NEXT

HIGHLAND CITY

HIGHLAND CITY COUNCIL AGENDA

Tuesday, December 3, 2019

Amended December 2, 2019

(*reordered agenda items and updated staff report for Item 3b & 8)

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

6:30 PM REGULAR SESSION *(CITY COUNCIL CHAMBERS)*

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

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 *(5 minutes)*

a. CITY COUNCIL RECOGNITION – *Mayor Rod Mann*

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 *Administrative*
Special City Council Meetings - **October 29**, and **November 19, 2019**
Regular City Council Meeting **November 12, 2019**

b. ACTION: A Request to Enter into an Agreement with Utah County and Lehi City for the Design and Construction of 6800 West Road *Administrative* *(updated staff report)*
City Council will consider a request to enter into agreements with Utah County and Lehi City and authorize the expenditure of $55,330.68 for the design and construction of 6800 West Road from 9600 North south to the Lehi City boundary. The Council will take appropriate action.

c. ACTION: Approval of a Bid for the Fencing of the Salt Storage Facility *Administrative*
City Council will consider a request to approve a bid with Northwest Fence & Supply to proceed with the installation of fencing for the Salt Storage Facility, and authorize the City Administrator to execute the necessary contract documents for the project. The City Council will take appropriate action.

d. ACTION: Approval of a Bid for the Purchase of a Ford F-150 *Administrative*
City Council will consider approving the purchase of a pickup truck for $33,727 and authorize the City Administrator to execute the necessary contract documents for the purchase. The City Council will take appropriate action.

e. ACTION: Approval of a Proposal for the Spring Creek Park Construction Plans *Administrative*
City Council will consider a request to approve the proposal from G. Brown Design, Inc. for the preparation of the civil and construction plans and construction management for Spring Creek Park for the amount of $22,115 and authorize the Mayor or City Administrator and City Recorder to execute the necessary contract documents for the project. The City Council will take appropriate action.

f. ACTION: Preliminary Plat Approval for Ridgeview Plat A *Administrative*
City Council will consider a request by Spencer Moffat representing the Boyer Ridgeview Residential LLC for preliminary plat approval for a 265-lot subdivision located at approximately 9900 North and North County Blvd. The City Council will take appropriate action.

4. PUBLIC HEARING/ORDINANCE: APPROVAL OF A REQUEST TO REZONE 5.8 ACRES FROM TOWN CENTER RETAIL AND FLEX USE TO PLANNED AREA DEVELOPMENT. THE PROPERTY IS LOCATED AT APPROXIMATELY 10786 N 5320 W (PD-19-03) *Legislative (30 minutes)*
City Council will consider a request by McKay Christensen to rezone 5.8 acres from Town Center Retail and Town Center Flex Use to Planned Area Development to allow for a mixed-use development with 70 residential units and a 38,800 square foot commercial space. The City Council will take appropriate action.

5. PUBLIC HEARING/ORDINANCE: A REQUEST BY SBGS RIDGELINE HOLDINGS TO AMEND SECTION 3-520(5) RECREATION AREAS REQUIREMENT IN THE PD DISTRICT *Legislative (15 minutes)*
City Council will consider a request by Garret Seely representing SBGS Ridgeline Holdings to amend Section 3-520(5) of the Highland City Development Code relating to the requirement for recreation areas for Planned Developments on less than three acres. The City Council will take appropriate action.

6. *ACTION: APPROVAL OF A REQUEST FOR PRESSURIZED IRRIGATION CONNECTIONS OUTSIDE CITY LIMITS *Legislative (20 minutes)*
The City Council will consider a request by Ron Peck for two pressurized irrigation connections to water an alfalfa farm located at 9541 North 6800 West, outside of current Highland City limits. The Council will take appropriate action.

7. *ACTION: NEIGHBORHOOD OPTION TRAILS *Legislative (15 minutes)*
The City Council will consider a request to amend Chapter 12.30 Removal of Neighborhood Option Trails relating to the required findings for the removal of neighborhood option trails within the City. The Council will take appropriate action.

8. *PUBLIC HEARING/ACTION: OPEN SPACE DISPOSAL AND REMOVAL OF NEIGHBORHOOD TRAILS IN THE WIMBLETON SUBDIVISION *(see updated staff report)* *Legislative (20 minutes)*
City Council should conduct a public meeting to consider a request by Terrance Edwards representing the Wimbleton Subdivision to dispose of city owned open space and the removal

of neighborhood option trails in the Wimbleton Subdivision. The City Council will take appropriate action.

9. *ACTION: SITE PLAN APPROVAL AND CONDITIONAL USE PERMIT FOR FLEX OFFICE BUILDINGS *Administrative (20 minutes)*

City Council will consider a request by Andrew Patterson for Site Plan and Conditional Use Permit approval for a two flex office buildings located at 11251 N. Sunset Drive. The City Council will take appropriate action.

10. *ACTION: A REQUEST BY RESIDENTS OF THE COTTAGES ON THE GREEN SUBDIVISION FOR A REDUCTION IN THE PRESSURIZED IRRIGATION CONNECTION REQUIREMENTS *Administrative (20 minutes)*

The City Council will consider a request by the Cottages on the Green Subdivision (Cottages) to reduce the pressurized irrigation (PI) connection requirements. The Council will take appropriate action.

11. ACTION/ORDINANCE: UPDATED ORDINANCE REGULATING SHORT TERM RENTALS *Legislative (15 minutes)*

The City Council will consider a request to amend Chapter 5.24 Short Term Rentals relating to minor clarifications of the definitions and the regulations. The Council will take appropriate action.

12. MAYOR/COUNCIL AND STAFF COMMUNICATION ITEMS

a. Future Meetings

- December 10, Planning Commission Meeting, 7:00 pm, City Hall
- January 7, Swearing in Ceremony, 6:30 pm, City Hall
- January 14, City Council Meeting, 7:00 pm, City Hall

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.

***Amended, posted and dated this 2nd day of December, 2019**

Cindy Quick, MMC
City Recorder

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

HIGHLAND CITY

SPECIAL HIGHLAND CITY COUNCIL MINUTES

Tuesday, October 29, 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, Kurt Ostler, Scott L. Smith

COUNCIL MEMBERS ABSENT: Ed Dennis, Tim Irwin

CITY STAFF PRESENT: City Administrator / Community Development Director Nathan Crane

OTHERS: None

6:30 PM SPECIAL CLOSED SESSION *(CITY COUNCIL CHAMBERS)*

Call to Order – Mayor Rod Mann

The meeting was called to order by Mayor Rod Mann as a special closed session at **6:32 p.m.** The meeting agenda was posted on the *Utah State Public Meeting Website* at least 24 hours prior to the meeting.

1. CLOSED SESSION

The Highland City Council will 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

*At **6:32 PM** Council Member Brian Braithwaite MOVED that the City Council recess 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.*
Council Member Scott L. Smith SECONDED the motion.

The vote was recorded as follows:

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

The motion passed unanimously.

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ADJOURNMENT

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

The CLOSED SESSION adjourned at 9:18 PM.

Council Member Scott L. Smith 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 9:18 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 October 29, 2019. This document constitutes the official minutes for the Highland City Council Meeting.

Cindy Quick, MMC
City Recorder

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HIGHLAND CITY MINUTES

Tuesday, November 12, 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 (via phone), 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, and City Recorder Cindy Quick

OTHERS: Tim Ball, Doug Cortney, Wesley Warren, Courtney Richardson

6:30 WORK SESSION *(CITY COUNCIL CHAMBERS)*

Call to Order – Mayor Rod Mann

The meeting was called to order by Mayor Rod Mann as a work session at **6:00 p.m.** The meeting agenda was posted on the *Utah State Public Meeting Website* at least 24 hours prior to the meeting.

**Note: Due to technical difficulties with the sound system, the minutes below have been significantly summarized as some content was inaudible on the recording.*

1. GARBAGE AND RECYCLING CONTRACT EXTENSION PROPOSAL – *Administrative (30 minutes)*

Assistant City Administrator Erin Wells oriented the City Council regarding a proposal from Republic Services for a contract extension for garbage and recycling collection services. She explained that China was no longer accepting the type of materials that they used to accept, which was causing a shift in the recycling market. Republic Services approached the City about renegotiating the contract. She noted that Reece DeMille of Republic Services was present in the audience and available to answer any questions.

Assistant City Administrator Erin Wells reviewed the history of Highland's contract with Republic Services, noting that the current contract expired in 2020. She then detailed increases and decreases to the tipping fees as follows:

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Service	Low Change	High Change
First Can	-$0.46	+$0.21
Second + Cans	-$1.89	-$0.96
Recycling Cans	+$0.34	+$2.23

Council Member Tim Irwin asked if the cost of living was considered when calculating the fees. Reese DeMille clarified the manner in which the fee was calculated. Council Member Tim Irwin noted that the fee had increased by about 3.28%, whereas fixed incomes had not seen an increase for the last five years. Therefore, fee increases impacted residents living on fixed incomes.

After some deliberation, Assistant City Administrator Erin Wells continued that there were a myriad of questions to consider. She asked if the Council wanted to continue working with Republic Services or if its Members wanted staff to go out to bid for a different contractor. She explained that she used a model based off of all garbage costs and how it would affect residents. Assistant City Administrator Erin Wells noted that customer service had diminished with Republic Services recently. There was discussion regarding the number of garbage and recycling cans that Republic Services picked up each month.

Council Member Scott L. Smith said there was a dilemma with recycling as there was no place to send it. Reese DeMille said Republic Services had a contract with Rocky Mountain Recycling and there were other markets that accepted recycling, including domestically. He then discussed tipping fees. Council Member Brian Braithwaite raised the issue of contamination within recyclables, which had caused cities to change to a smaller type of recyclable items. There was subsequent discussion on the matter.

Council Member Brian Braithwaite discussed issues of cans being missed and customer service lacking. Republic Services used to have excellent service and now he was hearing complaints about the call center. He noted that his entire cul-de-sac had experienced similar issues. The City had renewed its contract with Republic Services twice but Council Member Brian Braithwaite was concerned about moving forward another five-year renewal without going out to bid for other potential contractors.

Council Member Tim Irwin agreed with Council Member Brian Braithwaite. He would like the City to go out to bid and then the new Council could make a final decision on the matter.

Assistant City Administrator Erin Wells mentioned having sent an email to local managers raising several potential issues. Council Member Kurt Ostler stated that if the City hadn't been out to bid for 15 years then it needed to consider going out to bid now.

Council Member Tim Irwin mentioned that the quality of cans had deteriorated. The replacement can was not as sturdy as the previous can. Mr. DeMille said the vendors were choosing different types of cans; Republic Services wanted better cans as well.

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Council Member Tim Irwin explained that regarding the national call center, there had been a huge push to move call centers overseas. He discussed the pros and cons of this action; while this saved money, it also impacted the quality of customer service.

Mr. DeMille clarified that the call center for Republic Services was located in Arizona. He stated that other cities had also gone out to bid and in each case Republic Services sought to extend fair bids. He recognized that the City had a right to go out to bid. The following information was then presented:

Service	Republic Current	Republic Proposed	Difference
First Can	$5.92	$5.85	-$0.07
Second + Cans	$1.56	$2.60	+$1.04
Recycling Cans	$4.73	$5.55	+$0.82

Council Member Scott L. Smith felt the service was excellent, and while he understood the reasons for going out to bid, he believed the City was already getting the best price through Republic Services. After subsequent discussion, Assistant City Administrator Erin Wells noted that there were two opposing opinions. As this was not a formal motion, Mayor Mann suggested an email exchange take place moving forward.

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

Call to Order – Mayor Rod Mann
Invocation – Suzanne Wallis
Pledge of Allegiance – Jonathan Daniels

The meeting was called to order by Mayor Rod Mann as a work session at **7:08 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 Suzanne Wallis and those assembled were led in the Pledge of Allegiance by Jonathan Daniels a local scout.

1. UNSCHEDULED PUBLIC APPEARANCES

Mayor Mann explained that there was supposed to be a discussion regarding open space disposal; however, there was no agenda item for the discussion.

There were no public appearances.

2. PRESENTATIONS*(35 minutes)*

a. Youth Council Report *–Youth Council Member*

Youth Council Member Sara Ostler updated the Council with a report on the Senior Dinner and Pumpkin Walk. She noted that these events were very successful with over 1,000 people having attended. She also noted that the Officers Retreat was fun.

b. Recognition of Fire Prevention Week/Poster from Highland Elementary – *Fire Chief Reed Thompson*

Fire Chief Reed Thompson explained that the first week of October was fire prevention week. He stated that not every hero wore a cape; he encouraged everyone to plan and practice an escape route. He discussed tours of the Fire Department's facilities, both in Highland and in Alpine. He discussed a coloring contest that took place in all of the area schools, reporting that winners received a certificate and ride to school in a fire truck. He concluded that this was a great opportunity for youth.

c. Recognition for Trails Improvement Project– *Mayor Rod Mann*

Rod Mann recognized Jonathan Daniels, who was then introduced by Brent Wallace. Mr. Wallace explained that Jonathan Daniels came from a family of 12 and was the single biggest user of the north-south trail. He carried out an initiative with regards to beautifying and repairing the trail to the east-west, as well as north-south. Mr. Wallace noted that Mr. Daniels recognized a problem and corrected it, which was a great example of volunteerism. In total, 1.2 miles of trail were repaired as part of this initiative, which was seven percent of the total trails in Highland. The time was then turned over to Mr. Daniels to describe the work done as part of the project. He noted that Ty Christensen donated all of the asphalt used to fill in cracks where weeds had sprung up. Mr. Daniels was presented with an award by the City.

d. New Community Event Coordinator Corrine Prestwich – *Assistant City Administrator Erin Wells*

Mayor Mann introduced the City's newest employee, Corrine Prestwich, the Community Event Coordinator, noting that she had organized an event one week into the job. Time was then turned over to Ms. Prestwich to introduce herself, who came to Highland from Saratoga Springs. Ms. Prestwhich stated that it was fun to jump into the Senior Citizen dinner. She was excited to work with the Youth Council, as she was passionate about civic involvement and bringing families and neighbors together. She remarked at how impressed she was by the caliber of individuals she had met thus far. The Council Members expressed confidence in Ms. Prestwhich's capabilities to execute the duties of the position.

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 *Administrative*
Regular City Council Meeting October 1 and 15, 2019

b. ACTION: Approval of the Library Long-Range Strategic Plan *Administrative*
City Council will consider approving the updated 2019-2022 Highland City Library Long-Range Strategic Plan. The Council will take appropriate action.

c. ACTION: Amend the Moderate Income Housing (MIH) Section and Qualified Subsectionof the General Plan (GP-19-01) *Legislative*
City Council will consider a request to amend the General Plan relating to Moderate Income Housing requirements as outlined in recently adopted legislation. The Council will take appropriate action.

d. ACTION: Final Plat Approval for a 1-lot Subdivision Approximately .55 Acres located at 5833 West 9600 North *Administrative*
The City Council willconsider a request by Scott Dunn for final plat approval of a 1-lot subdivision located at 5833 West 9960 North. The Council will take appropriate action.

e. ACTION/ORDINANCE: 2020 City Council Annual Meeting Schedule *Administrative*

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City Council will consider the 2020 City Council Annual Meeting Schedule. Regular meetings are typically held on the first and third Tuesdays of each month excluding holidays. The Council will take appropriate action.

f. ACTION: Approval of a General Services Agreement with Blaisdell, Church, & Johnson, LLC to Serve as a General Civil Counsel for the City *Administrative*
The City Council will consider a request to approve a general services agreement with Blaisdell, Church, & Johnson, LLC to serve as general civil counsel for the city and authorize the Mayor or City Administrator and City Clerk to execute the necessary contract documents. The Council will take appropriate action.

g. ACTION: Approval of a Bid with Dream Carports, Inc. to Proceed with the Design and Fabrication of the Metal Roof Structure for the Salt Storage Facility *Administrative*
The City Council will consider a request to approve a bid with Dream Carports, Inc. to proceed with the design and fabrication of the metal roof structure for the Salt Storage Facility, and authorize the Mayor or City Administrator and City Recorder to execute the necessary contract documents for the project. The Council will take appropriate action.

Council MemberTim Irwin asked that item 3f. be pulled off the consent agenda for further discussion. Council Member Kurt Ostler asked that item 3e. be pulled off the consent agenda for further discussion as well. Council Member Brian Braithwaite reported that item 3g. was awarded to the lowest bidder.

Council Member Scott L. Smith MOVED to approve consent items 3a., b., c., d, and g. as listed on the agenda. 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 said with regards to item 3e. that he recommended the City Council meeting on April 7th be moved to March 31st due to Spring Break week.

Council Member Kurt OstlerMOVED that the City Council approve the annual meeting schedule changing the meeting on April 7th to March 31st due to the Spring Break week. 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	*Yes*
Council Member Kurt Ostler	*Yes*
Council Member Scott L. Smith	*Yes*

The motion passed.

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Council Member Tim Irwin requested that for item 3f. the new counsel introduce themselves. He noted that he had a great deal of respect for the firm and wanted to hear from its counselors.

Eric Johnson briefly introduced the firm, noting that it specialized in municipal law throughout the State, cities, towns, and special districts. Rob Patterson introduced himself as the most recent addition to the firm, noting that he was not related to any Pattersons in the City. He said he was excited to work with Highland City.

Council Member Tim Irwin noted that he had heard several compliments of the firm. He asked Mr. Johnson and Mr. Patterson what they believed the role of the City Council was. Mr. Johnson and Mr. Patterson noted that the Council's roll was to represent its constituents through policy-making. Council Member Tim Irwin added that the Council also protected the rights of residents in the City in a constitutional way.

Council Member Brian Braithwaite MOVED that the City Council approve the general services agreement with Blaisdell, Church & Johnson, LLC to serve as general civil counsel for the City and authorize the Mayor or City Administrator and City Recorder to execute the necessary contract documents. 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	*Yes*
Council Member Kurt Ostler	*Yes*
Council Member Scott L. Smith	*Yes*

The motion passed.

4. PUBLIC HEARING/ACTION: AMEND ARTICLE 3 APPEAL AUTHORITY OF THE DEVELOPMENT CODE (TA-19-13) *Legislative (5 minutes)*

City Administrator Nathan Crane oriented the City Council with a request to amend Article 3 Appeal Authority of the Highland City Development Code. He explained that the appeal authority was to hear interpretations and variances in the land code for land use applications. Highland's appeal authority was the City Attorney by trade. The law had changed so staff felt the City should come into compliance with that law, which was the purpose of the proposed amendment. Legal counsel had reviewed the change and was comfortable with the language, which was then briefly discussed.

Council Member Scott L. Smith asked who the land use authority was, to which City Administrator Nathan Crane explained that this depended on what action. Several examples were given. Council Member Scott L. Smith noted that the Planning Commission's recommendations were not subject to appeal. Legislative actions were then discussed.

Council Member Kurt Ostler asked if the appeal authority could overrule a decision made by the City Council. City Administrator Nathan Crane explained that the appeal authority had the same authority today as in the proposed amendment. He also noted that any Council decision could be appealed in district court according to State law. There was subsequent discussion on the matter.

Mayor Mann opened the public hearing at 7:42 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:

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There were none.

Mayor Mann closed the public hearing at 7:42 PM.

Council Member Tim Irwin MOVED that the City Council accept the findings and ADOPT the ordinance approving the amendment to Article 3 Appeal Authority of the Highland City Development Code. Council Member Scott L. Smith SECONDED the motion.

Council Member Brian Braithwaite AMENDED the motion and MOVED that they make the modification in 2-306 #2 from 10 to 13 days. Council Member Scott L. Smith SECONDED the amendment.

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 to amend passed.

Council Member Tim Irwin MOVED that the City Council accept the findings and ADOPT the ordinance approving the amendment to Article 3 Appeal Authority of the Highland City Development Code with a modification in 2-306 #2 from to change it from 10 days to 13 days. 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	*Yes*
Council Member Kurt Ostler	*Yes*
Council Member Scott L. Smith	*Yes*

The motion passed.

5. ACTION/RESOLUTION: ADOPT RESOLUTION FOR COMMON BOUNDARY ADJUSTMENT WITH LEHI CITY *Legislative (15 minutes)*

City Engineer Todd Trane oriented the City Council with a request to adopt a resolution indicating the intent of Highland City to adjust a common boundary with Lehi City. He explained that back in July, there was an agreement that came to the Council for Dry Creek Lake. One of the sections of the agreement was in relation to the City boundary, which he then identified on an aerial map. Per the agreement, Highland would have a common boundary down the center of the lake, with one section being given to Lehi City. The plat followed what was in the agreement. After passing the proposed Resolution, staff would then have 60 days to come back with an Ordinance carrying out the action.

Council Member Scott L. Smith noted that he campaigned against other cities with regards to moving Highland's boundaries. He felt this was a great win-win as he had always thought the boundary was there. The City also received money as well as another piece of property.

Council Member Kurt Ostler reviewed the background of the boundary adjustment and discussed why it was necessary. He noted that the bid for the piping project was awarded to W.W. Clyde & Company in the amount

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of $14,000,961. Highland owned 50 acres on the south side. Lehi would install a 40-inch pipe through the trail and the trail would then become Highland's. Hillside property would be traded for $400,000 to Autumn Ridge, and the closing documents for this trade had been prepared. It was noted that Dry Creek Lake should be constructed by May 2020. Council Member Brian Braithwaite inquired as to how much the City was paying for the project, to which the answer given was zero.

Council Member Brian Braithwaite MOVED that the City Council adopt the resolution indicating the intent of Highland City to adjust a common boundary with Lehi City and set a date of January 14, 2020 for a public hearing on the matter. Council Member Tim Irwin 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.

Mayor Mann thanked City Engineer Todd Trane for all the work he had done with MAG to ensure last week's approval of an additional $10.6 million for the Murdock east-west connector road.

Council Member Brian Braithwaite noted that normally roads in cities were paid for by cities. Highland was getting the County to pay for the east-west connection of the road, which would go all the way down to American Fork. The portion for which Highland City was responsible cost $5 million, and the other portion was tied to the acquisition of the intersection. City Engineer Todd Trane clarified that all would paid for with County funds. Council Member Brian Braithwaite indicated that the City would benefit from the gas taxes collected from the project.

6. DISCUSSION: HIGHLAND CITY MARKET ANALYSIS *(20 minutes)*

City Administrator Nathan Crane oriented the Council with the results of the Highland City Market Analysis. He introduced Fred Philpot from Lewis and Young who completed the analysis and would present the findings.

Fred Philpot presented the findings of the Report Advisory Committee and discussed the analysis process. Demographics were presented, and Mr. Philpot noted that age distribution demographics were shifting to an older population. Regarding educational attainment, he also noted that the number of residents with associate's degrees or higher was 60 percent, which was higher in relation to other areas.

The median gross income contributed to sales and development. Taxable Sales were shown, which measured economic development and growth within the community. Currently, the City had 100,227,945 in taxable sales, which was on the lower end. Eagle Mountain had lower taxable sales, whereas Lindon had the highest. The challenge in Highland was that the City was located farther away from infrastructure. Mayor Mann asked if the City's taxable sales included home businesses and online sales as well, to which Mr. Philpot answered affirmatively.

Council Member Brian Braithwaite stated that based on Highland's location there were certain businesses that would not come into the City, such as car dealerships. There was subsequent discussion regarding the surrounding areas. A review of competitive market sites were illustrated and displayed. Mr. Philpot noted that surrounding cities had more economic development. It was likely the City would see growth in the point-of-sale industry, in addition to online growth.

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Council Member Scott L. Smith stated that internet sales taxes were shared according zip code, and he mentioned discussions that had taken place about Highland adopting its own zip code. Mayor Mann noted that a request to this effect had been made and was denied. He then explained that if American Fork grew to the point where a zip code split was required, then Highland would end up with Alpine. Council Member Kurt Osler said the City could submit a new request in a couple of years.

An Impact Growth map was shown and explained. Maps for the years 2020 and 2050 map were compared, and it was noted that Eagle Mountain, Saratoga Springs, and Lehi would all experience significant growth. Other points of discussion included commercial growth, SWATT analysis (Strengths, Weaknesses, Opportunities, Threats), future sustainability, and property tax increases. Mr. Philpot indicated that he would finalize the report and send it to City Administrator Nathan Crane, which would then be passed on to the Council.

7. MAYOR/COUNCIL AND STAFF COMMUNICATION ITEMS

a. Future Meetings

- November 13, Mountain Ridge Park Design Open House, 6:30 pm, City Hall
- November 19, Canvass General Election Returns, 6:00 pm (electronic meeting), City Hall
- November 19, Planning Commission Meeting, 7:00 pm, City Hall
- November 21, Westside Collector Road Traffic Study Report, 6:30 pm, City Hall
- December 3, City Council Meeting, 7:00 pm, City Hall

Council Member Scott L. Smith reported that the animal board voted down the feral cat proposal due to the cost.

Details for the November 19th meeting were then discussed.

ADJOURNMENT

Mayor Rod Mann called for a motion to adjourn.

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

*The meeting adjourned at **8:56 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 November 12, 2019. This document constitutes the official minutes for the Highland City Council Meeting.

Cindy Quick

Cindy Quick, MMC
City Recorder

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HIGHLAND CITY

HIGHLAND CITY COUNCIL MINUTES

Tuesday, November 19, 2019

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

PRESIDING: Mayor Rod Mann

COUNCIL MEMBERS PARTICIPATING ELECTRONICALLY: Brian Braithwaite, Ed Dennis, Tim Irwin,

COUNCIL MEMBERS ABSENT: Kurt Ostler, Scott L. Smith

CITY STAFF PRESENT: Assistant City Administrator Erin Wells, City Recorder Cindy Quick

OTHERS: Doug Cortney, Tim Ball

6:00 P.M. SPECIAL SESSION *(CITY COUNCIL CHAMBERS)*

Call to Order – *Mayor Rod Mann*

The meeting was called to order by Mayor Rod Mann as a special session at **6:00 p.m.** The meeting agenda was posted on the *Utah State Public Meeting Website* at least 24 hours prior to the meeting.

1. ACTION: ELECTION CANVASS RETURNS

The City Council will review and formally certify the Election Canvass Returns from the 2019 General Municipal Election, including additional votes from Provisional and Timely Absentee Ballots. The Council will take appropriate action.

City Recorder Cindy Quick explained that the City Council would be acting as the Board of Canvassers for the purpose of approving the Election Canvass Returns from the 2019 General Municipal Election held on Tuesday, November 5, 2019and declared elected the following City Council candidates with the highest number of votes.

City Council candidates Brittney P. Bills, Kim Rodela, and Timothy A. Ball as elected. Each candidate elected would serve for a term of four (4) years beginning, Monday, January 6, 2020.

City Recorder Quick explained that the information provided by the County appeared accurate and she approved the results. She congratulated those newly elected.

Council Member Tim Irwin MOVED to certify and approve the Election Canvass Returns from the 2019 General Municipal Election held on Tuesday, November 5, 2019 and declared elected the following City Council candidates with the highest number of votes as: Brittney P. Bills, Kim Rodela, and Timothy A. Ball. Council Member Ed Dennis SECONDED the motion.

The vote was recorded as follows:

Council Member Brian Braithwaite	*Yes*
Council Member Ed Dennis	*Yes*
Council Member Tim Irwin	*Yes*

The motion passed unanimously.

ADJOURNMENT

Council Member Tim Irwin 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 **6:03 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 February 5, 2019. This document constitutes the official minutes for the Highland City Council Meeting.

Cindy Quick, MMC
City Recorder

DRAFT

AGENDA NEXT

CITY COUNCIL AGENDA REPORT
ITEM #3b
*Amended

DATE: December 3, 2019

TO: Honorable Mayor and Members of the City Council

FROM: Todd Trane, PE
City Engineer

SUBJECT: **ACTION:** A request by Highland City Staff to enter into agreements with Utah County and Lehi City and authorize the expenditure of $55,330.68 for the design and construction of 6800 West south of 9600 North to the Lehi Coty Boundary. *Administrative.*

PURPOSE:

The City Council will consider a request to enter into agreements with Utah County and Lehi City and authorize the expenditure of $55,330.68 for the design and construction of 6800 West Road from 9600 North south to the Lehi City boundary. The Council will take appropriate action.

BACKGROUND:

Every two years MAG (Mountainland Association of Governments) goes through a TIP (Transportation Improvement Program) process to select regional transportation projects that would benefit Utah County. In 2016, Highland submitted a project to extend 6800 West from 900 North in Lehi to 9600 North in Highland. The project received over-whelming support from both the engineers and mayors in the county. The project was awarded funds, but those funds aren't available until January 2020. The total Project cost is projected to be $2.3 million. MAG has provided $2,144,290 of county funds for this project. The additional $155,710 to reach the total project funds is a required local match.

The 6800 West corridor (from 900 North in Lehi to 9600 North in Highland) passes through three jurisdictions: Lehi, Utah County, and Highland. The parties to these agreements anticipate that Highland, Lehi, and Utah County will split the cost and provide the following local match for the project:

Highland's percentage – 34.25% - $53,330.68
Lehi's percentage – 18.65% - $29,039.91
Utah County's percentage – 47.10% - $73,339.41

The agreements specify that Highland City will be the lead agency for the project.

We have started the solicitation process for the project. An RFP for design engineers went out the end of October 2019, with a closing date of November 7th. Five qualified engineering companies submitted proposals to do the work. The companies were WCEC, RB&G, Horrocks, J-U-B, and Civil Science. A team of evaluators from the impacted jurisdictions (Highland, Lehi, and Utah County) reviewed and scored the RPFs. A RPF score sheet is attached to the report with scores from the engineers from Lehi (Brad Kenison), Utah County (Richard Neilson), and Highland (Todd Trane). Each jurisdiction scored J-U-B Engineers as the highest scoring proposal.

FISCAL IMPACT:
This action will commit $53,330.68 of Highland City transportation funds to the 6800 West project. Funds for the project will come from GL Code 41-40-79.

RECOMMENDATION:
Staff recommends that the City Council approve the agreements with both Lehi City and Utah County and authorize the expenditure of $55,330.68 for the design and construction of 6800 West south of 9600 North and authorize the Mayor or City Administrator and City Recorder to execute the necessary contract documents for the project.

Staff also recommends that the design of 6800 West be awarded to J-U-B Engineers.

PROPOSED MOTION:
I move that City Council approve the agreements with Utah County and Lehi City and authorize an expenditure of $53,330.68 for the design and construction of 6800 West south of 9600 North to the Lehi City Boundary and authorize the Mayor or City Administrator and City Recorder to execute the necessary contract documents for the project.

I move that City Council award the design of 6800 West south of 9600 North to the Lehi City Boundary and authorize the Mayor or City Administrator and City Recorder to execute the necessary contract documents for the design of the project.

ALTERNATIVE MOTION:
I move that City Council deny the proposed agreements with Lehi and Utah County (The Council should draft appropriate findings).

I move that City Council deny the award of the 6800 West design to J-U-B (The Council should draft appropriate findings).

ATTACHMENTS:
1. 6800 West Inter-Local Cooperation Agreement with Lehi
2. 6800 West Inter-Local Cooperation Agreement with Utah County
3. Match Funding Exhibit
4. 6800 West RFP Scores

INTERLOCAL COOPERATION AGREEMENT
between
HIGHLAND CITY AND LEHI CITY

This Interlocal Agreement is made and entered into this ____ day of _____, 2019, by **Highland City**, a political subdivision of the State of Utah (hereinafter referred to as the ("Highland"), and **Lehi City**, a municipal corporation and political subdivision of the State of Utah (hereinafter referred to as the ("Lehi").

RECITALS

WHEREAS, the Utah Interlocal Co-operation Act, Title 11, Chapter 13, Utah Code Annotated (1953), as amended, permits local governmental units including cities, counties and political subdivisions of the State of Utah to make the most efficient use of their powers by enabling them to cooperate with other public entities on the basis of mutual advantage and to exercise joint cooperative action for the benefit of their respective citizens; and

WHEREAS, Highland and Lehi desire to facilitate the construction of a road widening project known as 6800 West in Highland, Utah or 1800 East in Lehi, Utah; and

WHEREAS, the road widening project will be a continuation of previous road projects and will construct a similar road section from 900 North in Lehi to 9600 North in Highland; and

WHEREAS, Highland has already commenced preliminary road design and right-of-way work and has expended funds for the project; and

WHEREAS, the Mountainland Metropolitan Planning Organization (MPO) Regional Planning Committee determined that this project should receive funds not to exceed $2,300,000 for direct costs; and

WHEREAS, both Cities held duly noticed public meetings wherein this Agreement was considered and an Authorizing Resolution was presented for approval by the respective legislative bodies.

WHEREAS, Highland City, as the sponsor for the project, will have a separate agreement with Utah County, as the project administrator.

NOW THEREFORE, in consideration of the covenants and agreements contained herein, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Highland and Lehi Cities agree as follows:

1. **PURPOSES**. This Agreement has been established and entered into between Highland and Lehi for the purpose of outlining the respective rights and responsibilities of both Cities in the construction of the 6800 West project.

2. **EFFECTIVE DATE; DURATION**. This Agreement shall become effective and shall enter into force within the meaning of the Interlocal Cooperation Act, upon the submission of the Agreement to, and the approval and execution hereof by the governing bodies of the Highland and Lehi. The term of this Agreement shall be from the date of execution hereof until the terms and obligations identified herein are completed, but in no event longer than 3 years from the execution date.

At the time that construction bids are obtained by Highland and opened, then either Highland or Lehi may terminate this Agreement by providing written notice to the other party within 15 days of the opening of the bids if either party determines that there are not enough resources available for the construction of the project. The work completed at the time of an early termination will be deducted from the $2,300,000 set aside for the project.

3. **NO SEPERATE LEGAL ENTITY**. Highland and Lehi do not contemplate nor intend to establish a separate legal or administrative entity under the terms of this Agreement.

4. **TERMS**.

1. **Project Costs:** The Mountainland MPO has provided $2,144,290 of county funds for this project. The additional $155,710 to reach the total project funds is a required local match. The parties to this Agreement anticipate that Highland, Lehi, and Utah County will split this cost and provide the following local match for the project:

   Highland's percentage – 34.25% - $53,330.68
   Lehi's percentage – 18.65% - $29,039.91
   Utah County's percentage – 47.10% - $73,339.41

2. **Right-of-way Acquisition**: A land acquisition agent will be hired for property acquisition for the project. Both parties agree that property acquisition will be completed by the project.

3. **Utilities**: Any changes needed for utilities due to the road widening project will be paid for through project funds.

4. **Ownership and Maintenance of 6800 West**: The parties anticipate that each City and the County shall own and be responsible for maintenance and repair of portions of 6800 West that fall within their jurisdiction.

5. **Recitals**: The recitals portion of this Agreement constitutes a part of this Agreement.

5. **FILING OF INTERLOCAL COOPERATION AGREEMENT**. Executed copies of this Agreement shall be placed on file with the official keeper of records of Highland and Lehi, and shall remain on file for public inspection during the term of this Agreement.

6. **AMENDMENTS.** This Agreement may not be amended, changed, modified or

altered except by an instrument in writing which shall be: (a) approved by Resolution of the governing body of each of the parties, (b) executed by a duly authorized official of each of the parties, and (c) filed in the official records of each party.

7. **SEVERABILITY**. If any term or provision of this Agreement or the application thereof shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable, shall not be affected thereby, and shall be enforced to the extent permitted by law. To the extent permitted by applicable law, the parties hereby waive any provision of law, which would render any of the terms of this Agreement unenforceable.

8. **GOVERNING LAW**. All questions with respect to the construction of this Agreement, and the rights and liability of the parties hereto, shall be governed by the laws of the State of Utah.

9. **INDEMNIFICATION**. Highland and Lehi are both agencies or subdivisions of the State of Utah. Each of the parties agrees to indemnify and save harmless the other for damages, claims, suits, and actions arising out of its negligent error or omission in connection with this Agreement. Both Highland and Lehi agree that the terms of this Agreement are subject to, and not a waiver of the protections, immunities and liability limits of the Governmental Immunity Act, U.C.A 63G-1-101, et. Seq.

IN WITNESS WHEREOF, the parties have signed and executed this Interlocal Cooperative Agreement, after resolutions duly and lawfully passed, on the dates listed below:
DATED this _____ day of _____, 2019.

City of Highland

By: _____
Mayor

ATTEST:

_____

_____, City Recorder

Reviewed as to proper form and
compliance with applicable law:

_____

_____, City Attorney

SIGNED and ENTERED INTO this _____ day of _____, 2019.

Lehi City

By: _____
Mayor

ATTEST:

_____

_____, City Recorder

Reviewed as to proper form and
Compliance with applicable law:

_____

_____, City Attorney

Agreement No. (enter year - #)

INTER-LOCAL COOPERATION AGREEMENT
between
UTAH COUNTY and
HIGHLAND CITY

For A Project Known As

6800 WEST ROAD WIDENING

THIS AGREEMENT, made and entered into this _____ day of _____, 2019, by and between **UTAH COUNTY**, an inter-local agency of the State of Utah, with principle offices located at 100 East Center ST, Suite 2300, Provo, Utah 84606 and **HIGHLAND CITY** , a political subdivision of the State of Utah, with principle offices located at 5400 West Civic Center Drive, Highland, Utah 84003.

RECITALS:

WHEREAS, the Utah Interlocal Co-operation Act, Title 11, Chapter 13, Utah Code Annotated (1953), as amended, permits local governmental units including cities, counties, inter-local agencies and political subdivisions of the State of Utah to make the most efficient use of their powers by enabling them to cooperate with other public entities on the basis of mutual advantage and to exercise joint cooperative action for the benefit of their respective citizens; and

WHEREAS, the Program Manager (Utah County) and the Project Sponsor (Highland City) desire to facilitate the construction of a Road Widening project known as 6800 West in Highland or 1800 East in Lehi ; and

WHEREAS, the road widening project will be a continuation of previous road projects and will construct a similar road section from 900 North in Lehi to 9600 North in Highland; and

WHEREAS, Highland has already commenced preliminary road design and right-of-way work and has expended funds for the project; and

WHEREAS, the Mountainland Metropolitan Planning Organization (MPO) Regional

Planning Committee determined that this project should receive funds not to exceed $2,300,000 for direct costs; and

WHEREAS, the Program Manager and the Project Sponsor held duly noticed public meetings wherein this Agreement was considered and an Authorizing Resolution was presented for approval by the respective legislative bodies.

NOW THEREFORE, in consideration of the covenants and agreements contained herein and other valuable consideration, the sufficiency of which is hereby acknowledged, the Program Manager and the Project Sponsor hereby agree as follows:

Section 1. PURPOSES.

This Agreement has been established and entered into between the Program Manager and the Project Sponsor for the purpose of outlining the respective rights and responsibilities of the Program Manager and the Project Sponsor in the construction of the Approved Project.

Section 2. ADMINISTRATION OF AGREEMENT.

The parties hereto agree that, pursuant to Section 11-13-207, Utah Code Annotated, 1953 as amended, the Utah County Public Works Director shall act as the administrator responsible for the administration of this Agreement. The parties further agree that this Agreement does not anticipate nor provide for any organizational changes in the parties. The administrator agrees to keep all books and records in such form and manner as the Utah County Clerk/Auditor shall specify and further agrees that said books shall be open for examination by the parties hereto at all reasonable times.

Section 3. MULTIPLE JURISDICTIONS.

If a project is within multiple jurisdictions and/or agencies, one jurisdiction or agency will enter in to this Agreement and interface with the Program Manager as the Project Sponsor. Multiple jurisdictions and/or agencies interactions will be outlined within a separate interlocal agreement between said jurisdictions and/or agencies. That agreement shall be referenced in this agreement as an Exhibit.

Section 4. EFFECTIVE DATE; DURATION.

This Agreement shall become effective and shall enter into force within the meaning of the

Interlocal Cooperation Act, upon the submission of this Agreement to, and the approval and execution hereof by the governing bodies of the Program Manager and the Project Sponsor. The term of this Agreement shall be from the date of execution hereof until the terms and obligations identified herein are completed, but in no event, longer than 3 years from the execution date.

Section 5. NO SEPARATE LEGAL ENTITY.

The Program Manager and the Project Sponsor do not contemplate nor intend to establish a separate legal or administrative entity under the terms of this Agreement. The cooperative undertaking will be administered by the program manager.

Section 6. TERMS.

1) **Project Scope –** Design and construction to widen 6800 West from 900 North (Lehi) to 9600 North (Highland).

2) **Project Initiation** - The Project Sponsor will solicit a qualified project engineer, through a request for proposals (RFP), who will be responsible for project delivery. The designated project engineer will be responsible for the completion of the project.

3) **Project Development** - The Project Sponsor and the designated project engineer, will design, acquire the necessary ROW, bid out and manage the construction of the Project.

    a) **Design Standard -** The design and construction of the Approved Project will meet or exceed Highland City standards.

    b) **Environmental Work -** The Project Sponsor will acquire the appropriate clearances and permits through the design process. The Project Sponsor can follow its own adopted environmental process or follow the Recommended Environmental Guidance / Mountainland & Utah County Programmed Projects document (including designating with the Program Manager the type of environmental work to be completed). They also must follow any National Environmental Policy Act (NEPA) requirements required (Endangered Species Act, Clean Water Act, etc.).

    c) **Design Work -** The Project Sponsor will involve the Program Manager at the following design milestones:

(1) Kickoff Meeting,

(2) 60% On Site Plan Review,

(3) 90% Plans, Specifications and Estimate

d) **Final Design Approval** - Once project design is complete the Project Sponsor will review the final design with the Program Manager. Both parties shall approve the final design before advertisement.

e) **ROW Acquisition** - The Project Sponsor will be responsible to acquire all necessary ROW adhering to state and local laws. The Project Sponsor can follow its own adopted ROW acquisition process.

f) **Procurement -** Advertising of the Approved Project will follow the Project Sponsors established procurement policies. The Project Sponsor will provide a copy of the notice of award to the Program Manager.

4) **Project Signage/Contact Info -** It is recommended that the Project Sponsor install signage informing the public of the following:
   a) Project name.
   b) Project description.
   c) Start and completion dates (general).
   d) Contact name, phone number, website address, email.
   e) Use the sentence "This project funded with Mountainland Transportation Funding".
   f) List project sponsors and their logos (Project Sponsor, Mountainland, Utah County).
   g) Generally, one sign in recommended within the project limits.
   h) Signs should be at least 4' x 6', or large enough for passing motorists to read.
   i) Signs should be installed prior to construction and stay in place through construction.

5) **Construction Process -** The Project Sponsor will manage the construction process.
   a) The Program Manager will be notified of any changes that affect the scope of the project or costs that exceed the construction contingency.

6) **Project Completion** - Program Manager staff will be notified and allowed to attend the final inspection of the completed project.

7) **Project Hold** - The Program Manager has the authority to place a project on hold during the Project design process or withhold reimbursement of invoices during the Construction Process if the Program Manager deems that the project is not within the Approved Project scope or budget. The Program Manager shall notify the Project Sponsor of the hold in writing and will work with the Project Sponsor to rectify the issues promptly. If the Project Sponsor and Program Manager cannot bring the Approved Project back into scope or if additional funding is needed above what the Program Manager or the Project Sponsor can provide, the issues will be brought to the Mountainland MPO committees for their review, recommendations, and approvals.

8) **Total Project Cost** - Both the Program Manager and Project Sponsor acknowledge that the Approved Project has been authorized by the Mountainland MPO Regional Planning Committee (Utah County Commission must also approve if county funds are used) to be funded at an amount not to exceed $2,300,000 (Total Project Cost) for the direct costs of the Approved Project.

   a) **Matching Funds -** The required local match for the project is 6.77% of the Total Project Cost. The use of Project Sponsor equipment and/or Project Sponsor employee time for the project shall not be reimbursable, but can be claimed by the Project Sponsor as a soft match toward the required 6.77% matching funds required from the Project Sponsor. The required match for this project is $155,710. Highland, Lehi, and Utah County will split this cost and provide the following local match for the project:

      Highland's percentage – 34.25% - $53,330.68
      Lehi's percentage – 18.65% - $29,039.91
      Utah County's percentage – 47.10% - $73,339.41

   b) **Reimbursement -** The Project Sponsor, if desiring reimbursement for the direct costs of the Approved Project, will provide the Program Manager with one monthly itemized invoice detailing actual costs for the ROW acquisition, design, utility relocation, construction, or other approved elements of the project. Appropriate backup materials shall also be supplied. The Program Manager agrees to reimburse the Project Sponsor within 30 days of receiving acceptable itemized invoices establishing the validity of the direct costs of the Approved Project. Subject to paragraph 8(c) below, the maximum amount of reimbursement from the Program Manager to the Project Sponsor shall not exceed $2,144,290 (Total Project Cost less Matching Funds). Any costs which exceed $2,300,000 shall be the sole responsibility of Highland, Lehi, and Utah County. The

Program Manager will review and approve monthly each itemized invoice and will reimburse the total invoice amount less the required matching funds.

c) **Cost Overruns -** The Program Manager maintains an account for cost overruns. The Project Sponsor may request additional funds above the approved Total Project Cost with supporting documentation demonstrating the need for additional funds. The Program Manager may approve, through the approved MAG process, up to 10% of the Total Project Cost up to a maximum of $500,000 as cost overruns. The MPO Regional Planning Committee can approve higher amounts (Utah County Commission must also approve if county funds are used). The addition of these contingency funds would require a modification to this agreement. If no additional funds are awarded or the project still requires additional funds, the Project Sponsor will be responsible to fund the overrun.

d) **Surplus Funds -** Any surplus funds remaining after the completion of the Approved Project will be returned to the Mountainland or Utah County fund balance to be reallocated to other projects selected through the MPO project selection process. Note that Mountainland and Utah County selects and funds projects, not sponsors. Surplus funds cannot be moved to a new project not already approved though the MPO project selection process. Any surplus funds paid by the Project Sponsor shall be returned to the Project Sponsor.

9) **Ownership and Maintenance of Approved Project** - Each city/county shall own and be responsible for maintenance and repair of portions of 6800 West that fall within their jurisdiction.

10) **Inspection of Approved Project** - The Program Manager and its designees, upon reasonable notice, reserve the right to enter upon the Approved Project to inspect the same to verify compliance with this Agreement.

11) **Other Expenses -** Except as otherwise expressly stated herein, all expenses not identified as a part of the Approved Project or executed prior to the Agreement shall be the sole responsibility of the Project Sponsor.

12) **No Third-Party Rights** - The obligations of the parties set forth in this Agreement shall not create any rights in or obligations to any persons or parties other than to the Project Sponsor and Program Manager. This Agreement is not intended to nor shall it be construed to benefit any third party.

13) **Recitals -** The Recitals portion of this Agreement constitutes a part of this Agreement.

Section 7. FILING OF INTERLOCAL COOPERATION AGREEMENT.

Executed copies of this Agreement shall be placed on file with the official keeper of records of the Program Manager and the Project Sponsor, and shall remain on file for public inspection during the term of this Agreement.

Section 8. AMENDMENTS.

1) **Amending this Agreement** - This Agreement may not be amended, changed, modified or altered except by an instrument in writing which shall be: (a) approved by Resolution of the governing body of each of the parties, (b) executed by a duly authorized official of each of the parties, and (c) filed in the official records of each party.

2) **Change Orders** - Changes can occur throughout a project. Changes that are outside the scope outlined in this contract must be amended as stated above. Minor changes and adjustments that fall within the original project scope can be addressed with a change order. A change order does not require amending this agreement. A change order is defined as that additional effort necessary by reason of changed conditions which are radical, unforeseen, and completely beyond the control of the Project Sponsor. The Project Sponsor shall create the change order and keep records of them. Any additional costs incurred can be covered by the construction contingency or by added local funding and should be addressed in the change order. If additional costs are more than the construction contingency and available local funds, the Project Sponsor shall contact the Program Manager to review funding options.

Section 9. EXTRA WORK

Extra work shall be undertaken only when previously authorized in writing by the Program Manager, and is defined as additional work which is neither shown nor defined in this Agreement. Extra work includes additional improvements adjacent to the Approved Project or in other locations that the Project Sponsor desires to complete as a package of projects. Extra work can be for utility projects, facilities that tie into the Approved Project, project betterments, or other work desired by the Project Sponsor. No costs incurred by extra work can be billed to the Approved Project. Any invoices submitted by the Project Sponsor shall clearly detail costs incurred by the Approved Project and list separately costs incurred by the extra work. This agreement shall be

referenced in this agreement as an Exhibit.

Section 10. SEVERABILITY.

If any term or provision of this Agreement or the application thereof shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable, shall not be affected thereby, and shall be enforced to the extent permitted by law. To the extent permitted by applicable law, the parties hereby waive any provision of law, which would render any of the terms of this Agreement unenforceable.

Section 11. GOVERNING LAW.

All questions with respect to the construction of this Agreement, and the rights and liability of the parties hereto, shall be governed by the laws of the State of Utah.

Section 12. INDEMNIFICATION.

The Project Sponsor shall indemnify and hold the Program Manager harmless from any and all claims of liability for any injury or damage to any person or property whatsoever occurring in, on or about the Approved Project or any part thereof. The Project Sponsor shall further indemnify and hold the Program Manager harmless from and against any and all claims arising from any breach or default in the performance of any obligation on the Project Sponsor's part to be performed under the terms of this Agreement, or arising from any act or negligence of the Project Sponsor, or any of the Project Sponsor's agents, employees, contractors, subcontractors, or invitees and from and against all costs, reasonable attorney's fees, expenses and liabilities incurred in the defense of any such claim or any action or proceeding brought thereon. Both the Project Sponsor and Program Manager agree that the terms of this Agreement are subject to, and not a waiver of, the protections, immunities and liability limits of the Governmental Immunity Act, U.C.A. 63G-1-101, et. seq. The Project Sponsor's obligations under this provision shall survive the expiration or other termination of this Agreement.

Section 13. ENTIRE AGREEMENT

This Agreement shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either party except to the extent incorporated in this Agreement.

IN WITNESS WHEREOF, the parties have signed and executed this Agreement, after resolutions duly and lawfully passed, on the dates listed below:

UTAH COUNTY

Authorized and passed on this ____ day of November 2019,

Board of Commissioners
UTAH COUNTY, UTAH

_____
William C. Lee, Commission Chair

ATTEST:

_____
Bryan E. Thompson, Utah County Clerk/Auditor

REVIEWED AS TO FORM AND
COMPATIBILITY WITH APPLICABLE
LAW:

By: _____
Jeffrey R. Buhman, Utah County Attorney

HIGHLAND CITY

Authorized by Resolution No. (enter #),
this ____ day of November 2019,

Highland City, Utah

_____
Mayor, Rod Mann

ATTEST:

_____
Cindy Quick, Recorder

REVIEWED AS TO FORM AND
COMPATIBILITY WITH APPLICABLE
LAW:

By: _____
City Attorney

LEGEND

	AGENCY	ACRES	SQ. FT.	%
	HIGHLAND	1.144	49,832.29	34.25%
	LEHI	0.623	27,131.77	18.65%
	UTAH COUNTY	1.573	68,546.85	47.10%
	TOTAL	3.340	145,510.91	100.00%

9600 NORTH

9500 NORTH

UTAH COUNTY
HIGHLAND

UTAH COUNTY
LEHI

LEHI
AMERICAN FORK

1120 NORTH (A.F.)

R/W

6800 WEST

HIGHLAND
UTAH COUNTY

UTAH COUNTY
LEHI

900 NORTH (LEHI)

LEHI
AMERICAN FORK

0 100 200
SCALE IN FEET

Plot Date:10/24/2019 3:05 PM Plotted By: Jeremy Burns
Date Created:11/12/2018 \\OREM1FILES\PUBLIC\PROJECTS\JUB\HIGHLAND\50-17-048 HIGHLAND FY2017-18 GENERAL SERVICES\6800_WEST\CAD\SHEET\50-17-048_C-101_PROP.DWG

J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
240 W. Center St.
Suite 200
Orem, UT 84057
Phone: 801.226.0393
Fax: 801.226.0394
www.jub.com

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

REUSE OF DRAWINGS
J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENTS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

6800 WEST
HIGHLAND CITY CORPORATION

CITY / COUNTY LOCATION EXHIBIT

FILE: 50-17-048_C-101_PROP
JUB PROJ. #: 50-17-048
DRAWN BY: JTB
DESIGN BY: JTB
CHECKED BY: JTB

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 10/24/2019

SHEET NUMBER:

C-101

BRAD (Lehi)										
Proposer	WCEC		RB & G		Horrocks		JUB		Civil Science	
	Score	Total	Score	Total	Score	Total	Score	Total	Score	Total
Qualification and Experience	3	30	5	50	5	50	5	50	5	50
Undersatanding of Project	4	16	3	12	5	20	5	20	3	12
Cost and Schedule	4	12	2	6	4	12	4	12	3	9
Project Management	2	6	5	15	3	9	4	12	4	12
Total		64		83		91		94		83

RICHARD (Utah County)										
Proposer	WCEC		RB & G		Horrocks		JUB		Civil Science	
	Score	Total	Score	Total	Score	Total	Score	Total	Score	Total
Qualification and Experience	3	30	3	30	3	30	3	30	3	30
Undersatanding of Project	3	12	4	16	3	12	4	16	3	12
Cost and Schedule	3	9	1	3	4	12	4	12	2	6
Project Management	3	9	3	9	3	9	3	9	3	9
Total		60		58		63		67		57

TODD (Highland City)										
Proposer	WCEC		RB & G		Horrocks		JUB		Civil Science	
	Score	Total	Score	Total	Score	Total	Score	Total	Score	Total
Qualification and Experience	3	30	4	40	4	40	4	40	4	40
Undersatanding of Project	4	16	4	16	4	16	5	20	4	16
Cost and Schedule	4	12	2	6	5	15	4	12	4	12
Project Management	3	9	3	9	4	12	4	12	3	9
Total		67		71		83		84		77
Overall Score		63.7		70.7		79.0		81.7		72.3

AGENDA NEXT

HIGHLAND CITY

CITY COUNCIL AGENDA REPORT
ITEM #3c

DATE: December 3, 2019

TO: Honorable Mayor and Members of the City Council

FROM: Todd Trane, PE
City Engineer

SUBJECT: **ACTION:** Approval of a Bid with Northwest Fence & Supply to proceed with the installation of fencing for the Salt Storage Facility. *Administrative*.

PURPOSE:

The City Council will consider a request to approve a bid with Northwest Fence & Supply to proceed with the installation of fencing for the Salt Storage Facility, and authorize the City Administrator to execute the necessary contract documents for the project. The Council will take appropriate action.

BACKGROUND:

City Staff worked with JUB engineers to design a salt storage facility on the corner of Park Drive and SR-92. The new site/structure will over double the amount of salt that we can store and make salt deliveries much safer for vehicles and pedestrians on Park Drive.

There are five main phases to the construction of the salt storage facility (excavation/grading, footings/foundation, concrete flatwork, roof structure, and fencing). To save money and do our best to stay within budget, city staff will be acting as the project manager by bidding the phases separately. This will allow City staff to do the excavation work as well as save the mark up profit from a general contractor.

The fencing is proposed to be a black vinyl coated chain link. It is consistent with what is already on site. Our culinary water booster station is adjacent to the new salt storage facility and is currently surrounded by this type of fence.

City staff invited three fencing contractors to bid the project. The bids are as follows:

- Northwest Fence & Supply - **$34,900.00**
- Fence Specialists - **$39,915.56 ($35,924.00 cash discount)**
- Allied Fence Co. - **$58,317.65**

After evaluating the bids, staff feels very comfortable moving forward with Northwest Fence & Supply. This is the company that we have already used on other projects in the City. They have done a good job and have been professional.

FISCAL IMPACT:

This action will commit $34,900.00 of Highland City funds to the Salt Storage Project. The amount available in the budget for the Salt Storage Project is $145,000. Below is a breakdown of funds that have been spent to date or are currently earmarked for the project:

Design Work: $4,602.42 (This includes the design modifications to the site, design of the roof structure, and construction staking)

Excavation and Grading: $2,454.78

Footings and Foundation: $44,563.28

Concrete Flatwork: $58,735.00

Building Roof Structure: $34,847.57

Total to Date: $145,203.05

Fencing: $34,900.00

Estimated Landscaping Improvements: $10,000

Total Projected Project Costs: $190,103.05

The Salt Storage Project is projected to be roughly $45,000 over budget. This budget increase will be included as part of the mid-year budget adjustments unless otherwise directed by the Council.

RECOMMENDATION:

Staff recommends that the City Council **APPROVE** the contract with Northwest Fence and Supply to proceed with installation of the fencing for the Salt Storage Facility for $39,900.00 and **AUTHORIZE** the City Administrator to execute the necessary contract documents for the project.

PROPOSED MOTION:

I move that the City Council **APPROVE** and **AUTHORIZE** the City Administrator to sign a contract with Northwest Fence and Supply to proceed with installation of the fencing for the Salt Storage Facility for $39,900.00.

ALTERNATIVE MOTION:

I move that the City Council **REJECT** the bids for the fencing of the Salt Storage Building. (The Council should draft appropriate findings).

ATTACHMENTS:

1. Plan Set
2. Fencing Bids

SALT STORAGE BUILDING

HIGHLAND CITY CORPORATION

May 2019

BID SET

Sheet List Table	
Sheet Number	Sheet Title
GENERAL	
G-001	COVER INDEX
G-002	VICINITY MAP & GENERAL NOTES
G-003	LINE LEGEND & DETAIL KEY
G-004	SYMBOL LEGEND & ABBREVIATIONS
SURVEY	
V-101	SURVEY CONTROL
CIVIL	
C-101	SITE PLAN
C-102	GRADING PLAN
C-501	DETAIL
C-502	DETAIL
STRUCTURAL	
S-001	GENERAL STRUCTURAL NOTES
S-002	GENERAL STRUCTURAL NOTES
S-101	FOOTING AND FOUNDATION PLAN
S-102	ANCHOR ROD LAYOUT
S-301	BUILDING SECTIONS
S-501	FOOTING AND FOUNDATION DETAILS
S-502	FOOTING AND FOUNDATION DETAILS

HIGHLAND CITY

ROD MANN, MAYOR

CITY COUNCIL

BRIAN BRAITHWAITE
ED DENNIS
TIM IRWIN
KURT OSTLER
SCOTT SMITH

OWNERS ACCEPTANCE

HIGHLAND CITY CERTIFIES THAT THE CITY ACCEPTS THE DRAWINGS AND ACCOMPANYING SPECIFICATIONS FOR THE CONSTRUCTION OF THIS PROJECT.

HIGHLAND CITY
ROD MANN, MAYOR

DATE

ENGINEER'S CERTIFICATE

J-U-B ENGINEERS, INC., CERTIFIES THAT THE CORPORATION WAS EMPLOYED TO PREPARE THE DRAWINGS AND SPECIFICATIONS FOR THE CONSTRUCTION OF THIS PROJECT IN HIGHLAND, UTAH AND THAT THESE DRAWINGS AND ACCOMPANYING SPECIFICATIONS ARE THE INFORMATION TO BE SUBMITTED FOR APPROVAL.

Craig Friant

J-U-B ENGINEERS, INC.
CRAIG J. FRIANT, P.E.
PROJECT ENGINEER

5/16/19
DATE

LICENSED PROFESSIONAL ENGINEER
#9131731-2202
CRAIG J.
FRIANT
5/16/19
STATE OF UTAH

PROJECT NO. 50-18-065

J-U-B ENGINEERS, INC.

240 West Center Street, Suite 200, Orem, UT 84057
p 801 226 0393 *w* www.jub.com

OTHER J-U-B COMPANIES THE LANGDON GROUP | GATEWAY MAPPING INC.

REUSE OF DOCUMENTS

J-U-B grants to CLIENT a nonexclusive, non-transferable license to use the Drawings, Specifications and/or Contract Documents (Documents) as follows:

CLIENT may make and retain copies of the Documents for reference, but J-U-B shall retain all common law, statutory and other reserved rights, including the copyright thereto, and the same shall not be reused on this Project or any other Project without J-U-B's prior written consent. Distribution of Documents to meet regulatory or permitting requirements, or for similar purposes, in connection with the Project, including but not limited to distribution to contractors or subcontractors for the performance of their work, is not to be construed as publication adversely affecting the reserved rights of J-U-B. The Documents are not intended for use in creating dtm for grading or earthwork, survey staking layout (unless specifically identified as such in the documents), or property boundary layouts.

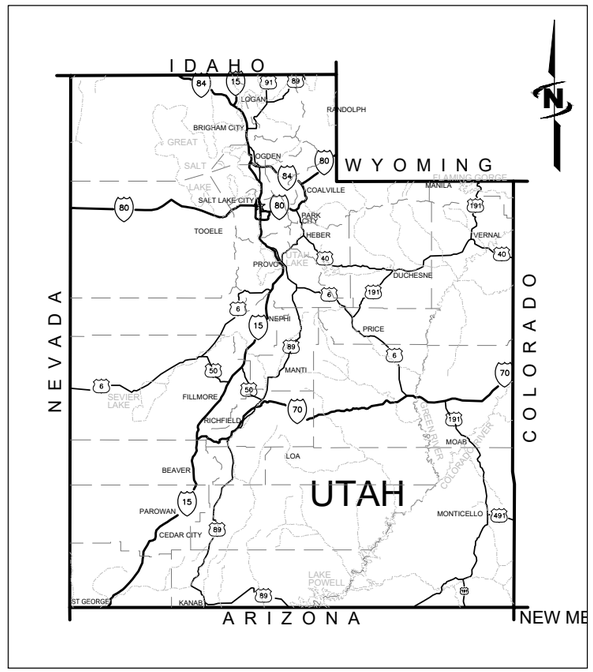
Any reuse without written consent by J-U-B, or without verification or adoption by J-U-B for the specific purpose intended by the reuse, will be at CLIENT's sole risk and without liability or legal exposure to J-U-B. The CLIENT shall release, defend, indemnify, and hold J-U-B harmless from any claims, damages, actions or causes of action, losses, and expenses, including reasonable attorneys' and expert fees, arising out of or resulting from such reuse.

If the Documents are provided in electronic format, the electronic documents are subject to the provisions of J-U-B's "electronic document/data limited license" found at edocs.jub.com

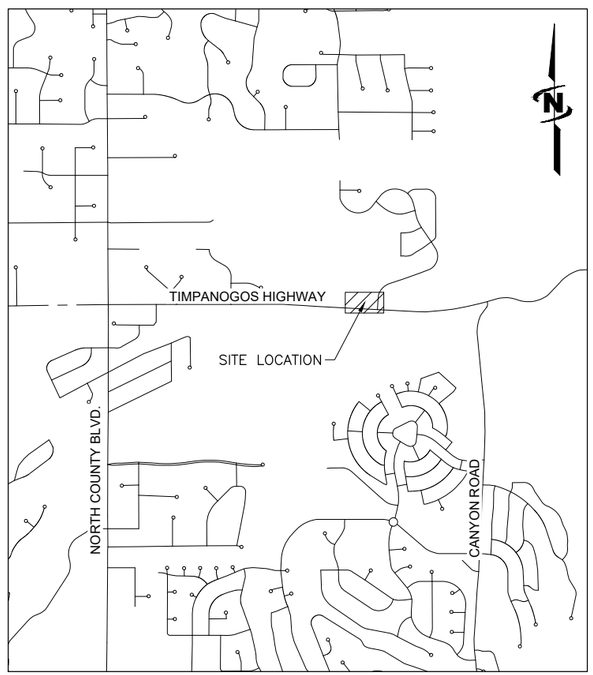
LAST UPDATED: 5/15/2019

SHEET NUMBER:
G-001

Plot Date:5/16/2019 \\OREMFILES\PUBLIC\PROJECTS\JUB\HIGHLAND\50-18-065 SALT STORAGE BUILDING\CAD\SHEET\50-18-065_G-001_COVER.DWG



AREA MAP



VICINITY MAP

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DUST ABATEMENT AND ANY LIABILITY ISSUES RELATED TO DUST AT ANY LOCATION WHICH MAY BE CAUSED BY THIS PROJECT.

2. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL AND PROTECTION OF PEDESTRIANS IN AND AROUND THIS WORK. REFERENCE THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD LATEST EDITION FOR WORK ZONE TRAFFIC CONTROL).

3. ANY WORK DONE WITHIN A PUBLIC RIGHT–OF–WAY SHALL BE COORDINATED WITH THE APPROPRIATE TRANSPORTATION AGENCY AND SHALL MEET THE REQUIREMENTS OF THAT AGENCY AND, IN PARTICULAR, REQUIREMENTS OF ANY RIGHT–OF–WAY SPECIAL USE PERMIT, OR OTHER PERMIT. ALL WORK SHALL MEET CURRENT OSHA REQUIREMENTS.

4. WHERE WORK IS PERFORMED ON EASEMENTS, THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO ELIMINATE ANY ADVERSE EFFECTS ON THE ADJACENT PROPERTY AND/OR TO RESTORE IT TO ITS ORIGINAL CONDITION.

5. ALL DISTANCES AND DATA SHALL BE CHECKED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. IN CASE OF CONFLICT THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY SO THAT CLARIFICATION MAY BE MADE PRIOR TO THE START OF THE WORK.

6. THE CONTRACTOR SHALL ARRANGE FOR, SECURE AND PAY FOR DIRECTLY, ANY AND ALL TEMPORARY UTILITY SUPPLIES (E.G. WATER POWER, AND TELEPHONE) IT MAY REQUIRE FOR PROSECUTION OF ITS WORK. THE COST OF SUCH UTILITIES SHALL BE INCLUDED IN THE APPROPRIATE BID ITEM WITH WHICH IT IS ASSOCIATED.

7. SHOULD CONSTRUCTION BE HALTED BECAUSE OF INCLEMENT WEATHER CONDITIONS, THE CONTRACTOR WILL COMPLETELY CLEAN UP ALL AREAS AND MAINTAIN THE SURFACE IN GOOD CONDITION DURING THE SHUT–DOWN PERIOD.

8. THE CONTRACTOR'S PERSONNEL, EQUIPMENT, AND OPERATIONS SHALL COMPLY FULLY WITH ALL APPLICABLE STANDARDS, REGULATIONS, AND REQUIREMENTS OF EXISTING FEDERAL, UTAH STATE, AND LOCAL GOVERNMENTAL AGENCIES.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL LOCAL, STATE, AND FEDERAL PERMITS REQUIRED FOR STORMWATER POLLUTION PREVENTION AS A RESULT OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL PREPARE A STORMWATER POLLUTION PREVENTION PLAN FOR APPROVAL BY THE ENGINEER. IF THE CONSTRUCTION WILL DISTURB MORE THAN ONE ACRE, THE CONTRACTOR SHALL OBTAIN A COPY OF THE U.S. ENVIRONMENTAL PROTECTION AGENCY'S NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (OTHERWISE KNOWN AS THE CONSTRUCTION GENERAL PERMIT OR CGP) AND SUBMIT A "NOTICE OF INTENT" (NOI)[EPA FORM 3510–9 (6/03)] FOR PERMIT COVERAGE UNDER THE GENERAL PERMIT. THE CGP MAY BE FOUND ON THE INTERNET AT <HTTP://WWW.EPA.GOV/NPDES/STORMWATER/CGP> OR BY CONTACTING THE U.S. EPA OFFICE OF WATER DIRECTLY AT (800) 424–4372. THE NOI MAY BE FILED ELECTRONICALLY AT THE FOLLOWING WEBSITE: <HTTP://CFPUB.EPA.GOV/NPDES/STORMWATER/ENOI.CFM>. THE CGP DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH OTHER REGULATIONS OR CONTRACT REQUIREMENTS REGARDING STORMWATER POLLUTION PREVENTION INCLUDING BUT NOT LIMITED TO: PROTECTION OF SURFACE WATERS, PREVENTION OF SOIL RUNOFF INTO DRAINS, DUST CONTROL, PREVENTION OF TRACKING SOILS TO ADJACENT STREETS, FUEL CONTAINMENT, SPILL CONTROL, ETC.

11. ALL WORK SHALL BE CONTAINED IN OR LIMITED TO THE CITY'S PROPERTY, EASEMENTS, OR APPROVED STAGING AREAS.

12. SLOPE ON ALL FOOTING DRAINS TO BE MINIMUM OF 0.5%.

13. CONTRACTOR TO PROVIDE, CONSTRUCT, MAINTAIN AND REMOVE A TEMPORARY FENCE AROUND THE CONSTRUCTION SITE USED TO PROTECT NEIGHBORING PROPERTIES FROM DAMAGE. CONTRACTOR IS ALSO RESPONSIBLE TO PROTECTION TO SAFE GUARD WORK SITE. PAY ITEM TO BE INCLUDED IN MOBILIZATION.

14. THE ENGINEER WILL PROVIDE VERTICAL AND HORIZONTAL CONTROLS ONE TIME ON THE PROJECT SITE. ANY ADDITIONAL CONSTRUCTION STAKING REQUIRED TO COMPLETE THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

15. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITIES AND BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES AND EXISTING IMPROVEMENTS AS A RESULT OF THE CONTRACTOR'S CONSTRUCTION ACTIVITIES.

16. DURING CONSTRUCTION, ALL OPEN ENDS OF ALL PIPE LINES AND TANK ACCESSES SHALL BE COVERED AND SEALED AT THE END OF THE WORK DAY.

17. THE MINIMUM COVER FOR ALL WATER LINES SHALL BE 5' UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

EXISTING UTILITIES

1. APPROXIMATE LOCATIONS OF UTILITIES ARE SHOWN ON THE PLANS. THEY ARE TO BE USED FOR GENERAL INFORMATION ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE APPROPRIATE UTILITY COMPANIES WHEN CONSTRUCTION MIGHT INTERFERE WITH NORMAL OPERATION OF ANY UTILITIES. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE THE APPROPRIATE UTILITY COMPANY FIELD–LOCATE ANY UTILITY INSTALLATIONS WHICH MIGHT BE AFFECTED BY CONSTRUCTION PRIOR TO BEGINNING WORK IN THAT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SERVICE OF EXISTING UTILITIES AND FOR RESTORING ANY UTILITIES DAMAGED DUE TO CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER. DEPTHS AND ELEVATIONS OF UTILITIES ARE UNKNOWN UNLESS OTHERWISE SHOWN. CONTRACTOR SHALL FIELD VERIFY UTILITY DEPTHS, ELEVATIONS, ANY DISCREPANCIES AND/OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

INSPECTION AND TESTING

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MATERIALS TESTING INCLUDING BUT NOT LIMITED TO CONCRETE, FLUSHING, DISINFECTION, LEAK, PRESSURE, BACTERIOLOGICAL, AND COMPACTION. ALL TESTS SHALL MEET MINIMUM ENGINEER REQUIREMENTS. SEE THE CONTRACT DOCUMENTS AND DRAWINGS FOR FREQUENCY OF TESTING. RESULTS ARE TO BE DELIVERED TO SPECIAL INSPECTOR, OWNER AND ENGINEER.

2. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH ENGINEER AND SPECIAL INSPECTOR FOR INSPECTIONS OF WORK AT APPROPRIATE INTERVALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PAY FOR ADDITIONAL INSPECTIONS THAT ARE THE RESULT OF HIS WORKMANSHIP.

CONTACT PHONE NUMBERS

CITY –		
TODD TRANE	801–369–4768 m	CITY ENGINEER
CITY OFFICE	801–756–5751 o	
ENGINEER –		
CRAIG FRIANT	801–226–0393 o	
STEVE ROBERTS	435–713–9514 o	
J–U–B OFFICE	801–226–0393 o	

811 Know what's below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

J-U-B ENGINEERS, INC.
J-U-B ENGINEERS, INC.
240 W. Center St.
Suite 200
Orem, UT 84057
Phone: 801.226.0393
www.jub.com

BID SET

REGISTERED PROFESSIONAL ENGINEER
CRAIG J. FRIANT
NO. 343731
STATE OF UTAH

REUSE OF DRAWINGS
J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENTS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APP.	DATE
	REVISION			

SALT STORAGE BUILDING
HIGHLAND CITY CORPORATION

VICINITY MAP & GENERAL NOTES

FILE : 50-18-065_G-002_VMAP
JUB PROJ. # : 50-18-065
DRAWN BY: JTB
DESIGN BY: JTB
CHECKED BY: CJF
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 5/16/2019

SHEET NUMBER:
G-002

Plot Date:5/28/2019 3:13 PM Plotted By: Jeremy Burns
Date Created:5/14/2019 \\OREMFILES\PUBLIC\PROJECTS\JUBHIGHLAND\50-18-065 SALT STORAGE BUILDING\CAD\SHEET\50-18-065_G-002_VMAP.DWG

LINE LEGEND

LINE DESCRIPTION	PROPOSED LINE	EXISTING LINE
POWER / COMMUNICATIONS		
OVERHEAD POWER	OHP	OHP
UNDERGROUND POWER	UP	UP
OVERHEAD TELEPHONE	OHT	OHT
UNDERGROUND TELEPHONE	UT	UT
FIBER OPTIC	F/O	F/O
CABLE TELEVISION	CTV	CTV
UNDERGROUND POWER, TEL, CABLE TV		P,T,CTV
UNDERGROUND POWER, TEL, CABLE TV, GAS		P,T,CTV,G
STORM DRAIN		
STORM DRAIN (GENERAL)	SD	SD
STORM DRAIN	X"SD	X"SD
ROOF DRAIN	RD	RD
SANITARY SEWER		
SANITARY SEWER (GENERAL)	SS	SS
SANITARY SEWER	X"SS	X"SS
SANITARY SEWER SERVICE	SS SS	SS SS
SEWER FORCE MAIN	FM	FM
WATER		
WATER (GENERAL)	W	W
WATER (SPECIFIED SIZE)	X"W	X"W
WATER SERVICE	WS WS	WS WS
IRRIGATION		
IRRIGATION	IRR	IRR
GRAVITY IRRIGATION	GIRR	GIRR
PRESSURE IRRIGATION	PIRR	PIRR
POTABLE WATER	PW	PW
NON-POTABLE WATER	NPW	NPW
GAS		
NATURAL GAS	G	G
NATURAL GAS SERVICE	G G	G G
HIGH PRESSURE GAS	HPG	HPG
LIQUID GAS	LG	LG
UTILITY		
CHLORINE LINE	CHL	CHL
INDUSTRIAL WASTE WATER	IWW	IWW
DRAIN LINE		DL

LINE DESCRIPTION	PROPOSED LINE	EXISTING LINE
BOUNDARY		
PROPERTY LINE	P/L	P/L
PROPERTY LINE		
RIGHT OF WAY	R/W	R/W
TEMPORARY EASEMENT	T/E	T/E
PERMANENT EASEMENT	P/E	P/E
TOWNSHIP AND RANGE		
SECTION LINE		
QUARTER SECTION LINE		
1/16 SECTION LINE		
STATE LINE		
COUNTY LINE		
SITE		
FENCE	X	X
MAJOR CONTOUR	2521	
MINOR CONTOUR		
GRADE BREAK		GB
TOP OF BANK		TOB
TOE OF SLOPE		TOE
CUT LIMITS		
FILL LIMITS		
DITCH		
STORM SWALE		
EDGE OF WATER		
HIGH WATER		
WETLAND		WET
WETLAND BOG		BOG
WETLAND MARSH		MRSH
WETLAND SWAMP		SWMP
ROADWAY		
ROAD SHOULDER		
ROAD CENTERLINE		
ROAD ASPHALT		EP
ROAD GRAVEL	EG	EG
TOP BACK OF CURB		
LIP OF GUTTER		
LANDSCAPING LIMITS	LS	LS

SHEET NUMBERING

SAMPLE: C-101

- C – DISCIPLINE DESIGNATOR
- 1 – SHEET TYPE DESIGNATOR
- 01 – SHEET SEQUENCE NUMBER

DISCIPLINE DESIGNATORS

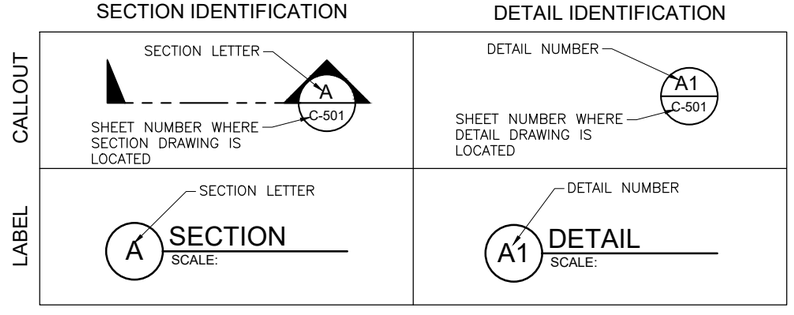
DISCIPLINE	DESIGNATOR	DESCRIPTION
GENERAL	G	ALL GENERAL
	GI	GENERAL INFORMATION
	GC	GENERAL CONTRACTUAL
	GR	GENERAL RESOURCE
SURVEY/MAPPING	V	ALL SURVEY
GEOTECHNICAL	B	ALL GEOTECHNICAL
CIVIL	C	ALL CIVIL
LANDSCAPE	L	ALL LANDSCAPE
STRUCTURAL	S	ALL STRUCTURAL
ARCHITECTURAL	A	ALL ARCHITECTURE
EQUIPMENT	Q	ALL EQUIPMENT
MECHANICAL	M	ALL MECHANICAL
ELECTRICAL	E	ALL ELECTRICAL
PLUMBING	P	ALL PLUMBING
PROCESS	D	ALL PROCESS
RESOURCE	R	ALL RESOURCE

SHEET TYPE DESIGNATORS

DESIGNATOR	SHEET TYPE
0	GENERAL (SYMBOLS, LEGENDS, NOTES, ETC.)
1	PLANS (HORIZONTAL VIEWS)
2	ELEVATIONS, PROFILES, COMBINED PLAN & PROFILES
3	SECTIONS (SECTIONAL VIEWS)
4	LARGE-SCALE VIEWS (PLANS, ELEVATIONS, ECT.)
5	DETAILS OR COMBINED DETAILS AND SECTIONS
6	SCHEDULES AND DIAGRAMS
7	USER DEFINED
8	USER DEFINED
9	3D REPRESENTATIONS (ISOMETRICS, PERSPECTIVES, PHOTOS)

SECTION AND DETAIL IDENTIFIERS

NOTE:
A DASH MAY BE PLACED IN THE LOWER PORTION OF THE IDENTIFIER IF THE DETAIL DRAWING OR SECTION VIEW IS LOCATED ON THE SAME SHEET.



J-U-B ENGINEERS, INC.
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Phone: 801.226.0393
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BID SET

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NO.	DESCRIPTION	BY	APP.	DATE
	REVISION			

SALT STORAGE BUILDING
HIGHLAND CITY CORPORATION

LINE LEGEND & DETAIL KEY

FILE: 50-18-065_G-003_LINE_DET
JUB PROJ. #: 50-18-065
DRAWN BY: JTB
DESIGN BY: JTB
CHECKED BY: CJF
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 5/13/2019

SHEET NUMBER:
G-003

Plot Date:5/28/2019 3:13 PM Plotted By: Jeremy Burns
Date Created:1/3/2019 \\OREMFILES\PUBLIC\PROJECTS\JUB\HIGHLAND\50-18-065 SALT STORAGE BUILDING\CAD\SHEET\50-18-065_G-003_LINE_DET.DWG

SYMBOL DESCRIPTION	EXISTING SYMBOL	PROPOSED SYMBOL
SURVEY		
CAP (ALUMINUM)		
CAP (BRASS)		
CHISELED X		
CTRL PT GENERIC		
CTRL PT ½" REBAR	1/2" PIN CONTROL PT	
CTRL PT ⅝" REBAR	5/8" PIN CONTROL PT	
CTRL PT 60D NAIL	60D	
CTRL PT HUB & TACK	HT	
CTRL PT PK NAIL	PK	
CTRL PT TEMP BENCH MARK	TBM	
NAIL		
NAIL AND TAG	N/T	
NAIL (PK)	PK	
BOLT		
DRILL STEEL		
REBAR (½")		
REBAR (⅝")		
STAINLESS STEEL ROD		
IRON PIPE		
RAILROAD SPIKE		
R/W MONUMENT		
STONE		
SECTION CORNER. MON.	22 15 21 16	
SECTION QUARTER MON.	15 22	
SITE		
BOLLARD		
BOULDER		
DRINKING FOUNTAIN	DF	DF
FLAGPOLE	F	F
GATE		
MAIL BOX	M	M
PARKING METER	PM	PM
POST		
SIGN		
SPOT ELEVATION		
TREE (SHRUB)		
TREE (STUMP)		
TREE (CONIFEROUS)		
TREE (DECIDUOUS)		
TEST HOLE	TH	
WELL	W	
WELL (MONITORING)	M	M

SYMBOL DESCRIPTION	EXISTING SYMBOL	PROPOSED SYMBOL
UTILITIES		
MANHOLE (GENERIC)		
PRESSURE CLEAN OUT AT GRADE	PCO	PCO
THRUST BLOCK		
VAULT	V	V
COMMUNICATION		
TELE. MANHOLE	T	
TELE. PEDESTAL	T	T
TELE. POLE		
TV PEDESTAL	TV	TV
GUY WIRE		
DOMESTIC WATER		
FIRE HYDRANT		
SPIGOT		
YARD HYDRANT		
WATER MANHOLE	W	
WATER METER		
WATER VALVE	W	W
ELECTRIC		
ELEC. MANHOLE	E	
ELEC. METER	E	E
ELEC. TRANS.	E	E
JUNCTION BOX	J	J
POWER POLE		
POWER STUB	E	E
STREET LIGHT		
TRAFFIC SIGNAL POLE		
IRRIGATION		
IRRIGATION VALVE	IRR	IRR
IRRIGATION VALVE BOX	I	I
SPRINKLER		
NATURAL GAS		
GAS METER	G	G
GAS VALVE	G	G
SANITARY SEWER		
CLEANOUT		
SEWER STUB	S	S
SS MANHOLE		
STORM DRAIN		
CATCH BASIN		
DRY WELL	DW	DW
FLARE END		
GREASE TRAP		
SD MANHOLE	D	

SYMBOL DESCRIPTION	EXISTING SYMBOL	PROPOSED SYMBOL
FITTINGS		
BEND (11.25°)		
BEND (22.5°)		
BEND (45°)		
BEND (90°)		
CAP		
COUPLING		
CROSS		
REDUCER (CONCENTRIC)		
REDUCER (ECCENTRIC)		
TEE		
TRUE UNION		
WYE		
VALVES		
AIR VALVE	A	A
BLOW OFF	B	B
COMBO VALVE	C	C
BALL VALVE (N.C.)		
BALL VALVE (N.O.)		
BUTTERFLY VALVE		
CHECK VALVE		
CHECK VALVE (FLANGE)		
CHECK VALVE (MJ)		
GATE VALVE		
PLUG VALVE (N.C.)		
PLUG VALVE (N.O.)		
ROAD MARKINGS		
TURN ARROW		
ARROW STRAIGHT		
ARROW STRAIGHT/TURN		
BICYCLE ROUTE		
CAR		
HANDICAP SYMBOL		
ROADWAY		
INTERSTATE ROUTE	25	
MAST ARM		
PEDESTRIAN SIGNAL		
STATE ROUTE	14	
TRAFFIC LIGHT		

SYMBOL DESCRIPTION	EXISTING SYMBOL	PROPOSED SYMBOL
ROADWAY (CONT.)		
TYPE 2 BARRICADE		
US ROUTE	287	
TRAFFIC ATTENUATOR		
JERSEY BARRIER		

ABBREVIATIONS

ASSY	ASSEMBLY
>	ANGLE
@	AT (MEASUREMENTS)
BLDG	BUILDING
BM	BENCH MARK
BSC	BITUMINOUS SURFACE COURSE
BSW	BACK OF SIDEWALK
BW	BOTH WAYS
C	CHANNEL (STRUCTURAL)
C/L	CENTER LINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CONT	CONTINUOUS
CPLG	COUPLING
CU FT	CUBIC FEET
CU YD	CUBIC YARD
DEG OR °	DEGREE
DET	DETAIL
DIA OR ø	DIAMETER
DIP	DUCTILE IRON PIPE
DIST	DISTRIBUTION
DWG	DRAWING
EA	EACH
ELB	ELBOW
ELEV	ELEVATION
EW	EACH WAY
EXIST	EXISTING
FG	FINISH GRADE
FH	FIRE HYDRANT
FLG	FLANGE
FT OR '	FEET
GV	GATE VALVE
HORIZ	HORIZONTAL
ID	INSIDE DIAMETER
IN OR "	INCH
LB OR #	POUND
LF	LINEAL FEET
LN	LINEAL
MAX	MAXIMUM
MIN	MINIMUM
NO OR #	NUMBER
PE	POLYETHYLENE
PL	PLATE
PL	PROPERTY LINE
PVC	POLYVINYL–CHLORIDE
R	RADIUS
RP	RADIUS POINT
R&R	REMOVE & REPLACE
REM	REMOVE
REQ'D	REQUIRED
REV	REVISION
R/W	RIGHT–OF–WAY

S	SLOPE
SPEC	SPECIFICATION
STA	STATION
STD	STANDARD
STL	STEEL
ST STL	STAINLESS STEEL
TBC	TOP BACK OF CURB
TYP	TYPICAL
TFC	TOP FACE OF CONCRETE
W/	WITH
W/O	WITHOUT
W/REQ'D	WHERE REQUIRED

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NO. 343731
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NO.	DESCRIPTION	BY	APP.	DATE
	REVISION			

SALT STORAGE BUILDING
HIGHLAND CITY CORPORATION

SYMBOL LEGEND & ABBREVIATIONS

FILE: 50-18-065_G-004_SYM_ABBR
JUB PROJ. # : 50-18-065
DRAWN BY: JTB
DESIGN BY: JTB
CHECKED BY: CJF
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 5/13/2019

SHEET NUMBER:
G-004

Plot Date:5/28/2019 3:13 PM Plotted By: Jeremy Burns
Date Created:1/3/2019 \\OREMFILES\PUBLIC\PROJECTS\JUBHIGHLAND\50-18-065 SALT STORAGE BUILDING\CAD\SHEET\50-18-065_G-004_SYM_ABBR.DWG

NORTHWEST CORNER OF SECTION 31,
TOWNSHIP 4 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN
FOUND UTAH COUNTY GIS
MONUMENT NO. 320

CP-2

25 30
36 31

BASIS OF BEARINGS =
S89°48'05"W 5,315.63' MEASURED

NORTHEAST CORNER OF SECTION 31,
TOWNSHIP 4 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN
FOUND UTAH COUNTY GIS
MONUMENT NO. 319

CP-1

30 29
31 32

S89°48'05"W 1,257.03'

SOUTH 1,217.86'

BLDG-4
BLDG-1
BLDG-3
BLDG-2

PARK DRIVE

TIMPANOGOS HIGHWAY (SR-92)

SURVEYOR'S CERTIFICATE

I, JASON D. WILLES, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 376067 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I ALSO CERTIFY THAT THIS SURVEY CONTROL SHEET WAS PREPARED UNDER MY DIRECTION.

I FURTHER STATE THAT THE INTENT OF THIS SURVEY CONTROL SHEET IS TO PROVIDE THE COORDINATE DATA AND BEARING BASE THAT WAS USED FOR THE DESIGN OF THIS PROJECT. I CERTIFY THAT THE PROJECT COORDINATES AND ELEVATIONS LISTED WERE VERIFIED BASED ON GPS RTK FIELD MEASUREMENTS AND PERTAIN ONLY TO THE PROJECT AREA DEPICTED ON THIS SHEET. I CERTIFY THAT THE VALUES SHOWN REFLECT THE POSITION OF EACH CONTROL POINT AT THE TIME THE DESIGN SURVEY WAS COMPLETED. HOWEVER, DUE TO THE LENGTH OF TIME BETWEEN THE DESIGN SURVEY AND THE ACTUAL CONSTRUCTION PERIOD, I MAKE NO GUARANTEE, NOR DO I CERTIFY, THAT THE POINTS SHOWN ARE UNDISTURBED OR CURRENTLY IN PLACE. ALL VALUES AND POSITIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES.

SURVEY CONTROL NOTES

1. THE BEARINGS SHOWN HEREON WERE DERIVED USING THE UTAH AGRC "T.U.R.N." V.R.S. NETWORK. DATES OF OCCUPATION: DECEMBER 6TH THRU DECEMBER 12TH, 2018. NETWORK SPATIAL REFERENCE: N.A.D. 83 (2011) EPOCH 2010.
2. THE PROJECT COORDINATES SHOWN HEREON WERE DERIVED BY HOLDING THE OBSERVED N.A.D. 83, U.S. SURVEY FOOT, STATE PLANE, UTAH CENTRAL ZONE VALUES FOR EACH CONTROL POINT AND SCALING SAID VALUES TO GROUND ABOUT POINT 0,0 USING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.0002903221 (0.999709762162). A FALSE NORTHING OF -7,279,659.23445 AND A FALSE EASTING OF -1,370,067.55501 WAS THEN APPLIED. ALL DISTANCES ARE GROUND VALUES.
3. THE BASIS OF BEARINGS WAS ESTABLISHED USING THE OBSERVED N.A.D. 83 BEARING OF SOUTH 89°48'05" WEST ALONG THE LINE BETWEEN CONTROL POINT NUMBER 1 AND CONTROL POINT NUMBER 2. SAID CONTROL POINTS WERE FOUND TO BE AS SHOWN ON THEIR RESPECTIVE MONUMENT REFERENCE SHEETS ON FILE AT THE OFFICE OF THE UTAH COUNTY SURVEYOR.
4. CONTROL POINT NUMBER 1 SERVES AS THE PRIMARY VERTICAL CONTROL POINT (BENCHMARK) FOR THIS PROJECT USING THE V.R.S. DERIVED N.A.V.D. 88, U.S. SURVEY FOOT ELEVATION OF 5,158.62 (GEOID 12B)
5. THE CONTROL POINT COORDINATES SHOWN HEREON ARE BASED ON ACTUAL FIELD MEASUREMENTS AND SHOULD BE USED FOR ALL CONSTRUCTION STAKING.

POINT TABLE

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP-1	50,000.00	200,000.00	5,158.62	NORTHEAST CORNER OF SEC 31, T4S, R2E, SLB&M
CP-2	49,981.57	194,684.44	4,950.34	NORTHWEST CORNER OF SEC 31, T4S, R2E, SLB&M
BLDG-1	48,777.78	198,742.98	0.00	NE BUILDING CORNER
BLDG-2	48,737.85	198,740.51	0.00	SE BUILDING CORNER
BLDG-3	48,740.32	198,700.59	0.00	SW BUILDING CORNER
BLDG-4	48,780.25	198,703.05	0.00	NW BUILDING CORNER

N

0 50 100
SCALE IN FEET

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JASON D. WILLES
No. 376067
STATE OF UTAH

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NO.	DESCRIPTION	BY	APP.	DATE
	REVISION			

SALT STORAGE BUILDING
HIGHLAND CITY CORPORATION

SURVEY CONTROL

FILE : 50-18-065_V-101_S_CNTRL
JUB PROJ. # : 50-18-065
DRAWN BY: JTB
DESIGN BY: JTB
CHECKED BY: JDW
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 5/14/2019

SHEET NUMBER:
V-101

Plot Date:5/28/2019 3:14 PM Plotted By: Jeremy Burns
Date Created:5/13/2019 \\OREMFILES\PUBLIC\PROJECTS\JUBHIGHLAND\50-18-065 SALT STORAGE BUILDING\CAD\SHEET\50-18-065_V-101_S_CNTRL.DWG

CITY PROPERTY BOUNDARY

N:48780.25
E:198703.05

N:48779.05
E:198702.98

SALT STORAGE BUILDING
(SEE STRUCTURAL SHEETS)

N:48771.41
E:198662.43

PROPOSED RETENTION

41.95'

FILL

6" CONCRETE PAD
ON 4" ROADBASE

N:48777.78
E:198742.98

127.68'

39.48'

47.34'

N:48737.85
E:198740.51

5.01'

CONSTRUCT 2' HIGH EARTH BERM
ALONG EDGE OF DROP-OFF
2:1 MAX SLOPE

N:48740.32
E:198700.59

30' SLIDE GATE
& PATH

24.00'

N:48722.77
E:198888.74

N:48724.69
E:198659.54

60.00'

30.00'

40.00'

N:48705.38
E:198798.62

CONSTRUCT FENCE

45.58'

40.00'

N:48722.77
E:198828.74

N:48685.31
E:198439.61

30' SLIDE GATE
& PATH

REMOVE EXISTING FENCE

CONSTRUCT FENCE

N:48700.40
E:198698.12

N:48697.93
E:198738.04

83.26'

48.25'

PROPOSED BUS
STOP WAITING AREA

PARK DRIVE

30.00'

184.93'

112.59'

440.00'

113.80'

CITY PROPERTY BOUNDARY

TIMPANOGOS HIGHWAY (SR-92)

PRESERVE AND PROTECT
EXISTING FENCE

EXISTING BUS STOP

N

0 20 40
SCALE IN FEET

Plot Date:5/28/2019 3:16 PM Plotted By:Jeremy Burns
Date Created:1/23/2019 \\OREMFILES\PUBLIC\PROJECTS\JUBHIGHLAND\50-18-065 SALT STORAGE BUILDING\GCAD\SHEET\50-18-065 C-101_SP.DWG

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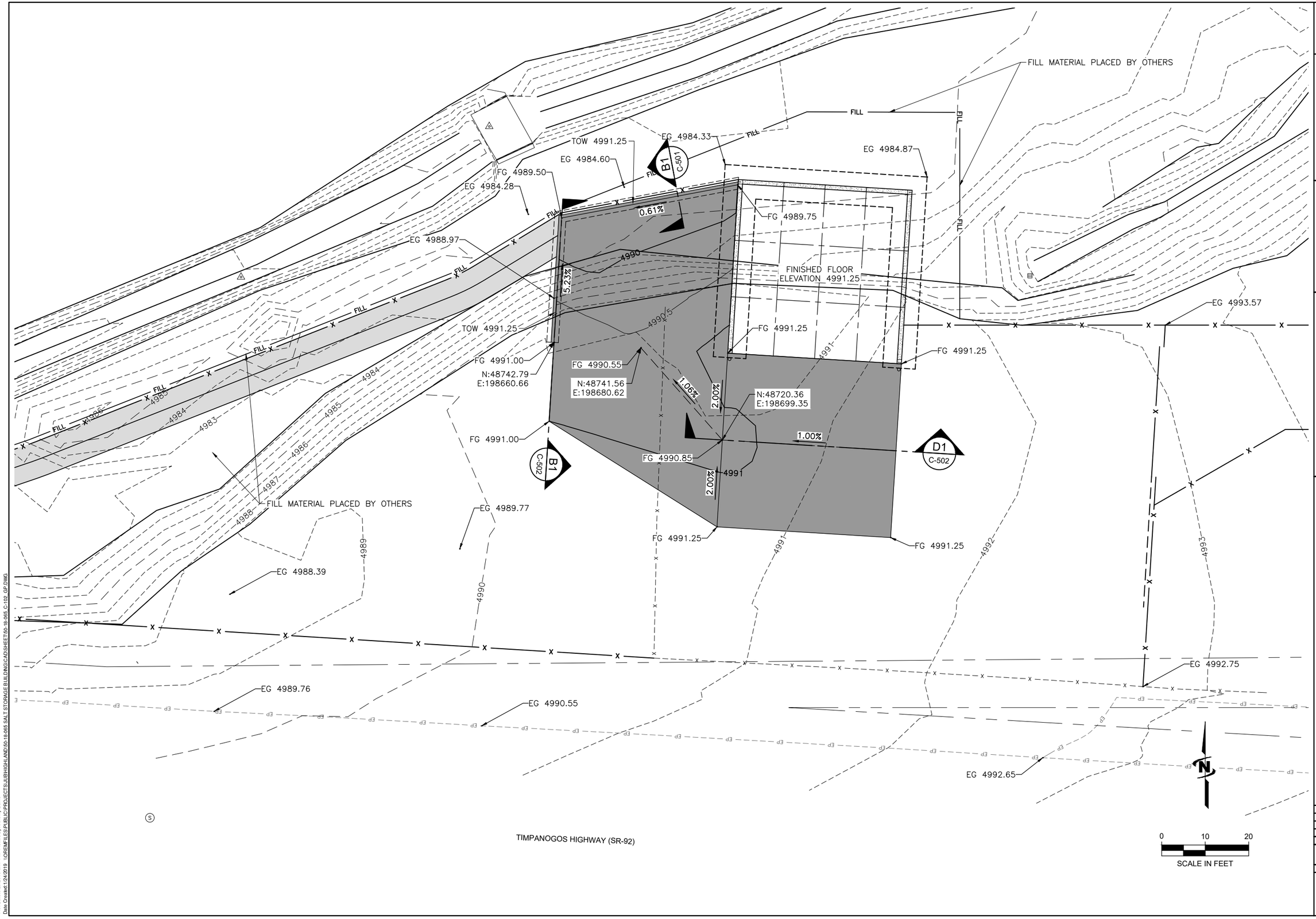
	REVISION			

SALT STORAGE BUILDING
HIGHLAND CITY CORPORATION

SITE PLAN

FILE : 50-18-065_C-101_SP
JUB PROJ. # : 50-18-065
DRAWN BY: JTB
DESIGN BY: JTB
CHECKED BY: CJF
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 5/16/2019

SHEET NUMBER:
C-101



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NO.	DESCRIPTION	BY	APR.	DATE
	REVISION			

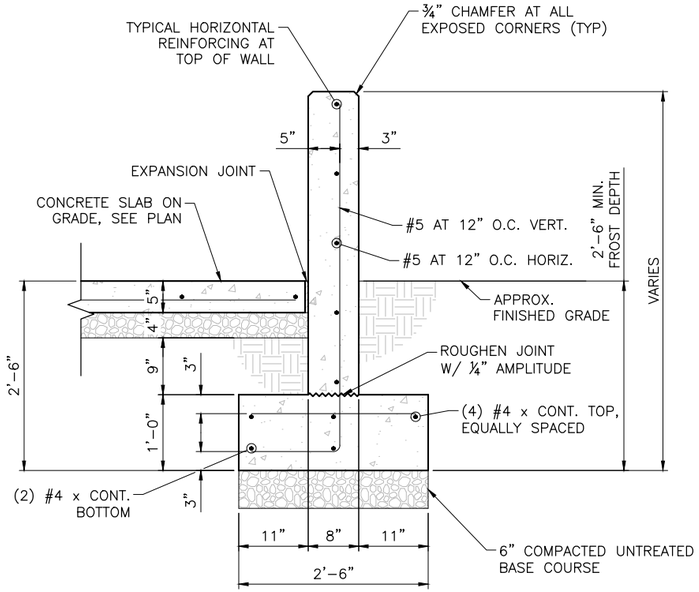
SALT STORAGE BUILDING
HIGHLAND CITY CORPORATION

GRADING PLAN

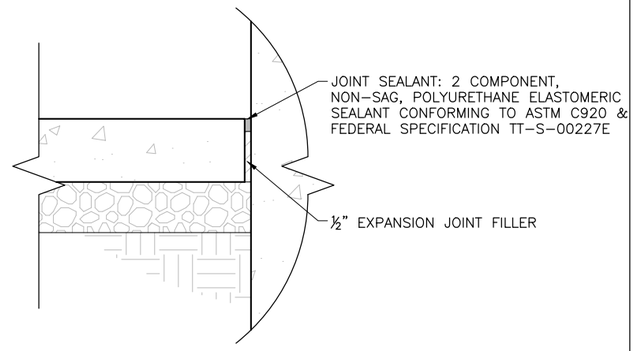
FILE : 50-18-065_C-102_GP
JUB PROJ. # : 50-18-065
DRAWN BY: JTB
DESIGN BY: JTB
CHECKED BY: CJF
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 5/16/2019

SHEET NUMBER:
C-102

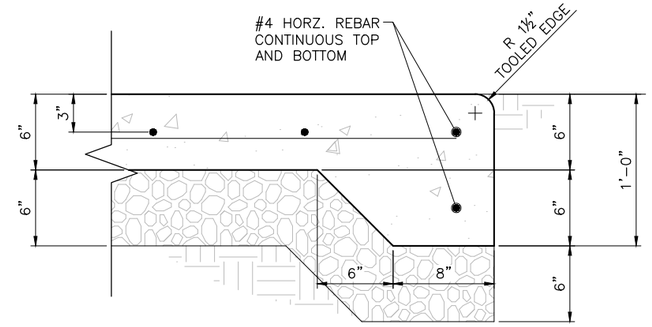
Plot Date:5/28/2019 3:17 PM Plotted By: Jeremy Burns
Date Created:11/24/2019 \\OREMFILES\PUBLIC\PROJECTS\JUB\HIGHLAND\50-18-065 SALT STORAGE BUILDING\CAD\SHEET\50-18-065_C-102_GP.DWG



B1 TYPICAL SEDIMENT BASIN WALL
SCALE:N.T.S.



B2 TYPICAL JOINT SEALANT DETAIL
SCALE:N.T.S.



B3 TURNED DOWN SLAB DETAIL
SCALE:N.T.S.

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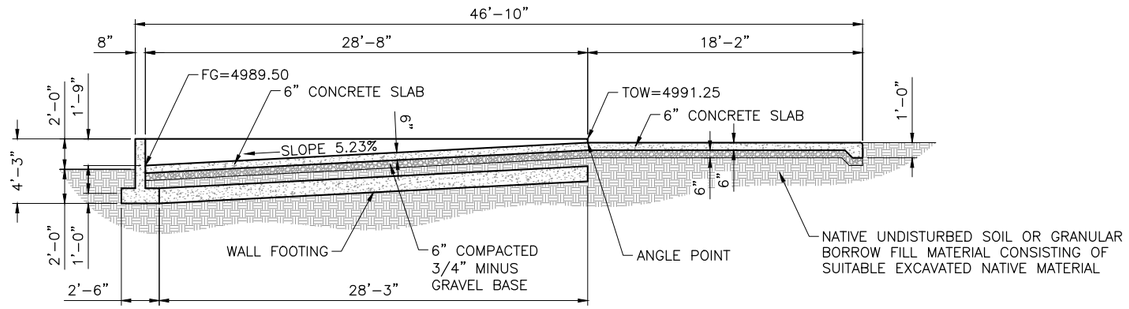
SALT STORAGE BUILDING
HIGHLAND CITY CORPORATION

DETAIL

FILE : 50-18-065_C-501X
JUB PROJ. # : 50-18-065
DRAWN BY: JTB
DESIGN BY: JTB
CHECKED BY: CJF
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 5/28/2019

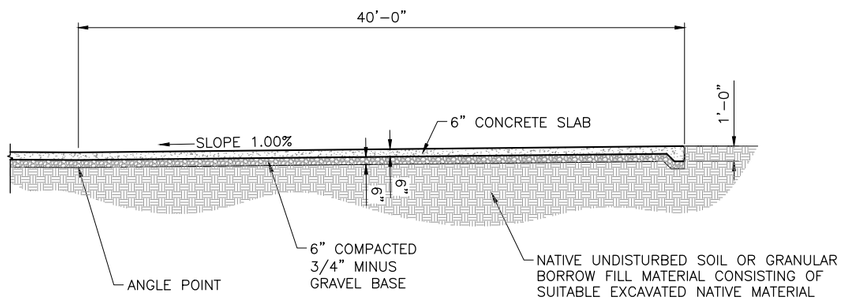
SHEET NUMBER:
C-501

Plot Date:5/28/2019 3:17 PM Plotted By: Jeremy Bums
Date Created:5/24/2019 \\OREMFILES\PUBLIC\PROJECTS\JUBHIGHLAND\50-18-065 SALT STORAGE BUILDING\CAD\SHEET\50-18-065_C-501X.DWG



B1 SALT STORAGE CROSS SECTION 1

SCALE:N.T.S.



D1 SALT STORAGE CROSS SECTION 2

SCALE:N.T.S.

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	REVISION			

SALT STORAGE BUILDING
HIGHLAND CITY CORPORATION

DETAIL

FILE : 50-18-065_C-501X
JUB PROJ. # : 50-18-065
DRAWN BY: JTB
DESIGN BY: JTB
CHECKED BY: CJF

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 5/28/2019

SHEET NUMBER:
C-502

Plot Date:5/28/2019 3:17 PM Plotted By: Jeremy Bums
Date Created:5/24/2019 \\OREMFILES\PUBLIC\PROJECTS\JUB\HIGHLAND\50-18-065 SALT STORAGE BUILDING\CAD\SHEET\50-18-065_C-501X.DWG

GENERAL STRUCTURAL NOTES

1. GENERAL

   A. These general structural notes and specifications supplement the project written technical specifications and the project structural drawings.
   B. Where conflicts or discrepancies exist between the Project Drawings, the Contract Documents, the technical Specifications, and/or Owner, local, state, or federal design standards, the more stringent requirement shall apply, unless specifically approved in writing by the Engineer.
   C. The Contractor is responsible for all construction bracing, temporary shoring, and other site safety controls required during construction in accordance with all applicable local, state and federal regulations, to insure the stability and safety of all construction until it is completed and self–supporting.
   D. The Contractor is responsible for all water, both above and below ground, runoff and other environmental controls required during construction to insure the site is maintained in compliance with all applicable local, state and federal regulations.
   E. Details on these plans are intended to depict the general construction details and methods for this structure. Connection details and conditions not specifically shown that are similar in nature to those that are specified shall be assumed one and the same. If questions regarding the application of details are encountered, notify the Engineer for clarification or instruction.
   F. Prior to implementing any changes to these plans, the Engineer shall be notified in writing for their written approval. Changes implemented without the Engineer's written approval shall relieve the Engineer of any claim or liability resulting from that portion of the structure changed or affected by the change.

2. CONTRACTOR RESPONSIBILITY FOR COORDINATION

   A. It is the Contractors Prime responsibility to coordinate the work shown on all of the Project Drawings, general, special and technical specifications.
   B. The Contractor is responsible to verify all existing construction material types dimensions, elevations and conditions.
   C. The Contractor shall verify and coordinate the dimensions among all drawings and in the field prior to proceeding with any work or fabrication, any discrepancy shall be immediately reported to the Engineer.
   D. It is the Contractor's responsibility to carefully study and coordinate the construction requirements shown on the Civil, Mechanical, Electrical, and the Structural Drawings. When conflicts or discrepancies are found between these plan sets and/or within these drawings, the Contractor shall report them immediately to the Project Engineer for direction and/or clarification.
   E. Any construction work done by the Contractor before obtaining such clarification from the Project Engineer shall be at the Contractor's own risk and cost. Furthermore; any work required to correct, replace and/or restore the work as directed by the Engineer shall be at the Contractor's own risk and cost.

3. CODES
   A. Unless otherwise noted, all referenced building codes and standards refer to their current editions, including any local, state, or federal amendments or changes, as adopted in the locality of the Project on the date these drawings are signed and sealed by the Project Engineer.
   B. GENERAL:
      B.1. International Code Council, ICC, International Building Code, IBC.
      B.2. Minimum Design Loads for Buildings and Other Structures, ASCE 7.
   C. CONCRETE:
      C.1. American Concrete Institute, ACI 301, Specifications for Structural Concrete.
      C.2. American Concrete Institute, ACI 318, Building Code Requirements for Structural Concrete.
   D. MASONRY:
      D.1. The Masonry Society, TMS 402, Building Code Requirements for Masonry Structures.
      D.2. The Masonry Society, TMS 602, Specification for Masonry Structures.
   E. STEEL:
      E.1. American Institute of Steel Construction, AISC, Steel Construction Manual.
      E.2. American Institute of Steel Construction, AISC 360, Specifications for Structural Steel Buildings.
      E.3. American Institute of Steel Construction, AISC 341, Seismic Provisions for Structural Steel Buildings.
      E.4. American Welding Society, AWS D1.1, Structural Welding Code.

4. SPECIAL INSPECTIONS. Special Inspections per IBC Chapter 17 are required for the following items: C indicates Continuous, P indicates Periodic.

	By Geotechnical Engineer.	Frequency
A.	Soils.	
A.1.	Site preparation:	P
A.2.	Fill material verification:	C
A.3.	Fill placement and compaction:	C
A.4.	Lift thickness:	C
B.	Concrete.	
B.1.	Reinforcement placement:	P
B.2.	Placement of cast–in–place anchors:	P
B.3.	Verification of use of required mix:	P
B.4.	Concrete placement:	C
B.5.	Verification of in–situ concrete prior to removal of forms and shores from elevated slabs:	P
C.	Post Installed Concrete Anchors.	
C.1.	Installation:	C
D.	Structural steel.	
D.1.	Fabrication of structural elements:	P
D.2.	Material verification of structural steel:	P
D.3.	Material verification of high strength bolts:	P
D.4.	Material verification of anchor bolts & threaded rods:	P
D.5.	Material verification of weld filler materials:	P
D.6.	Single–pass fillet welds less than or equal to 5/16":	P
D.7.	Snug–tight high strength bolt installation:	P
D.8.	Welding performed in the shop of an Approved Fabricator shall not require Special Inspection.	
D.9.	Special Inspector shall submit a final report to the local building official detailing the results of all structural steel inspections prior to final building inspection.	
E.	All special inspection shall be performed by certified inspectors.	

5. SUBMITTALS

   A. Submit required copies, one (1) electronic .pdf file or three (3) minimum hardcopy, of product or material design information to the Engineer for review for the following items:
      A.1. Concrete mix designs and admixtures.
      A.2. Non–shrink grout.
      A.3. Expansion bolts.
      A.4. Epoxy Anchors.
   B. The following items to be designed by others are considered "Deferred Submittals". Deferred submittals shall be accompanied by design drawings, shop drawings and structural calculations, stamped and signed by a Professional Engineer in Structural Engineering currently registered in the State of Utah.
      B.1. Pre–engineered metal building.
   C. Submit required copies of shop drawings, one (1) electronic .pdf file or three (3) minimum hardcopy, to the Engineer for review prior to fabrication of the following items:
      C.1. Reinforcing steel for all concrete.
      C.2. Miscellaneous steel fabrications.

6. DESIGN CRITERIA

A.	Occupancy or Use; IBC Table 1607.1:	Salt Storage Facility
B.	Occupancy Category;	U
C.	Risk Category; ASCE Table 1.5–2:	II
D.	Dead Load:	
D.1.	Roof:	20 psf
E.	Live Load:	
E.1.	Floor:	100 psf
E.2.	Roof:	20 psf
F.	Soil Load:	
F.1.	Soil Density:	120 pcf
F.2.	Road Salt Density:	80 pcf
F.3.	Active Lateral Equivalent Fluid Pressure:	42 pcf
F.4.	Passive Lateral Equivalent Fluid Pressure:	300 pcf
G.	Snow Load:	
G.1.	Ground Snow Load	P_g = 43.0 psf
G.2.	Sloped Roof Snow Load	P_s = 32.5 psf
G.3.	Importance Factor	I_s = 1.0
G.4.	Snow Exposure Factor	C_e = 0.9
G.5.	Thermal Factor:	C_t = 1.2
H.	Wind Load:	
H.1.	Basin Design Wind Speed:	V = 115 mph
H.2.	Site Wind Exposure:	C
I.	Seismic Load:	
I.1.	Seismic Importance Factor:	I_e = 1.00
I.2.	Soil Site Class:	D
I.3.	Seismic Design Category:	D
I.4.	Mapped Spectral Response Acceleration Parameters:	
I.4.1.	Short Period:	S_S = 1.194
I.4.2.	1–second:	S_1 = 0.445
I.5.	Design Spectral Response Acceleration Parameters:	
I.5.1.	Short Period:	S_{DS} = 0.814
I.5.2.	1–second:	S_{D1} = 0.461
I.6.	Basic Seismic Force Resisting System(s):	
I.6.1.	Special Reinforced Concrete Shear Walls	
I.6.1.1.	Response Modification Coefficient:	R = 5.0
I.6.1.2.	System Overstrength Factor:	Ω_0 = 2.5
I.6.1.3.	Deflection Amplification Factor:	C_d = 5.0
I.7.	Seismic design base shear:	V = 23 kips
I.8.	Analysis Procedure Used:	Equivalent Lateral Force
J.	Mechanical Loads:	
J.1.	Refer to mechanical plans for special mechanical equipment loads.	

7. FOUNDATIONS

   A. All structure footings shall be set to a depth of at least 30" below finish grade and be established entirely on suitable (not topsoil, soft soils, etc), undisturbed natural gravel soils, or upon structural/engineered fill extending to suitable undisturbed natural gravel soils, unless other wise noted on the plans.
   B. Allowable bearing pressure for all footings Qa = 2,500 psf
   C. The allowable bearing pressure may be increased by ⅓ for temporary loads such as wind and seismic forces.
   D. Local areas of soft and/or unacceptable material encountered at bottom of footing elevations indicated on the plans must be over–excavated and brought up to design grade with compacted "structural fill" or "lean concrete fill".
   E. See geotechnical letter by CMT Engineering Laboratories dated June 30, 2015 for structural fill and foundation preparation requirements.
   F. Design for the mitigation of subsurface water shall be the responsibility of the Contractor.
   G. The Engineer shall be notified in writing if any clay type soils, debris or unconsolidated materials are encountered during excavations for foundations.
   H. The floor slab shall be supported as recommend for the footings and be underlain by at least 6–inches of free draining granular material such as ¾–inch minus gravel to act as a capillary break and to aid in distributing floor loads.
   I. To help control normal shrinkage and stress cracking, the floor slabs should have adequate reinforcement for the anticipated floor loads with reinforcement continuous through interior floor joints, frequent crack control joints, and non–rigid attachment of the slabs to the foundation walls and bearing slabs.
   J. The concrete apron shall be consist of at least 7–inches of concrete over at least 6–inches of roadbase placed on suitable, undisturbed, natural gravel soils.

8. CONCRETE

   A. GENERAL. Concrete shall be proportioned to provide an average compressive strength, f'c, as prescribed in ACI 318 and shall satisfy the durability criteria of ACI 318.
   B. PROJECT CONCRETE MIX TYPES: Concrete shall be proportioned and furnished for the various project uses as indicated on the plans and as follows:
      B.1. M1: f'c = 5,000 psi, Absolute water–cement ratio by weight = 0.40, Air Content = 6% (±1.5%).
   C. CONCRETE MIX COMPONENTS.
      C.1. A water–reducing admixture conforming to ASTM C494, used in strict conformance with the manufacturer's instructions, shall be incorporated in all concrete mix designs. At Contractor's option, a high–range water–reducing (HRWR) admixture conforming to ASTM C494, Type F or G, may be used provided the total slump is less than 10".
      C.2. Higher water–cement ratios than shown above may be used if substantiated in accordance with ACI 318.
      C.3. Fly–ash conforming to ASTM C618 Type F or C, may replace up to 20% of the cement content, provided that the mix strength is substantiated by test data.
      C.4. Cement: ASTM C150 Type V. Due to salt storage.
      C.5. Water: Clean & Potable.
      C.6. Air entraining agent: ASTM C260. Except where noted non–air entrained.
      C.7. Aggregate: 1–inch Maximum aggregate per ASTM C33. Unless noted otherwise.
      C.8. Mix Proportioning: ACI 211.1 and 350R.
   D. CONCRETE ACCESSORIES:
      D.1. REINFORCING STEEL: Reinforcing steel shall be epoxy coated and conform to ASTM A615 Grade 60; #3 bars may be Grade 40.
      D.2. EXPANSION BOLTS: Bolts noted on the plans as Expansion Bolts shall be HILTI Kwik Bolt–II, stud anchors; size and embedment as noted on the drawings, installed per the manufacturers recommendations; or an approved equal.
      D.3. EPOXY SET BOLTS & REBAR: Bolts and reinforcing steel bars noted on the plans as Epoxy or Construction Adhesive Set Bolts or Rebar shall be set in place utilizing the SIMPSON SET High Strength Epoxy system; size and embedment as noted on the drawings, installed per the manufacturers recommendations; or an approved equal.
      D.4. JOINTING MATERIALS: All jointing materials including expansion joints and sealants, shall be resistant to chemical attack for the design life of the facility. Sealants shall conform to ASTM C 920 and Federal Specification TT–S–00277E.
   E. CONCRETE PROPORTIONS. Concrete mix proportioning shall be in accordance with ACI 211.1; Standard Practice for Selecting Proportions for Normal, Heavyweight, and Mass Concrete.
   F. CONCRETE MIX VERIFICATION: Concrete mix designs shall be verified by standard 28–day cylinder tests per ASTM C39.
   G. EVALUATION AND ACCEPTANCE OF CONCRETE. Concrete shall be tested in accordance with the requirements of ACI 318.
   H. MIXING & PLACING CONCRETE. Concrete shall be prepared, mixed, placed and consolidated in accordance with ACI 318 and as follows:
      H.1. ACI 304; Guide for Measuring, Mixing, Transporting, and Placing Concrete.
      H.2. ACI 309; Guide for Consolidation of Concrete.
   I. CONCRETE CURING. Concrete shall be maintained above 50–degrees F and in a moist condition for at least 7 days after placement, except when cured in accordance with ACI 318.
      I.1. Curing of concrete shall be per the recommendations given in ACI 308; Guide to Curing Concrete.
   J. COLD WEATHER REQUIREMENTS. Adequate equipment shall be provided for heating concrete materials and protecting concrete during freezing or near–freezing weather. The recommended procedures listed in ACI 306; Cold Weather Concreting shall be followed.
      J.1. Cold weather is defined as a period when, for more than 3 consecutive days, the following conditions exist:
         J.1.1. The average daily air temperature is less than 40–degrees F and
         J.1.2. The air temperature is not greater than 50–degrees F for more than one–half of any 24–hour period.
   K. HOT WEATHER REQUIREMENTS. During hot weather, proper attention shall be given to ingredients, production methods, handling, placing, protection, and curing to prevent excessive concrete temperatures or water evaporation that could impair required strength or serviceability of the member or structure. The recommended procedures listed in ACI 305; Hot Weather Concreting shall be followed.
      K.1. Hot weather is any combination of the following conditions that tends to impair the quality of freshly mixed or hardened concrete by accelerating the rate of moisture loss and rate of cement hydration, or otherwise causing detrimental results:
         K.1.1. High ambient temperature.
         K.1.2. High concrete temperature.
         K.1.3. Low relative humidity.
         K.1.4. Wind speed.
         K.1.5. Solar radiation.

9. FORMWORK AND FINISHING

   A. Forms shall result in a final structure that conforms to shapes, lines, and dimensions of the members as required by the design drawings and specifications.
      A.1. Design of formwork shall be in accordance with ACI 318.
      A.2. Formwork shall be in accordance with ACI 347; Guide to Formwork for Concrete.
   B. Tolerances for finished concrete surfaces shall meet the following requirements, class of surface is per Table 3.4:
      B.1. Footings: Class C
      B.2. Foundation walls: Class B
      B.3. Above grade concrete not visible to sight: Class B
      B.4. Above–grade concrete visible to sight: Class A
   C. REMOVAL OF FORMS.
      C.1. Concrete forms shall not be removed until the retained concrete has reached the following minimum percentage of the required 28 day compressive strength:
         C.1.1. Footings and base slabs on grade: 50% of f'c.
         C.1.2. Foundation walls and columns: 67% of f'c.
      C.2. Where concrete cylinder tests are not available for strength verification the following guide may be used when permitted by the Project Engineer:
         C.2.1. Footings and base slabs on grade: 12 hours.
         C.2.2. Foundation walls and columns: 24 hours.
   D. EMBEDMENTS IN CONCRETE.
      D.1. Conduits, pipes, and sleeves of any material not harmful to concrete and within limitations of ACI 318 shall be permitted to be embedded in concrete with approval of the Project Engineer, provided they are not considered to replace structurally the displaced concrete, except as provided in ACI 318.
      D.2. Conduits and pipes of aluminum shall not be embedded in structural concrete unless effectively coated or covered to prevent aluminum–concrete reaction or electrolytic action between aluminum and steel.
   E. CONSTRUCTION JOINTS.
      E.1. Construction joints shall only be placed where indicated on the project drawings or as approved by the Project Engineer.
      E.2. Construction joints shall be constructed in accordance with ACI 318.
      E.3. Sawed contraction joints. Conform to ACI 301.
   F. CONCRETE FINISHING. All concrete surfaces shall be finished in accordance with ACI 301.
   G. Formed Concrete Surfaces. After removal of forms, give each formed surface one or more of the following finishes:
      G.1. Non–liquid Retaining Concrete Structures:
         G.1.1. Concrete footings and foundations not exposed to view. Provide an As–cast finish per Section 5.3.3.3a.
         G.1.2. Foundation wall and other surfaces below grade and not exposed to view. Provide a Rough–form finish per Section 5.3.3.3.a.
         G.1.3. Interior, exterior and top surfaces exposed to view to 6–inches below grade. Provide a Smooth–form finish per Section 5.3.3.3.b.
      G.2. Unformed Concrete Surfaces. Unformed concrete surfaces including the top surface of all concrete floor slabs shall be finished in accordance with ACI 301

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SALT STORAGE BUILDING
HIGHLAND CITY CORPORATION

GENERAL STRUCTURAL NOTES

FILE: 50-18-065_S-001X_S_NOTES
JUB PROJ. # : 50-18-065
DRAWN BY: JTB
DESIGN BY: JTB
CHECKED BY: CJF
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 5/24/2019

SHEET NUMBER:
S-001

Plot Date:5/28/2019 3:18 PM Plotted By: Jeremy Burns
Date Created:4/30/2019 \\OREMFILES\PUBLIC\PROJECTS\JUB\HIGHLAND\50-18-065 SALT STORAGE BUILDING\CAD\SHEET\50-18-065_S-001X_S_NOTES.DWG

GENERAL STRUCTURAL NOTES CONTINUED

Section 5.3.4 and ACI 302 Chapter 8.
- G.2.1. For the top surfaces of walls, provide a "Scratched finish" per Section 5.3.4.2.a.
- G.2.2. Interior floor surfaces shall receive a Troweled finish per Section 5.3.4.2c.

G.3. Provide a Nonslip finish for exterior surfaces and where indicated on the plans.

10. DETAILS OF REINFORCEMENT

A. Placement of all reinforcing steel within concrete structures shall be in conformance with ACI 318.
B. Reinforcing steel hooks, bends, ties, splices and other reinforcement details shall be in accordance with ACI 315; Details and Detailing of Concrete Reinforcement.
C. Spacing limits for reinforcement shall be in conformance with ACI 318.
D. Concrete protection for reinforcement. Unless noted elsewhere on the drawings, all reinforcing steel shall have the following concrete cover:
- D.1. For non–liquid containing concrete structures; per ACI 318:
  - D.1.1. Concrete cast against earth: 3.00 inch
  - D.1.2. Concrete exposed to earth, liquid or weather;
    - D.1.2.1. No. 5 or smaller bars: 1.50–inch
    - D.1.2.2. No. 6 or larger bars: 2.00–inch
  - D.1.3. Concrete not exposed to earth or weather;
    - D.1.3.1. No. 11 or smaller bars: 0.75–inch
    - D.1.3.2. No. 14 or larger bars: 1.5–inch

E. Concrete blocks or plastic–coated bar chairs shall be provided for support of all slab reinforcing steel, sufficient in number to prevent settlement or sagging, but in no case shall such support be continuous. Metal clips or supports shall not be placed in contact with the forms or the sub–grade.
F. Dowels and anchor bolts shall be wired or otherwise held in correct position prior to placing concrete. Care shall be taken to insure that dowels and anchor bolts remain plum after concrete is poured and vibrated. In no case shall dowels or anchor bolts be stabbed into freshly poured concrete!

G. Provide dowels in footings and at construction joints to match vertical reinforcing bar size and spacing, unless otherwise noted on the drawings.
H. Where drilled in anchors are to be post–installed into concrete surfaces, take care to locate reinforcing steel so that it will not interfere with the drilling operations. Move bars plus or minus 2 inches in order to avoid drilling conflicts.
I. All bar bends, hooks, splices and other reinforcing steel details shall conform to the requirements of ACI 315.
J. Unless otherwise noted on the plans all bars shall be spliced with a minimum Class A lap splice; lap splices of deformed bars and deformed wire in tension zones shall be Class B splices.
K. At all corners and wall intersections provide bent bars to match the horizontal reinforcing steel and in accordance with the typical corner reinforcing details.
L. Chamfer all exposed corners and fillet entrant angles ¾" unless otherwise noted on the drawings.

11. STRUCTURAL STEEL

A. STRUCTURAL STEEL:
- A.1. M & S SHAPES: ASTM A36, Fy=36 ksi.
- A.2. PLATES, BARS, CHANNELS & ANGLES: ASTM A36, Fy=36 ksi.
- A.3. STEEL PIPE: ASTM A53 Grade B, Fy=35 ksi.
- A.4. SQUARE, RECTANGULAR HSS, STEEL TUBING: ASTM A500 Grade B, Fy=46 ksi.

B. STRUCTURAL BOLTS: High Strength Bolts shall be ASTM A325, Type 1. Nuts for High Strength Bolts shall conform to ASTM A563, Grade DH, Heavy Hex.
C. ANCHOR RODS: Anchor Rods (bolts set into concrete) shall be ASTM F1554, Fy=36 ksi, or Gr 105 as indicated on the plans. Nuts for anchor rods shall conform to ASTM A563, Grade A, Heavy Hex.
D. THREADED STEEL RODS: Threaded steel rods shall conform to ASTM A36, Fy=36 ksi. Nuts for threaded rods shall conform to ASTM A563, Grade A, Heavy Hex.
E. WASHERS: All washers shall conform to ASTM F436.
F. BOLT PLACEMENT: All bolts shall be on member standard gage lines except as noted otherwise.
G. NON–SHRINK GROUT: All non–shrink grout noted on the plans shall be non–shrink, non–metallic grout with a minimum 28–day compressive strength of 7,000 psi.
H. WELDING OF STRUCTURAL STEEL: All welding shall conform to the requirements of the current AWS Structural Welding Code D1.1–02
- H.1. Weld Metal: Fexx=70 ksi, typical unless otherwise noted or required by AWS.
- H.2. All welders shall be tested and certified by an independent testing agency.
- H.3. Qualification of welders shall be in accordance with the Specifications for Standard Qualification Procedure of the AWS.

12. PRE–MANUFACTURED METAL BUILDING

A. Pre manufactured building shall be designed with rigid frames parallel to concrete walls along grids 1 and 2.
B. The concrete walls are not designed for lateral loads perpendicular to walls due to rigid frame loads.
C. Submit plans and calculations for review prior to fabrication.

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SALT STORAGE BUILDING
HIGHLAND CITY CORPORATION

GENERAL STRUCTURAL NOTES

FILE : 50-18-065_S-001X_S_NOTES
JUB PROJ. # : 50-18-065
DRAWN BY: JTB
DESIGN BY: JTB
CHECKED BY: CJF
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 5/24/2019

SHEET NUMBER:
S-002

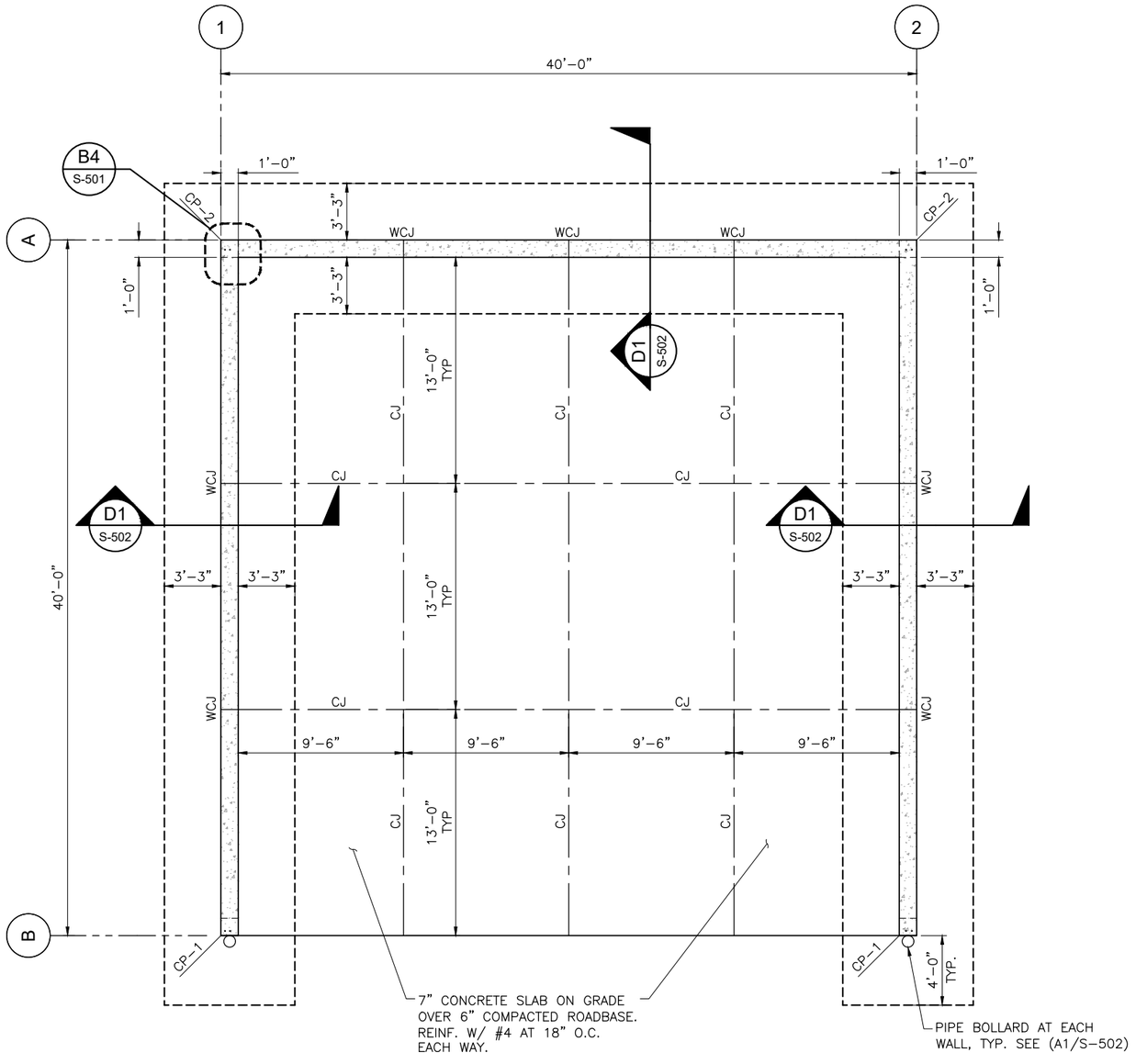
Plot Date:5/28/2019 3:18 PM Plotted By: Jeremy Burns
Date Created:4/30/2019 \\OREMFILES\PUBLIC\PROJECTS\JUBHIGHLAND\50-18-065 SALT STORAGE BUILDING\CAD\SHEET\50-18-065_S-001X_S_NOTES.DWG

MARKS & SYMBOLS LEGEND:

MARK	DESCRIPTION
	SECTION MARK SHEET NUMBER
	CONCRETE WALL, SEE FOOTING & FOUNDATION DETAILS ON (S–502)
CJ	SLAB ON GRADE CONTROL JOINT, SEE FOOTING & FOUNDATION DETAILS ON (S–502)
WCJ	WALL CONSTRUCTION/CONTROL JOINT, SEE FOOTING & FOUNDATION DETAILS ON (S–502)
CP–x	CONCRETE PIER, SEE SCHEDULE ON (S–102)

FOUNDATION PLAN NOTES:

1. SEE FOOTING & FOUNDATION DETAILS ON SHEET (S–501) FOR STRUCTURAL FILL BENEATH FOOTINGS, IF REQUIRED BY SITE SOIL CONDITIONS.
2. SEE FOOTING & FOUNDATION DETAILS ON SHEET (S–501) FOR REINFORCING AROUND MISCELLANEOUS OPENINGS IN CONCRETE WALLS.
3. SEE FOOTING & FOUNDATION DETAILS ON SHEET (S–501) FOR BURIED PIPES RUNNING PARALLEL AND PERPENDICULAR TO FOOTINGS.
4. SEE FOOTING & FOUNDATION DETAILS ON SHEET (S–502) FOR TYPICAL CONSTRUCTION AND CONTROL JOINTS IN FLOOR SLABS.
5. SEE FOOTING & FOUNDATION DETAILS ON SHEET (S–501) FOR CONCRETE REINFORCING STEEL LAP SCHEDULE.
6. ALL REINFORCING STEEL SHALL BE EPOXY COATED.



D1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

EXISTING FILL:

PORTIONS OF THIS SITE ARE OVERLAIN BY FILL SOILS. REMOVE FILL SOILS BENEATH SALT STORAGE, PAD AND RETENTION AND PLACE STRUCTURAL FILL PER THE RECOMMENDATIONS OF THE JUNE 30, 2015 CMT ENGINEERING LETTER TO HIGHLAND CITY. A PORTION OF THESE RECOMMENDATIONS IS INCLUDED BELOW:

SITE GRADING
ALL DELETERIOUS MATERIALS SHOULD BE STRIPPED FROM THE SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES. THIS INCLUDES EXISTING FILL SOILS, LOOSE AND DISTURBED SOILS, TOPSOIL, VEGETATION, ETC.

EXCAVATIONS SHOULD BE EXAMINED BY A QUALIFIED GEOTECHNICAL ENGINEER TO ASSURE THAT ALL DELETERIOUS MATERIALS HAVE BEEN REMOVED FROM BENEATH THE PROPOSED STRUCTURE.

WE UNDERSTAND THE SITE GRADE WILL BE RAISED SLIGHTLY. FILL PLACED OVER LARGE AREAS TO RAISE OVERALL SITE GRADES CAN INDUCE SETTLEMENTS IN THE UNDERLYING NATURAL SOILS. IF MORE THAN 3 FEET OF SITE GRADING FILL IS ANTICIPATED OVER THE EXISTING SURFACE OF THE SITE, WE SHOULD BE NOTIFIED TO ASSESS POTENTIAL SETTLEMENTS AND PROVIDE ADDITIONAL RECOMMENDATIONS AS NEEDED. THESE RECOMMENDATIONS MAY INCLUDE PLACEMENT OF THE SITE GRADING FILL FAR IN ADVANCE TO ALLOW POTENTIAL SETTLEMENTS TO OCCUR PRIOR TO CONSTRUCTION.

FILL MATERIALS
THE EXISTING GRAVEL FILL SOILS AND UNDERLYING NATURAL GRAVEL SOILS MAY BE SUITABLE FOR USE AS STRUCTURAL FILL. DEBRIS SHOULD BE REMOVED FROM EXISTING FILL SOILS PRIOR TO RE–USE.

STRUCTURAL FILL SHOULD BE COMPOSED OF WELL–GRADED GRANULAR SOILS FREE OF ORGANICS, DEBRIS, OR OTHER DELETERIOUS MATERIALS. WE RECOMMEND A WELL–GRADED SANDY GRAVEL MATERIAL WITH NO LESS THAN 5% AND NO MORE THAN 25% PASSING THE #200 SIEVE AND NO PARTICLES GREATER THAN 4 INCHES IN MAXIMUM DIMENSION.

FILL PLACEMENT
STRUCTURAL FILL SHOULD BE PROPERLY MOISTURE CONDITIONED AND COMPACTED. THE VARIOUS TYPES OF COMPACTION EQUIPMENT AVAILABLE HAVE THEIR LIMITATIONS AS TO THE MAXIMUM LIFT THICKNESS THAT CAN BE COMPACTED. FOR EXAMPLE, HAND OPERATED EQUIPMENT IS LIMITED TO LIFTS OF ABOUT 4 INCHES AND MOST "TRENCH COMPACTORS" HAVE A MAXIMUM, CONSISTENT COMPACTION DEPTH OF ABOUT 6 INCHES. LARGE ROLLERS, DEPENDING ON SOIL AND MOISTURE CONDITIONS CAN ACHIEVE COMPACTION AT 8 TO 12 INCHES. THE FULL THICKNESS OF EACH LIFT SHOULD BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D–1557.

STRUCTURAL FILL PLACED BELOW FOOTINGS SHOULD EXTEND BEYOND THE INTERIOR AND EXTERIOR EDGE OF THE FOOTINGS 6 INCHES FOR EVERY 12 INCHES BELOW THE FOOTINGS. IN OTHER WORDS, IF TWO FEET OF STRUCTURAL FILL IS PLACED BELOW THE FOOTINGS, THE STRUCTURAL FILL SHOULD EXTEND ONE FOOT WIDER THAN THE FOOTING ON BOTH SIDES.

CEMENT TYPE
BECAUSE THE STRUCTURE WILL BE USED TO STORE ROAD SALT, WE RECOMMEND THAT TYPE V CEMENT BE UTILIZED FOR FOOTINGS, SLABS, WALLS, AND APRON FOR THE STRUCTURE DUE TO THE HIGH SALT CONCENTRATIONS.

FOUNDATIONS
FOUNDATIONS FOR THE PROPOSED ROAD SALT STORAGE BUILDING, SUPPORTING THE MAXIMUM STRUCTURAL LOADS DISCUSSED ABOVE, SHOULD BE PLACED A MINIMUM OF 30 INCHES BELOW FINAL GRADE AND BE ESTABLISHED ENTIRELY ON SUITABLE (NOT TOPSOIL, SOFT SOILS, ETC), UNDISTURBED NATURAL GRAVEL SOILS, OR UPON STRUCTURAL/ENGINEERED FILL EXTENDING TO SUITABLE UNDISTURBED NATURAL GRAVEL SOILS. FOOTINGS BEARING ON SUITABLE UNDISTURBED NATURAL GRAVEL SOILS MAY BE DESIGNED USING A MAXIMUM ALLOWABLE BEARING PRESSURE OF 2,500 PSF. THE ALLOWABLE BEARING PRESSURE MAY BE INCREASED BY 1/3 FOR TEMPORARY LOADS SUCH AS WIND AND SEISMIC FORCES.

FLOOR SLAB
WE RECOMMEND THAT THE FLOOR SLAB BE SUPPORTED AS RECOMMENDED FOR FOOTINGS. TO ACT AS A CAPILLARY BREAK, AND TO AID IN DISTRIBUTING FLOOR LOADS, THE FLOOR SLAB SHOULD BE UNDERLAIN BY AT LEAST 4 INCHES OF FREE–DRAINING GRANULAR MATERIAL SUCH AS ¾ INCH MINUS GRAVEL OR 'PEA GRAVEL' TO ACT AS A CAPILLARY BREAK AND TO AID IN DISTRIBUTING FLOOR LOADS.

TO HELP CONTROL NORMAL SHRINKAGE AND STRESS CRACKING, THE SLABS SHOULD HAVE THE FOLLOWING FEATURES:
1. ADEQUATE REINFORCEMENT FOR THE ANTICIPATED FLOOR LOADS WITH THE REINFORCEMENT CONTINUOUS THROUGH INTERIOR FLOOR JOINTS;
2. FREQUENT CRACK CONTROL JOINTS; AND
3. NON–RIGID ATTACHMENT OF THE SLABS TO FOUNDATION WALLS AND BEARING SLABS.

CONCRETE APRON
WE ANTICIPATE A CONCRETE APRON WILL BE CONSTRUCTED ON THE OPEN SIDE OF THE STRUCTURE. WE RECOMMEND THE APRON CONSIST OF AT LEAST 6 INCHES OF CONCRETE OVER AT LEAST 4 INCHES OF ROADBASE PLACED ON SUITABLE, UNDISTURBED, NATURAL GRAVEL SOILS.

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SALT STORAGE BUILDING
HIGHLAND CITY CORPORATION

FOOTING AND FOUNDATION PLAN

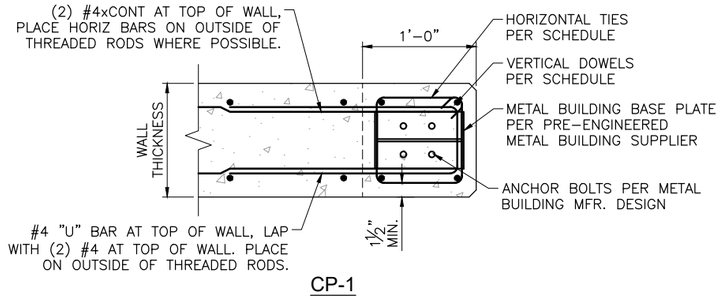
FILE: 50-18-065_S-101X_STRUCTURAL
JUB PROJ. # : 50-18-065
DRAWN BY: JTB
DESIGN BY: JTB
CHECKED BY: CJF
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 5/28/2019

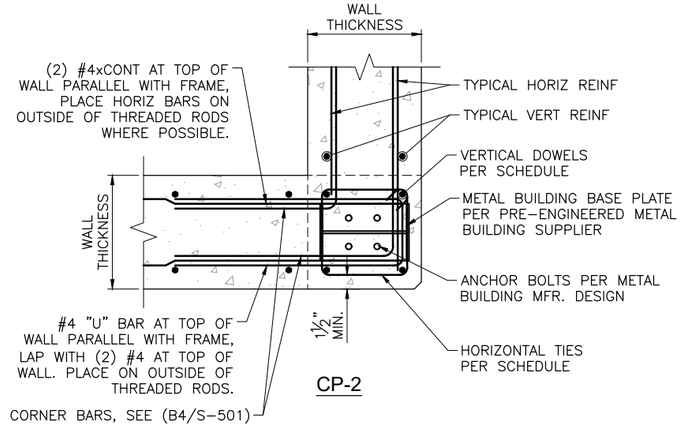
SHEET NUMBER:
S-101

Plot Date:5/28/2019 3:19 PM Plotted By: Jeremy Burns
Date Created:5/24/2019 \\OREMFILES\PUBLIC\PROJECTS\JUB\HIGHLAND\50-18-065 SALT STORAGE BUILDING\CAD\SHEET\50-18-065_S-101X_STRUCTURAL.DWG

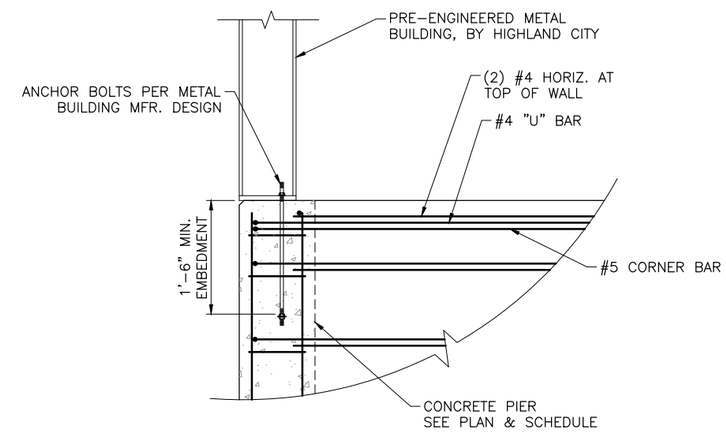
CONCRETE PIER SCHEDULE						
PIER MARK	PIER SIZE	VERTICAL REINFORCING		HORIZONTAL TIES		REMARKS
		NO.	SIZE	SIZE	SPACING	
CP–1	WALL THICKNESS X 12"	4	#6	#3	12" O.C.*	* HORIZONTAL TIES: #3 @ 4" O.C. WITHIN 2'–0" OF TOP & BOTTOM OF PIER
CP–2	WALL THICKNESS X WALL THICKNESS	4	#6	#3	12" O.C.*	

CONCRETE PIER NOTES:
1. SEE FOUNDATION PLAN FOR PIER TYP CALLOUTS.
2. INSTALL (3) SETS OF TIES AT 2" C.C. AT TOP OF ALL PIERS UNLESS OTHERWISE NOTED.
3. SEE GENERAL STRUCTURAL NOTES FOR ALL OTHER REQUIREMENTS.





D1 CONCRETE PIER SCHEDULE
SCALE:NOT TO SCALE



D3 TYPICAL ANCHOR ROD
SCALE:1"=1'-0"

J-U-B ENGINEERS, INC.
J-U-B ENGINEERS, INC.
240 W. Center St.
Suite 200
Orem, UT 84057
Phone: 801.226.0393
www.jub.com

BID SET

LICENSED CERTIFIED STRUCTURAL ENGINEER
No. 292710
STEPHEN E. ROBERTS
STATE OF UTAH

REUSE OF DRAWINGS
J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENTS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APP.	DATE
	REVISION			

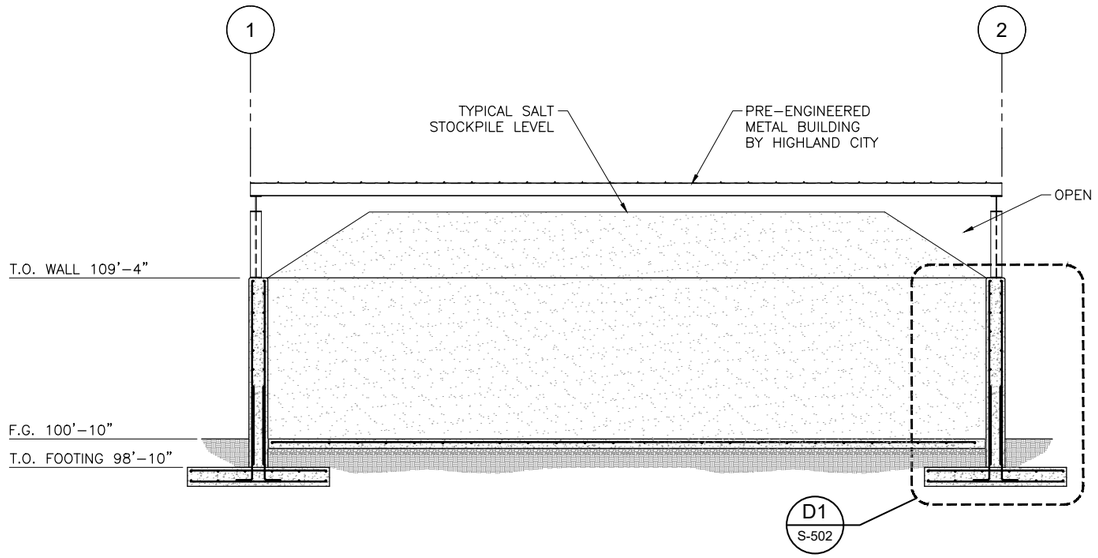
SALT STORAGE BUILDING
HIGHLAND CITY CORPORATION

ANCHOR ROD LAYOUT

FILE : 50-18-065_S-101X_STRUCTURAL
JUB PROJ. # : 50-18-065
DRAWN BY: JTB
DESIGN BY: JTB
CHECKED BY: CJF
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 5/28/2019

SHEET NUMBER:
S-102

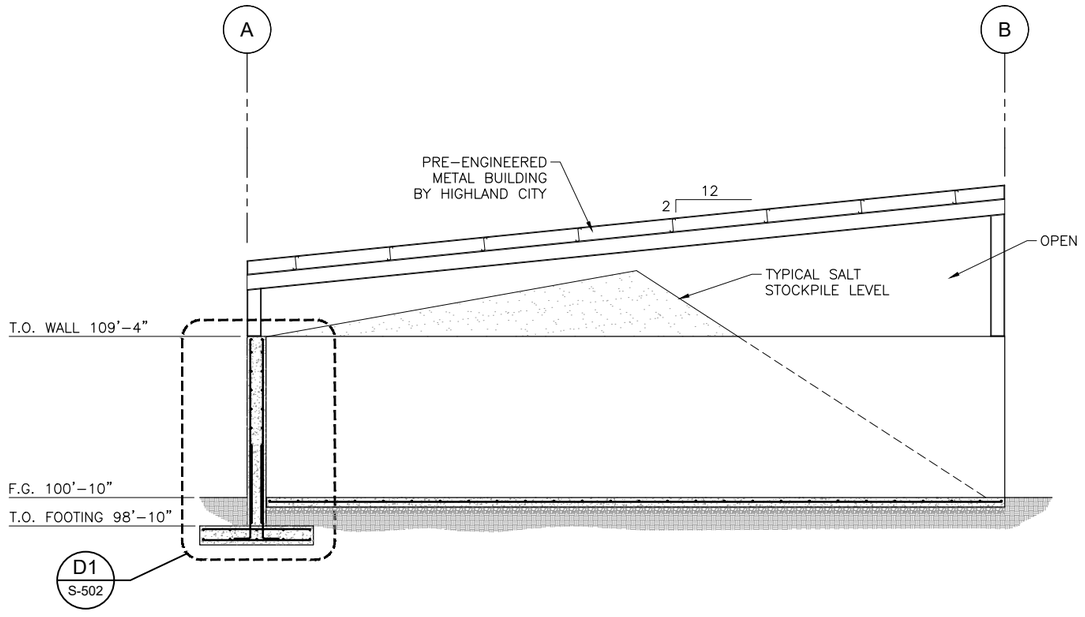
Plot Date:5/28/2019 3:19 PM Plotted By: Jeremy Burns
Date Created:5/24/2019 \\OREMFILES\PUBLIC\PROJECTS\JUB\HIGHLAND\50-18-065 SALT STORAGE BUILDING\GADSHEET\50-18-065_S-101X_STRUCTURAL.DWG



NOTE: SUBMIT LOADS FROM PRE–ENGINEERED BUILDING TO ENGINEER FOR REVIEW.

B1 BUILDING SECTION

SCALE: 1/4" = 1'-0"



D1 BUILDING SECTION

SCALE: 1/4" = 1'-0"

REUSE OF DRAWINGS:
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NO.	DESCRIPTION	BY	APP.	DATE
	REVISION			

J-U-B ENGINEERS, INC.
240 W. Center St.
Suite 200
Orem, UT 84057
Phone: 801.226.0393
www.jub.com

BID SET

LICENSED CERTIFIED STRUCTURAL ENGINEER
No. 292710
STEPHEN E. ROBERTS
STATE OF UTAH

SALT STORAGE BUILDING
HIGHLAND CITY CORPORATION

BUILDING SECTIONS

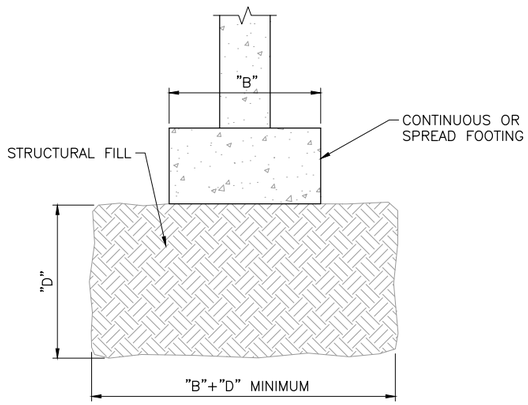
FILE : 50-18-065_S-101X_STRUCTURAL
JUB PROJ. # : 50-18-065
DRAWN BY: JTB
DESIGN BY: JTB
CHECKED BY: CJF
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 5/28/2019

SHEET NUMBER:
S-301

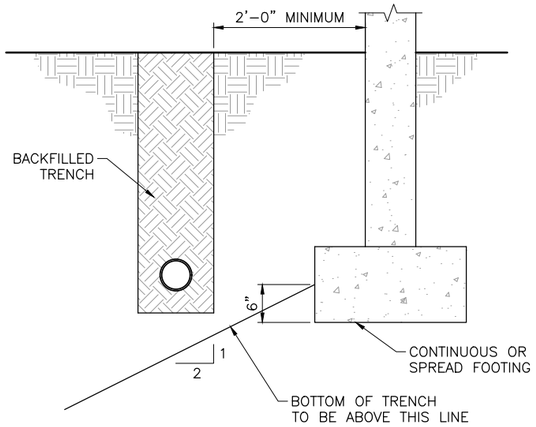
Plot Date:5/28/2019 3:19 PM Plotted By: Jeremy Burns
Date Created:5/24/2019 \\OREMFILES\PUBLIC\PROJECTS\JUB\HIGHLAND\50-18-065 SALT STORAGE BUILDING\CAD\SHEET\50-18-065_S-101X_STRUCTURAL.DWG

NOTE:

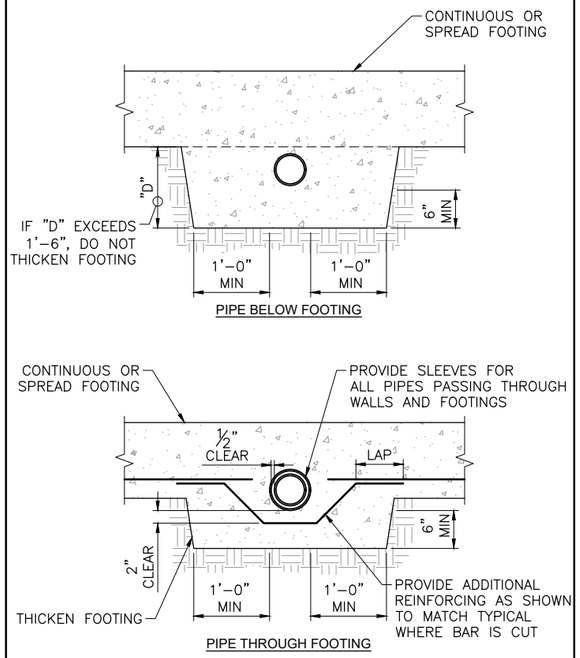
1. FOUNDATIONS SHALL BE ESTABLISHED ENTIRELY ON SUITABLE, UNDISTURBED NATURAL GRAVEL SOILS, OR UPON STRUCTURAL/ENGINEERED FILL EXTENDING TO SUITABLE UNDISTURBED NATURAL GRAVEL SOILS.
2. USE THIS DETAIL ONLY IF STRUCTURAL FILL MATERIAL IS REQUIRED.
3. PLACE FILL MATERIAL IN LIFTS CONSISTENT WITH COMPACTOR LIMITS AND COMPACT EACH LIFT TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.



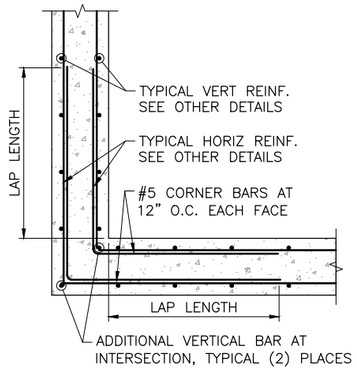
B1 STRUCTURAL FILL DETAIL
SCALE:NOT TO SCALE



B2 PIPE PARALLEL TO FOOTING DETAIL
SCALE:NOT TO SCALE



B3 PIPE PERPENDICULAR TO FOOTING DETAIL
SCALE:NOT TO SCALE



B4 CORNER REINFORCEMENT DETAIL FOR CONCRETE WALLS
SCALE:NOT TO SCALE

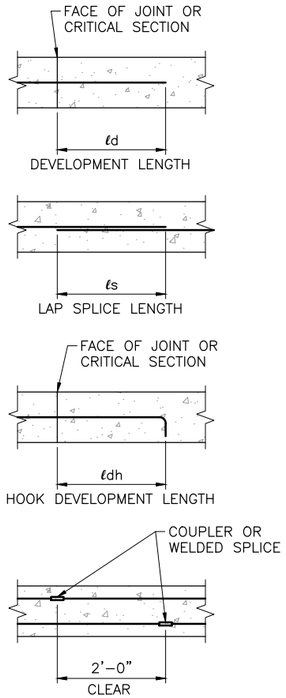
CONCRETE REINFORCING STEEL LAP SPLICE SCHEDULE

BAR LOCATION	CONCRETE REINFORCING DEVELOPMENT & SPILCE LENGTH (IN)																	
	CONCRETE		BAR SIZE															
	TYPE	STRENGTH	#3			#4			#5			#6			#7			
			ℓd	ℓs	ℓdh	ℓd	ℓs	ℓdh	ℓd	ℓs	ℓdh	ℓd	ℓs	ℓdh	ℓd	ℓs	ℓdh
VERT. WALL BARS, FILL ON METAL DECK	NWC	3,000 psi	21	27	10	27	35	10	34	44	12	50	65	18	72	93	20
HORIZ. WALL BARS, FOOTING TOP BARS	NWC	3,000 psi	21	27	10	27	35	10	34	44	12	50	65	18	72	93	20
FOOTING BOTTOM BARS	NWC	3,000 psi	15	20	10	17	22	10	21	27	12	30	39	18	44	57	20
SLAB ON GRADE	NWC	3,000 psi	15	20	10	17	22	10	21	27	12	30	39	18	48	63	20

BAR LOCATION	CONCRETE REINFORCING DEVELOPMENT & SPILCE LENGTH (IN)																	
	CONCRETE		BAR SIZE															
	TYPE	STRENGTH	#3			#4			#5			#6			#7			
			ℓd	ℓs	ℓdh	ℓd	ℓs	ℓdh	ℓd	ℓs	ℓdh	ℓd	ℓs	ℓdh	ℓd	ℓs	ℓdh
VERT. WALL BARS, FILL ON METAL DECK	NWC	4,000 psi	18	24	9	23	30	9	29	38	10	44	57	15	63	83	18
HORIZ. WALL BARS, FOOTING TOP BARS	NWC	4,000 psi	18	24	9	23	30	9	29	38	10	44	57	15	63	83	18
FOOTING BOTTOM BARS	NWC	4,000 psi	15	20	9	15	20	9	18	24	10	27	34	15	38	50	18
SLAB ON GRADE	NWC	4,000 psi	15	20	9	15	20	9	18	24	10	27	34	15	42	54	18

CONCRETE REINFORCING LAP NOTES:

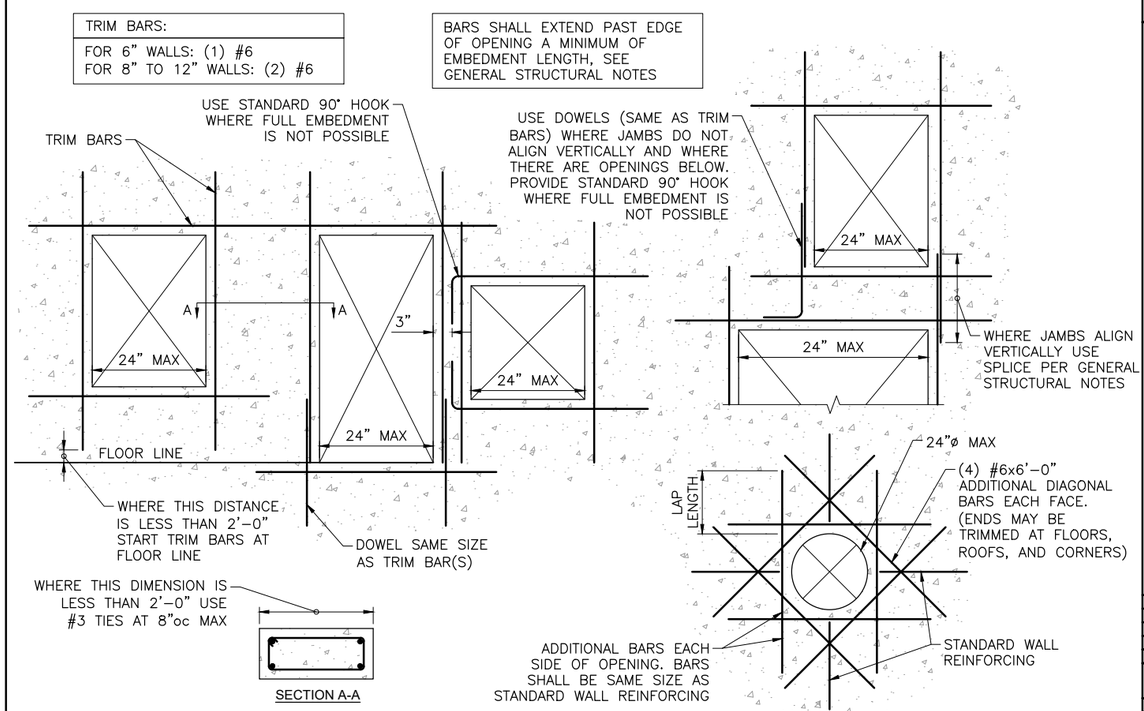
1. THESE NOTES SHALL BE USED FOR ALL SPLICES, UNLESS NOTED OTHERWISE.
2. MECHANICAL COUPLERS MAY BE USED IN LIEU OF LAP SPLICES SHOWN. SEE STRUCTURAL NOTES FOR MINIMUM COUPLER CAPACITY. WHERE MECHANICAL COUPLERS ARE USED, STAGGER ADJACENT SPLICES A MINIMUM OF 24" AS INDICATED.
3. DEVELOPMENT LENGTHS SHALL BE INCREASED BY 50% FOR STRAIGHT BAR DEVELOPMENT.
4. WHEN SPLICING BARS OF DIFFERENT SIZES, USE LAP SPLICE LENGTH OF LARGER BARS UNO.
5. TIES AND STIRRUPS SHALL NOT BE SPLICED.



D1 CONCRETE REINFORCEMENT STEEL LAP SPLICE SCHEDULE
SCALE:NOT TO SCALE

TRIM BARS:
FOR 6" WALLS: (1) #6
FOR 8" TO 12" WALLS: (2) #6

BARS SHALL EXTEND PAST EDGE OF OPENING A MINIMUM OF EMBEDMENT LENGTH, SEE GENERAL STRUCTURAL NOTES



D3 REINFORCING DETAIL FOR MISCELLANEOUS OPENINGS IN CONCRETE WALLS
SCALE:NOT TO SCALE

J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
240 W. Center St.
Suite 200
Orem, UT 84057
Phone: 801.226.0393
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BID SET

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No. 292710
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NO.	REVISION	BY	APP.	DATE
1	EPOXY COATED REINFORCEMENT	DW	MAT	10/27/15

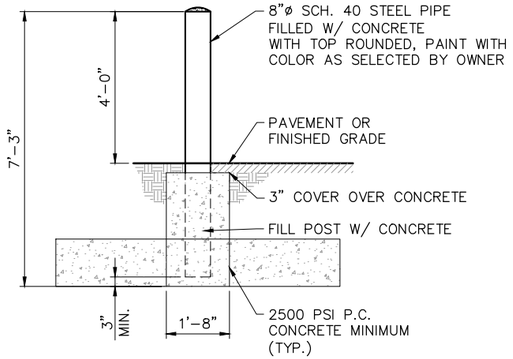
SALT STORAGE BUILDING
HIGHLAND CITY CORPORATION

FOOTING AND FOUNDATION DETAILS

FILE : 50-18-065_S-101X_STRUCTURAL
JUB PROJ. # : 50-18-065
DRAWN BY: JTB
DESIGN BY: JTB
CHECKED BY: CJF
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 5/28/2019

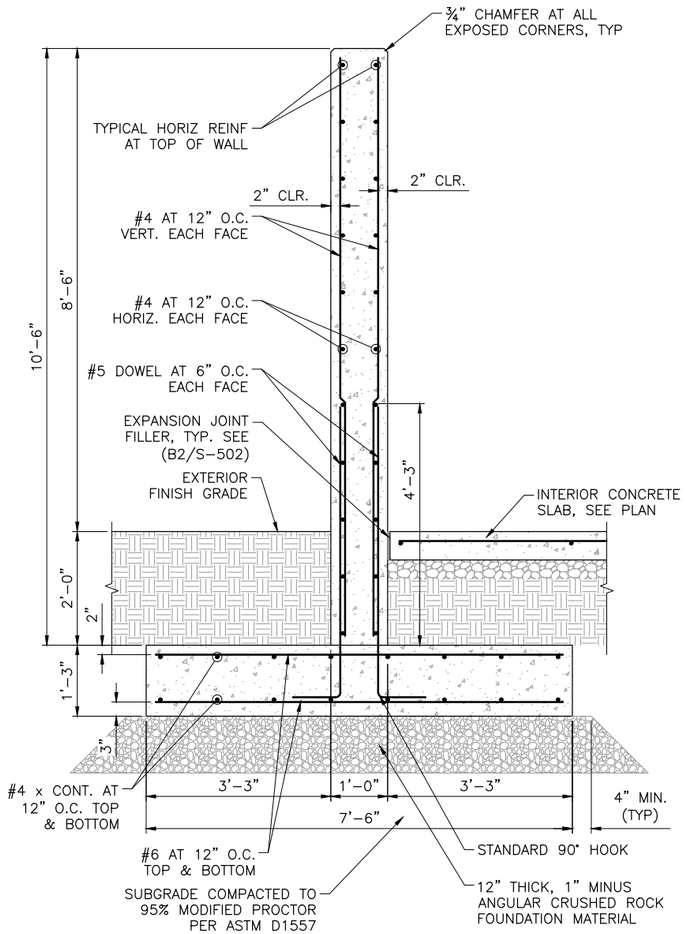
SHEET NUMBER:
S-501

Plot Date:5/28/2019 3:19 PM Plotted By: Jeremy Burns
Date Created:5/24/2019 \\OREMFILES\PUBLIC\PROJECTS\UB\HIGHLAND\50-18-065 SALT STORAGE BUILDING\CAD\SHEET\50-18-065_S-101X_STRUCTURAL.DWG



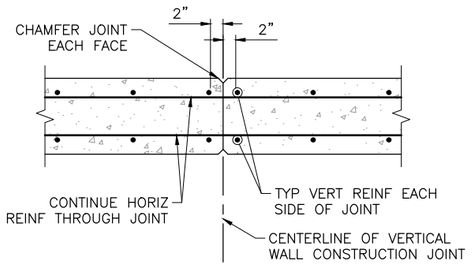
A1 PIPE BOLLARD DETAIL

SCALE:SCALE: 1/2" = 1'-0"



D1 TYPICAL WALL DETAIL

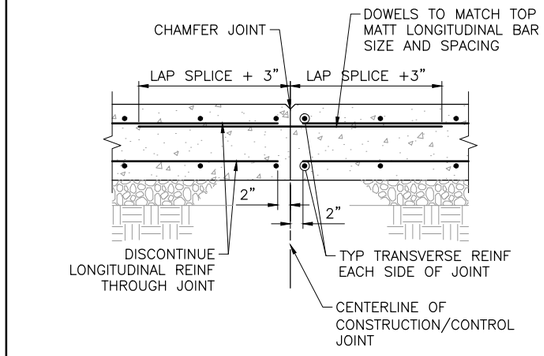
SCALE:3/4" = 1'-0"



NOTES:
1. REFER TO OTHER DETAILS FOR ALL WALL REINFORCING REQUIREMENTS.
2. REFER TO OTHER DETAILS FOR PERMISSIBLE REINFORCING STEEL LAP SPLICE LENGTHS AND LOCATIONS.

B3 WCJ TYPICAL VERTICAL WALL CONSTRUCTION/CONTROL JOINT

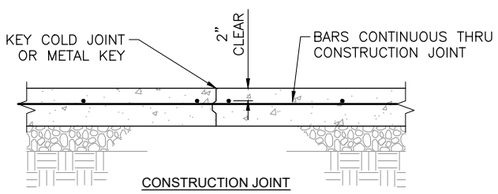
SCALE:NOT TO SCALE



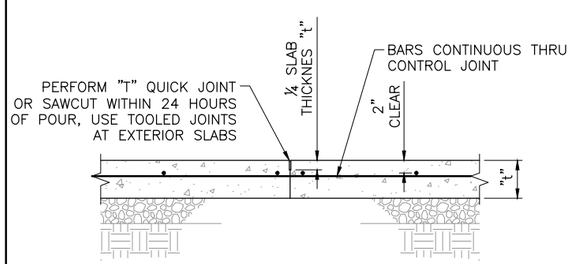
NOTES:
1. REFER TO FOUNDATION PLANS & OTHER DETAILS FOR FOOTING THICKNESS, REINFORCING REQUIREMENTS, SLAB THICKNESS "T", FINISH ELEVATIONS, SLOPES, AND OTHER REQUIREMENTS.
2. REFER TO OTHER DETAILS FOR PERMISSIBLE REINFORCING STEEL LAP SPLICE LENGTHS AND LOCATIONS.

B4 TYPICAL FOOTING CONSTRUCTION/CONTROL JOINT

SCALE:NOT TO SCALE



CONSTRUCTION JOINT

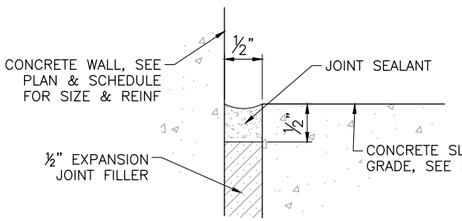


CONTROL JOINT

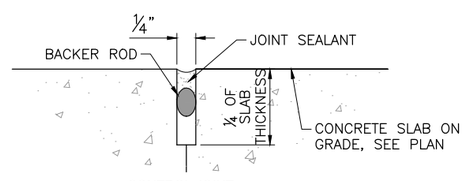
INSTALL BACKER ROD
IMMEDIATELY AFTER
SAWCUTTING JOINTS

D3 CJ SLAB ON GRADE JOINT DETAIL

SCALE:NOT TO SCALE



SLAB TO WALL ISOLATION



CONTROL JOINT

NOTE:
JOINT SEALANT SHALL BE 2 COMPONENT, NON-SAG, POLYURETHANE ELASTOMERIC SEALANT CONFORMING TO ASTM C920 AND FEDERAL SPECIFICATION TT-S-00227E

D4 JOINT SEALANT DETAIL

SCALE:1'-0" = 1'-0"

J-U-B ENGINEERS, INC.
240 W. Center St.
Suite 200
Orem, UT 84057
Phone: 801.226.0393
www.jub.com

BID SET

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NO.	DESCRIPTION	BY	APP.	DATE
	REVISION			

SALT STORAGE BUILDING
HIGHLAND CITY CORPORATION

FOOTING AND FOUNDATION DETAILS

FILE : 50-18-065_S-101X_STRUCTURAL
JUB PROJ. # : 50-18-065
DRAWN BY: JTB
DESIGN BY: JTB
CHECKED BY: CJF
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 5/28/2019

SHEET NUMBER:
S-502

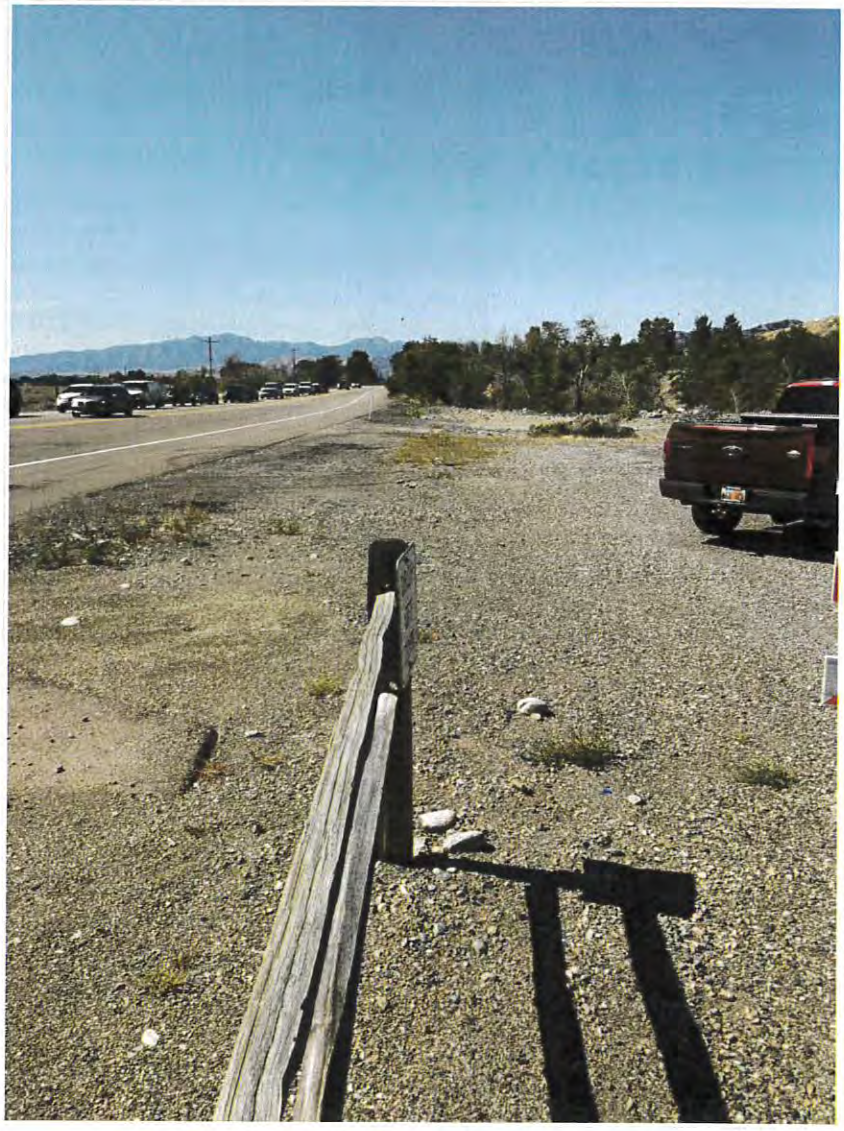
Plot Date:5/28/2019 3:19 PM Plotted By: Jeremy Burns
Date Created:5/24/2019 \\OREMFILES\PUBLIC\PROJECTS\JUBHIGHLAND\50-18-065 SALT STORAGE BUILDING\CAD\SHEET\50-18-065_S-101X_STRUCTURAL.DWG

fence specialist

Date Submitted: 11-19-2019 04:14 PM
Submitted By: tim@thefencespecialist.com
360 North State Street Suite A | Lindon, UT 84042
Office Phone: 801.796.9500

Tim Fence Bid Form

Section 1

***First Name:**	JoAnn
***Last Name:**	Highland City Salt Storage Facility
***Address:**	5400 West Civic Center Dr.
***City**	Highland
***State**	Utah
***Zip**	84003
***Phone:**	801-319-3199
***Email Address:**	Joann@highlandcity.Org
Salesperson	Tim Clyde 801-420-5818
Multi Photo	

fence specialist

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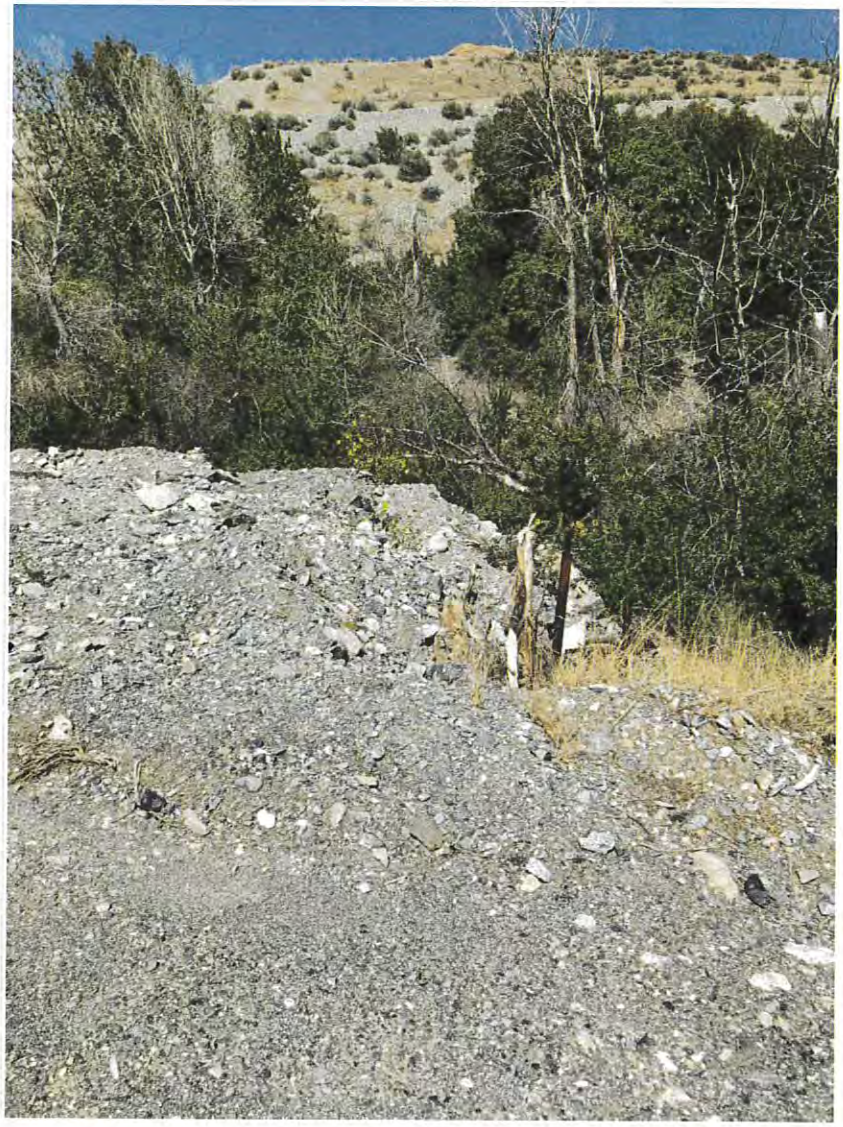

fence specialist

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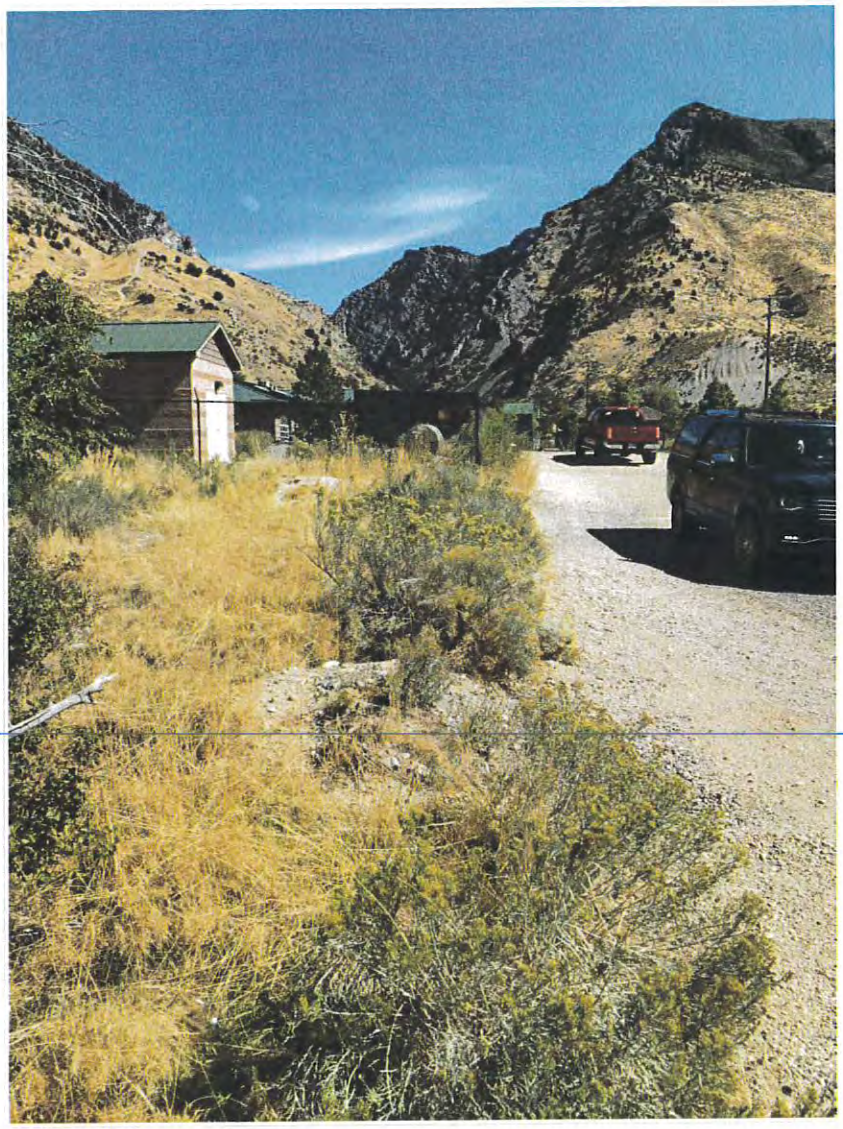


fence specialist

Date Submitted: 11-19-2019 04:14 PM
Submitted By: tim@thefencespecialist.com
360 North State Street Suite A | Lindon, UT 84042
Office Phone: 801.796.9500

Tim Fence Bid Form



I would like sprinkler protection at a cost of $150	N/A
QTY and DESCRIPTION	Salt Storage Building 945' of 6' tall Black chain link fencing 3" terminal post 1 7/8 line post 1 5/8 top rail 9 gage black chain link wire 9 gage bottom wire 2) 30' role gates Installed Highland City is to prepare the ground and survey for the fence Add for Cantilever Gates $3856.00
Sprinkler Protection Cost	$0.00
Costs	$39915.56

fence specialist

Date Submitted: 11-19-2019 04:14 PM
Submitted By: tim@thefencespecialist.com
360 North State Street Suite A | Lindon, UT 84042
Office Phone: 801.796.9500

Tim Fence Bid Form

Total Contract	$39915.56
Total after deposit	$39915.56
***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	$35924.00
Choose an Option	Up Front Payment Discount

Date Submitted: 11-19-2019 04:14 PM
Submitted By: tim@thefencespecialist.com
360 North State Street Suite A | Lindon, UT 84042
Office Phone: 801.796.9500

Tim Fence Bid Form

Acknowledgment

THESE TERMS AND CONDITIONS ("Terms and Conditions" and together with the quantity, sales, and pricing information of the contract this "Agreement") apply to all sales of fencing materials and all fence installations and any other services by the D & T Enterprises, Inc. (dba Fence Specialist, the "Fence Specialist") (the Customer and Fence Specialist collectively referred to as the "Parties")

1.ONCE THIS AGREEMENT IS FULLY EXECUTED BY BOTH CUSTOMER AND FENCE SPECIALIST, ALL ORDERS ARE CONSIDERED FIRM. SHOULD FENCE SPECIALIST ACCEPT CANCELLATION OF AN ORDER (WHICH ACCEPTANCE MAY BE WITHHELD BY FENCE SPECIALIST FOR ANY REASON), FENCE SPECIALIST SHALL HAVE THE RIGHT TO RETAIN 25% OF THE FULL PRICE (HALF OF THE DEPOSIT) FOR CANCELLING THE ORDER OR RETURNING MATERIALS.

2.WARRANTIES:

a.Merchandise will substantially confirm to the description hereof, except that such merchandise may vary slightly from description or sample. The merchandise may be entitled to a manufacturer's warranty. For such warranty inquires, Customer should consult the manufacturer's warranty information directly.
b.Fence Specialist guarantees the workmanship of the fence installation for two years from the installation date. This covers any substantial movement or settling within such time period.
c.ALL OTHER WARRANTIES, EITHER EXPRESS OR IMPLIED, ARE EXPRESSLY EXCLUDED, INCLUDING THE WARRANTIES OF MERCHANT ABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

3.Quoted delivery and installation dates are approximate dates only. Fence Specialist shall not be responsible for any delay in delivery or installation. Furthermore, Fence Specialist shall not be responsible for any failure in performance for any cause beyond Fence Specialist's control (including, but not limited to, labor disputes, failure or delay of sources to supply, transportation difficulties, accidents, fires or acts of God) or any event which interferes with Fence Specialist's normal business operations.

4.The Customer is solely responsible for:

a.Securing any and all necessary permits, HOA approvals, and any other necessary community or municipal authorization for installation of the fence.
b.Contacting owners of surrounding properties and informing them that Fence Specialist will be commencing work on a set date.
c.Clearing the fence lines of any brush or debris.
d.Marking and verifying the property lines. Unless otherwise specified, the fence will be set at the center of the defined property line. Any requests to move the fence line after installation will be at the Customer's own expense.
e.To mark, or pay to have marked, any personal utilities, including electric, sprinkler systems (lines and sprinkler heads), drain tile, invisible dog fence, propane, sceptic, gas lines, in-ground pool, etc. IN THE EVENT THAT CUSTOMER FAILS TO MARK OR MOVE ANY SUCH LINES, SPRINKLER HEADS, ETC., THE CUSTOMER SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE THAT OCCURS DURING INSTALLATION OF THE FENCE. FENCE SPECIALIST ASSUMES NO LIABILITY FOR DAMAGE TO UNMARKED OR PERSONAL UTILITIES. Absent Customer opting for the Sprinkler Protection plan, as detailed in Section 5, under no circumstances may Customer withhold payment, as required pursuant to Section 9, for damage to any such lines, sprinkler heads, etc.

5.Notwithstanding Section 4(e), Customer may opt for the Sprinkler Protection plan. If Customer has opted for the Sprinkler Protection plan, Fence Specialist shall restore your sprinklers to substantially the same state of working order as they were in prior to installation of your fence.

6.Customer shall not interfere, directly or indirectly, with the fence line during installation. Customer shall be charged for any costs or trip charges resulting from any landscaping, concrete work or any other interference with fence line or already set posts during the installation process.

7.Fence Specialist shall not haul post hole dirt offsite. If requested prior to installation, Fence Specialist will move the dirt a reasonable distance to another location on the Customer's property.

8. CUSTOMER SHALL INSPECT THE FENCE UPON COMPLETION OF THE

INSTALLATION. IF CUSTOMER IS NOT PRESENT AT THE PROPERTY FOR COMPLETION OF THE FENCE INSTALLATION, CUSTOMER SHALL HAVE THREE (3) DAYS TO INSPECT THE FENCE FOR ANY VISIBLE MERCHANDISE DAMAGE OR DEFICIENCIES IN THE FENCE INSTALLATION. ALL MERCHANDISE DAMAGE OR DEFICIENCIES IN THE FENCE INSTALLATION, IF ANY, MUST BE REPORTED TO OUR CUSTOMER SERVICE DEPARTMENT BY PHONE AT 801-796-9500 WITHIN THREE (3) DAYS OF COMPLETION OF THE INSTALLATION. AFTER SUCH PERIOD, CUSTOMER ASSUMES ALL RESPONSIBILITY AND LIABILITY FOR ANY SUCH UNREPORTED DAMAGE OR DEFICIENCIES. CUSTOMER'S SOLE REMEDY FOR ANY REPORTED DAMAGE OR DEFICIENCIES IS REPLACEMENT OF THE GOODS OR REPAIR OF THE DEFICIENCIES.

9.The full balance is due upon completion of the fence installation. If full payment of balance is not received within 10 business days of completion, there will be a late penalty of 10% of the total contracted price. Thereafter, an additional finance charge of 18.0% per annum (1.5% per month) shall be applied to all delinquent accounts until paid in full. A $100 service charge plus any and all bank fees will be assessed on all returned checks. All material remains the property of Fence Specialist until all invoices are paid in full. Fence Specialist is hereby granted a security interest in the fencing materials and costs, and is entitled to file and maintain any necessary lien until full payment of this Agreement is received.

10.By signing this Agreement, the Customer also agrees that in the event that any past-due amount is referred to a third-party debt collection agency, the Customer shall be responsible for a collection fee of up to 40% of the principal amount(s) owed as allowed by Utah Code Annotated, section 12-1-11. The Customer shall also be responsible for any other amount allowed for by law, to include without limitation, interest, court costs, and reasonable attorney's fees. The terms of Sections 9 and 10 shall apply to all amounts incurred by customer whether incurred today or after today.

11.In the event that any merchandise damage or installation deficiencies are reported pursuant Section 8 of these Terms and Conditions, a deficiency amount (the "Deficiency Amount") will be deducted from the balance due pursuant to this Agreement and as set forth in Section 9 of these Terms and Conditions. Customer remains obligated to pay the remaining balance minus the Deficiency Amount within the timeframe set forth in Section 9. Upon resolution of any damage or deficiencies reported pursuant to Section 8, Customer shall pay the final Deficiency Amount to Fence Specialist.

12.All monies paid on account of this Agreement shall be credited to the account of the named Customer. Fence Specialist's acceptance of payment from anyone other than Buyer shall be as an accommodation only and shall not create a vendor-vendee relationship express or implied, with any one payee other than the Customer. This Agreement is not intended to and shall not be construed to give any third party any interest or rights (including, without limitation, any third party beneficiary rights) with respect to or in connection with any agreement or provision contained herein or contemplated hereby, except as otherwise expressly provided for in this Agreement.

13.PAYMENT OF THE FULL CONTRACT PRICE IS THE CUSTOMERS SOLE RESPONSIBILITY. Any agreements that Customer may have with neighbors or third parties, shall in no way delay or negate the Customer's obligation for full and prompt payment of the contract price.

14.In no event shall Fence Specialist be liable for any consequential or incidental damages. In no event shall Fence Specialist's liability, for any reason, exceed the amount actually paid by Customer to Fence Specialist for the merchandise.

15.Customer authorizes Fence Specialist to take before and after pictures of the work area. Fence Specialist may use any such pictures and customer reviews related to this job in marketing and advertising materials.

16.There are no oral agreements between Fence Specialist and Customer. Any oral statements about merchandise made by Fence Specialist's employees or agents do not constitute warranties, shall not become a part of this Agreement, and shall not be relied upon by Customer. This Agreement contains the entire agreement between Fence Specialist and Customer may not be changed except by written agreement.

Date Submitted: 11-19-2019 04:14 PM
Submitted By: tim@thefencespecialist.com
360 North State Street Suite A | Lindon, UT 84042
Office Phone: 801.796.9500

Tim Fence Bid Form

17.The laws of the State of Utah govern the interpretation, validity, performance, and enforcement of this Agreement.

Should a court find any clause in this Agreement unenforceable, the remainder of this Agreement will not be affected and all other provisions will remain in full force and effect.

Thank You

Terms and Conditions	Click to Download
***Do you accept the terms and conditions**	Yes
***Signature of Buyer**	

11-19-2019 04:14 PM

***Signature of Salesperson**



11-19-2019 04:14 PM

NORTHWEST FENCE & SUPPLY

240 S 1060 W Lindon UT 84042
PHONE (801) 796-8800 FAX (801) 796-8899
northwestfenceutah.com

"IN NO EVENT SHALL THE COMPANY OR ANY THIRD PARTY BE LIABLE TO CUSTOMER OR ANY THIRD PARTY FOR ANY WATER OR RELATED DAMAGE SUFFERED AS A RESULT OF COMPANY'S SERVICE OR MATERIALS PROVIDED UNDER THIS AGREEMENT, INCLUDING IN THE EVENT THAT THE COMPANY BREAKS OR RUPTURES A WATER LINE, PIPE OR CONTAINER."

BUYER MUST BE PRESENT WHEN JOB IS STARTED

DATE: SEP 23 2019 | Wufoo Number:

Contract/Proposal 96088

PRIMARY PHONE | WORK PHONE | FAX NUMBER

SECONDARY PHONE | SALESMAN: DARREN 801 358 4009 | SALESMAN'S CELL

EMAIL ADDRESS: PUBLICWORKS@HIGHLANDCITY.ORG

CREDIT CARD # | EXP DATE

BL ST # | MARKED | EXPIRED | RENEW

BL ST (Side Street) | BL ST (Side of Lot)

BILL TO: HIGHLAND CITY | ATTENTION

ADDRESS

CITY, STATE, ZIP

JOB NAME: SALT STORAGE | SUPER'S NAME

ADDRESS

CITY: HIGHLAND | JOB PHONE

CO-OP | PO# | Start

Drawing Attached [X]

HOLES IN ASPHALT

Plated Post / Core Drill
Qty Size
Qty Size

WIRESIDE

NORTH	IN [ ]	OUT	[ ]
SOUTH	IN [ ]	OUT	[ ]
EAST	IN [ ]	OUT	[ ]
WEST	IN [ ]	OUT	[ ]

CLEAN UP DIRT: YES NO

SELVAGE

KK BK BB _____ UP DOWN
KK BK BB _____ UP DOWN
KK BK BB _____ UP DOWN

GRADE

LEVEL [ ] TERRACED [ ]
FOLLOW GRADE [X] STRAIGHT [X]

POWDER COATING

Section ALL Color BLACK
Section Color

Pipe Origin: DOM IMP Wire Origin: DOM IMP

Mushroom Stop: Yes No Qty
Gate Holdback: Yes No Qty

Sprinkler Line Insurance $6.00 Per Hole _____Accept_____Decline
Due to unforseen underground obstacles, additional charges may be incurred.

FABRIC or PANEL DESCRIPTION

FEET	HT	GA	WV	TYPE	COLOR
890	6	6	2	VW FB	BLK
FEET	HT	GA	WV	TYPE	COLOR
FEET	HT	GA	WV	TYPE	COLOR

RAIL

TOP	MID	BOT	1 3/8	(1 5/8)	055	065	(20)	(40)
X								
			1 3/8	1 5/8	055	065	20	40
			1 3/8	1 5/8	055	065	20	40

LINE POSTS

(1 7/8)	2 3/8	065	(20)	(40)	QTY
					87
1 7/8	2 3/8	065	20	40	QTY
1 7/8	2 3/8	065	20	40	QTY

T-Wire	SPACING		BRCS	
8	(10)	8	(NO)	YES
	10	8	NO	YES
	10	8	NO	YES

GATE POSTS

QTY	HT	OD	065	20	(40)
4	6	4			
QTY	HT	OD	065	20	40
QTY	HT	OD	065	20	40

GATES

CANTILEVER GATES

TYPE	WIDTH	HT	1 3/8	1 5/8	1 7/8	(2' 0")	065	20	(40)
CL	30	6							
TYPE	WIDTH	HT	1 3/8	1 5/8	1 7/8		065	20	40
TYPE	WIDTH	HT	1 3/8	1 5/8	1 7/8		065	20	40

QTY	HINGE	LATCH	R-Whl	F-Whl	TRACK	Space	Cant Whl
2		CGL					NEO
QTY	HINGE	LATCH	R-Whl	F-Whl	TRACK	Space	Cant Whl
QTY	HINGE	LATCH	R-Whl	F-Whl	TRACK	Space	Cant Whl

CORNERS

QTY	HT	OD	065	20	(40)
10	6	2 3/8			
QTY	HT	OD	065	20	40
QTY	HT	OD	065	20	40

END POSTS

QTY	HT	OD	065	20	(40)
4	6	2 3/8			
QTY	HT	OD	065	20	(40)
QTY	HT	OD	065	20	40

SLATS

FEET	HT	CLR	TYPE	INSTLL Y N
FEET	HT	CLR	TYPE	INSTLL Y N

FITTINGS: DCA (PS)

BARBED WIRE, TIES & HOG RINGS

POINT	OUT	IN	UP	STRANDS	CRN ARMS PS MI

Ties 12 1(9) A(St) Post Spacing 12 Rail Spacing 24

Hogs 11 (9) Every 24

CLEARING BY: (N/A) Owner NWF

REMOVEL BY: (N/A) Owner NWF

TERMS: Down-Net 30

MT-55 SKIDSTEER 100% DD HAND

By signing, purchaser acknowledges reading and agrees to the terms set forth in this contract and the attached Terms and Conditions. Purchaser also acknowledges and agrees to the personal guarantee set forth in the Terms and Conditions, and acknowledges and agrees to be responsible for underground utilities and irrigation lines.

Purchaser is responsible for obtaining permits and locating property lines

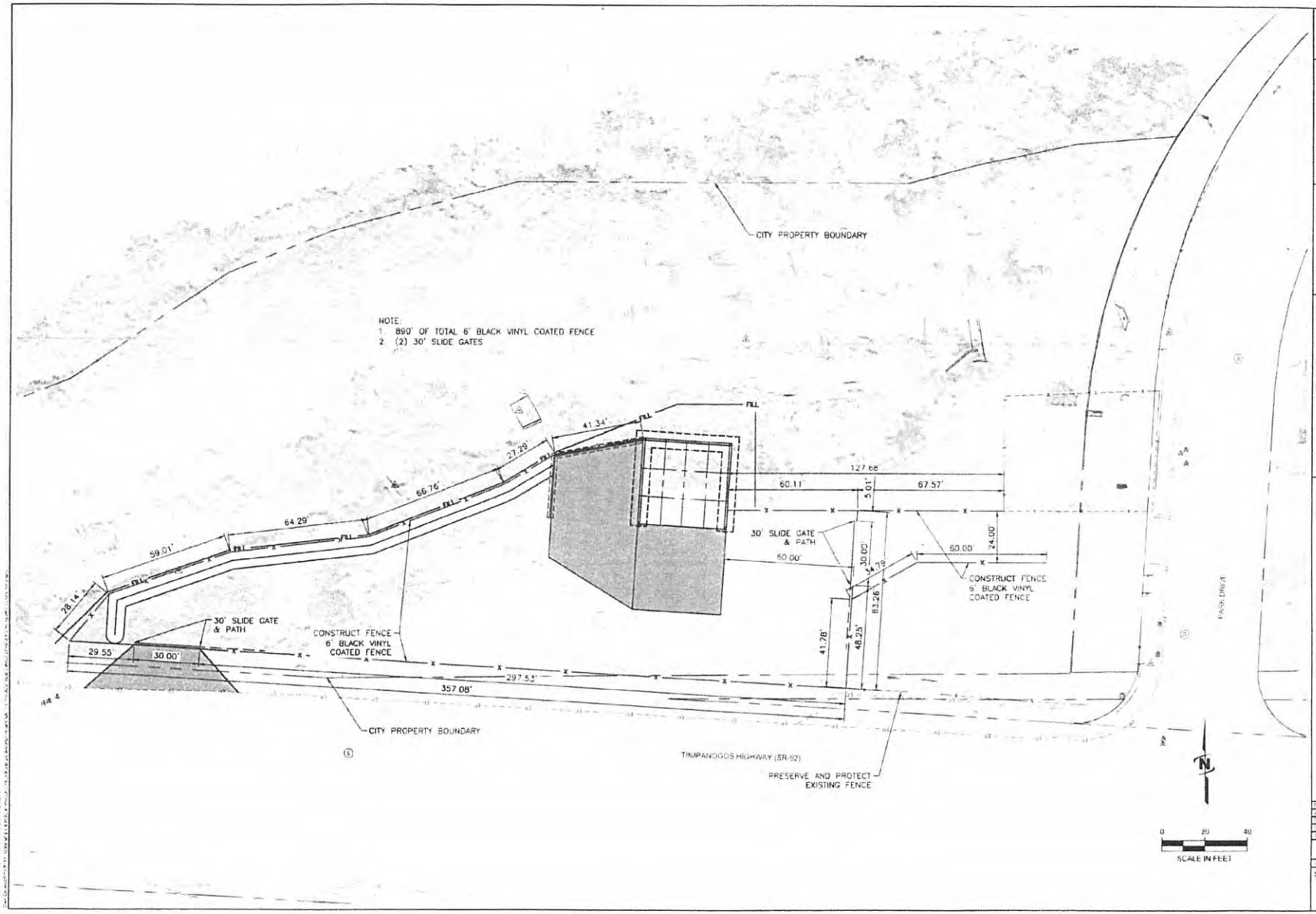
	$34,900.00
3% Charge for Credit Cards	
GRAND TOTAL	
DOWN PAYMENT	

SELLER _____ DATE _____

BUYER _____ DATE _____

Once signed contract/proposal and 1/2 down is received, buyer will be added to our installation roster, and will be contacted prior to starting job.

100-M



J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
240 W. Center St.
Suite 200
Orem UT 84057
Phone: 801.226.0393
www.jub.com

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

SALT STORAGE BUILDING
HIGHLAND CITY CORPORATION

FENCE PLAN

SHEET NUMBER
C-103

Allied Fence Co.
8580 Chromalloy Circle
West Jordan, UT 84088

Estimate

Date	Estimate #
9/23/2019	5641

Providing Quality Fencing & Gates Since 1986

Bill To	Ship To
Highland City 5400 W. Civic Center Dr., Suite 1 Highland, UT 84003	Salt Storage Building Highland, UT 84003

Web Site	Rep	P.O. No.	Terms
www.alliedfenceco.com	BC		1/2 Down, Balance Due Upon Comp

Quantity	Description	Amount
	Installation of 6' Industrial Grade Black Chain Link Fence & Gates.	
894	BLACK 6' High Industrial Chain-Link Fence: 1-5/8" DQ40 Toprail, 1-7/8" DQ40 Line Post, 11ga Core/ 8 ga Finish Extruded Bonded Wire, 9ga Core/ 6ga Finish Bottom Wire.	15,015.90
4	BLACK 6' High Industrial Chain-Link End Post: 2-3/8" DQ40 Post with fittings.	575.16
8	BLACK 6' High Industrial Chain-Link Corner Post: 2-3/8" DQ40 Post with fittings.	1,413.60
2	BLACK 6' High Industrial Chain-Link 3-Way Corner Post: 2-3/8" DQ40 Post with fittings.	419.22
2	BLACK 6' High Industrial Chain-Link End/GatePost: 6-5/8" Full Weight Post with fittings.	2,099.26
2	BLACK 6' High Industrial Chain-Link Line/GatePost: 6-5/8" Full Weight Post with fittings.	1,795.00
2	BLACK 6' High Industrial Chain-Link Latch/End Post: 4" DQ40 Post with fittings.	660.98
2	BLACK 6' High x 30' Wide Opening Cantilever Gate: 2 3/8" & 1-7/8" Sch40 Frame with 9 Gauge Chain Link. Sealed Bearing Nylon Cantilever Wheels with Covers Included. 6-5/8" Posts Separately.	16,838.53
1	Installation	19,500.00
	Add $745 for Off Site Disposal of Dirt	

If paying by check please proceed with the Bank Payment option provided via email or else send to the above address. We accept Visa, Master Card, Discover, and American Express. Finance Charges of 2% per month (24% Per Anum) will be charged on the unpaid balance as part of Past Due Accounts. Seller reserves, and may exercise, its statutory rights as provided for in the Utah Lien and Bond Statutes. Customer agrees to pay a reasonable attorney's fee and other cost of collecting after default and referral to an attorney. Property Lines: Customer is responsible for location of property lines. Layout: Allied Fence Co may provide a drawing separately to show the job layout and/or details. Drawing, if provided, is part of contract. Manufacturer and/or Workmanship Warranties may not be available for all products and/or services. Allied Fence Co is not responsible for damaged to sprinklers and other unmarked, buried items.

Total $58,317.65

Licensed & Insured
Estimate Valid for 10 Days
Professionally Trained Installers
Schedule May Vary

BBB ACCREDITED BUSINESS

AGENDA NEXT

CITY COUNCIL AGENDA REPORT ITEM #3d

DATE: December 3, 2019

TO: Honorable Mayor and Members of the City Council

FROM: Todd Trane, PE
City Engineer

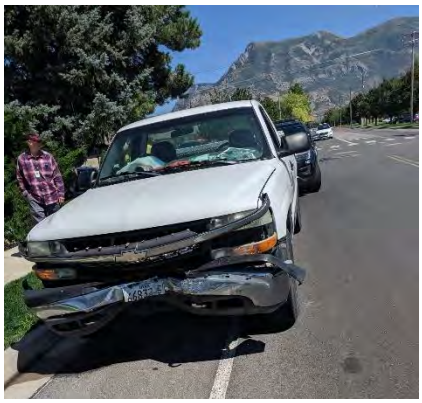
SUBJECT: **ACTION:** Approval of a bid for the purchase of a Ford F-150 for the Parks Department for the amount of $33,727. *Administrative.*

PURPOSE:

The City Council will consider approving the purchase of a pickup truck for $33,727 and authorize the City Administrator to execute the necessary contract documents for the purchase. The Council will take appropriate action.

BACKGROUND:

On the afternoon of August 26th, 2019 one of our parks crew was travelling through the intersection of 5600 West and 10400 North. An under aged and uninsured driver turned in front of the city vehicle and caused an accident. Our parks truck was totaled. The driver (our park employee) had minor injuries, but turned out fine. The totaled truck was a 1999 Chevrolet K1500, as shown below.



The proposed new vehicle will be replacing the totaled vehicle in parks, but the new vehicle will actually go to our parks superintendent. His current truck will be moved down to be used by our parks employees.

We received a bid from Ford as shown in the attachment. Our newest trucks in the fleet are all Fords, and we feel by standardizing to one vehicle, we will save time and money on maintenance.

FISCAL IMPACT:

The total cost on the state contract for the vehicle is $33,727. This expense was not planned for, but due to the accident that occurred, we need to replace the truck before spring. As this expenditure was not included in the current fiscal year budget funds will need to come from previous years' revenue. This will be included as part of the mid-year budget adjustments unless otherwise directed by the Council.

RECOMMENDATION:

Staff recommends that the City Council **APPROVE** the purchase of the truck and **AUTHORIZE** the City Administrator to execute the necessary contract documents for the purchase.

PROPOSED MOTION

I move that the City Council **APPROVE** and **AUTHORIZE** the City Administrator to purchase a Ford F150 for $33,727.

ALTERNATIVE MOTION:

I move that the City Council **REJECT** the purchase of the vehicle. (The Council should draft appropriate findings).

ATTACHMENTS:

1. Truck bid for authorized purchase

1FD1930 -

Print window sticker

Disclaimer: This window sticker is only representative of the information contained on an actual window sticker, and may or may not match the actual window sticker on the vehicle itself. Please see your retailer for further information.

Vehicle Description

VIN 1FTFW1E45KK **C71606**

F-150

2019 F150 4X4 CREW
3.5L V6 ECOBOOST
ELEC 10-SPEED AUTO W/TOW MODE

Exterior
OXFORD WHITE
Interior
MEDIUM EARTH GRAYCLOTH 40/20/40 FRONT SEAT

Standard Equipment INCLUDED AT NO EXTRA CHARGE

EXTERIOR
. EASY FUEL® CAPLESS FILLER
. HALOGEN HEADLAMPS
. HEADLAMPS - AUTOLAMP
. LOCKING REMOVABLE TAILGATE
. TRAILER SWAY CONTROL

INTERIOR
SEAT
CONTROL, SINGLE ZONE
. ILLUMINATED ENTRY
. POWERPOINT - 12V (FRONT)

FUNCTIONAL
. CURVE CONTROL
. ELECT 4X4 SHIFT-ON-FLY
. FADE-TO-OFF INTERIOR LIGHT
. GAS-CHARGED SHOCKS
. MANUAL FOLD MIRRORS
. PRE-COLLISION ASSIST W/AEB
. REAR VIEW CAMERA

SAFETY/SECURITY
. AIRBAGS - FRONT SEAT
. AIRBAGS - SAFETY CANOPY®
. SECURILOCK® ANTI-THEFT SYS
. TIRE PRESSURE MONIT SYS
. 3YR/36,000 BUMPER / BUMPER
. 5YR/60,000 ROADSIDE ASSIST
. DAYTIME RUNNING LIGHTS
. FULLY BOXED STEEL FRAME
. HEADLAMPS - AUTO HIGH BEAM (ON/OFF)
. PICKUP BOX TIE DOWN HOOKS
. WIPERS- INTERMITTENT
. 60/40 FOLD-UP REAR BENCH
. A/C W/MANUAL CLIMATE
. DUAL SUNVISORS
. OUTSIDE TEMP DISPLAY
. TILT/TELESCOPE STR COLUMN
. AUTO START STOP TECH
. DYNAMIC HITCH ASSIST
. ELECTRIC-ASSIST PARK BRAKE
. FAIL-SAFE COOLING SYSTEM
. HILL START ASSIST
. OUTBOARD MNTD REAR SHOCKS
. PWR RACK AND PINION STEER
. SELECTSHIFT®
. ADVANCETRAC® WITH RSC® MOUNTED SIDE IMPACT
. CTR HIGH MOUNT STOP LAMP
. SOS POST-CRASH ALERT SYS

WARRANTY
. 5YR/60,000 POWERTRAIN

Price Information	**MSRP**
STANDARD VEHICLE PRICE	**$40,460**
Included on this Vehicle	
EQUIPMENT GROUP 101A XL SERIES XL POWER EQUIPMENT GROUP CRUISE CONTROL	2,255
Optional Equipment	
2019 MODEL YEAR	
OXFORD WHITE	
DARK GRAY CLOTH 40/20/40	
3.5L V6 ECOBOOST	600
ELEC 10-SPEED AUTO W/TOW MODE	
.265/70R 17 OWL ALL-TERRAIN	
3.55 ELECTRONIC LOCK RR AXLE	470
7050# GVWR PACKAGE	
FRONT LICENSE PLATE BRACKET	
COLOR-COORDINATED CARPET	145
BLACK PLATFORM RUNNING BOARDS	250
PRO TRAILER BACKUP ASSIST SYNC	
TRAILER TOW PACKAGE	995
REAR-WINDOW DEFROSTER	220
REVERSE SENSING SYSTEM	275
XL CHROME APPEARANCE PACKAGE .CHROME FRONT/REAR BUMPERS .FOG LAMPS .17" SILVER PAINTED ALUMINUM	775
PRIVACY GLASS	100
BEDLINER-TOUGHBED SPRAYIN*ACCY	595
TOTAL VEHICLE & OPTIONS	47,140
DESTINATION & DELIVERY	1,495
TOTAL BEFORE DISCOUNTS	48,635
XL MID DISCOUNT	-750
XL MID DISCT CHROME APP	-500
TOTAL SAVINGS	**-1,250**
TOTAL MSRP	**$47,385**

Disclaimer: Option pricing will be blank for any item that is priced as 0 or "No Charge".

State PRICE # 33727

Ken Garff Ford | American Fork
Phone: 801-763-6800
Cell: 801-362-1261
Fax: 801-763-6695
jime@kengarff.com
597 East 1000 South
American Fork, UT 84003
www.kengarffford.com
JIM ELLIOTT
COMMERCIAL FLEET MANAGER

CITY MPG
17
HIGHWAY MPG
23

Vehicle Engine Information

Actual mileage will vary with options, driving conditions, driving habits and vehicle's condition. Results reported to EPA indicate that the majority of vehicles with these estimates will achieve between _ and _ mpg in the city and between _ and _ mpg on the highway. **For Comparison Shopping** all vehicles classified as have been issued mileage ratings from _ to _ mpg city and _ to _ mpg highway.

HIGHLAND CITY

CITY COUNCIL AGENDA REPORT
ITEM #3e

DATE: December 3, 2019

TO: Honorable Mayor and Members of the City Council

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

SUBJECT: **ACTION:** Approval of a Proposal from G. Brown Design, Inc. for the Preparation of the Civil and Building Construction Plans and Construction Management for Spring Creek Park for a Not to Exceed Amount of $22,115. *Administrative*.

PURPOSE:

The City Council will consider a request to approve the proposal from G. Brown Design, Inc. for the preparation of the civil and construction plans and construction management for Spring Creek Park for the amount of $22,115 and authorize the Mayor or City Administrator and City Recorder to execute the necessary contract documents for the project. The Council will take appropriate action.

BACKGROUND:

In October of 2007, Highland City acquired 12 acres of property located at 10029 N 6300 W from Alpine School District. At that time, it was the City's intent to develop this property as a park. Unfortunately, due to budget constraints, traffic, type of park, and access to the park for that neighborhood the park was not developed.

In September 2019, the Council approved a design and budget for the park and directed staff to solicit bids for the preparation of the construction plans. A request for proposals was issued in November. The City received nine submittals from different firms. A committee made of Council Member Kurt Ostler, Tara Tannahill, and myself reviewed the proposals. Each firm was evaluated based on cost and schedule, qualifications and experience, understanding of the project, and project management. Based on the evaluation, the committee is recommending G. Brown Design, Inc.

G. Brown Design, Inc. is a firm out of Salt Lake City. They have 17 years of experience. Relevant experience includes over 30 parks. The preliminary project schedule has the project completed and ready for bid by the end of January. The firm has been made aware of the removal of the pickle ball court and the addition of the perimeter trail.

RECOMMENDATION:

Staff recommends that the City Council approve the proposal from G. Brown Design, Inc. for the preparation of the civil and construction plans for Spring Creek Park for the, not to exceed, amount of $22,115 and authorize the Mayor or City Administrator and City

Recorder to execute the necessary contract documents for the project.

PROPOSED MOTION:

I move that the City Council approve the proposal from G. Brown Design, Inc. for the preparation of the civil and construction plans for Spring Creek Park for the amount of $22,115 and authorize the Mayor or City Administrator and City Recorder to execute the necessary contract documents for the project.

ALTERNATIVE MOTION:

I move that the City Council **REJECT** the proposals for Spring Creek Park. (The Council should draft appropriate findings).

FISCAL IMPACT:

Funding for the project will come from account 40-40-43 Spring Creek Park Construction.

ATTACHMENTS:

1. Proposal Rankings Sheet
2. G. Brown Design Inc. Proposal

ATTACHMENT 1

Proposal Rankings

Firm	A	B	C	Total
GBD	96	83	85	264
B	96	76	73	245
C	92	84	64	240
D	88	87	64	239
E	68	95	72	235
F	70	88	68	226
G	80	83	56	219
H	84	73	60	217
I	77	69	64	210
J	68	53	51	172

Proposal For:

Spring Creek Park, Design Services

Highland City, UT











Prepared by
G. Brown Design, Inc.
November 21, 2019

November 21, 2019

Highland City
Attention: Nathan Crane
City Administrator
801-772-4567
5400 West Civic Center Drive, Suite 1
Highland City, UT 84003.

Re: Proposal for Spring Creek Park

Dear Selection Committee:

G. Brown Design, in association with Perigee Consulting (civil and survey) and Envision Engineering (electrical & lighting), is pleased to present our proposal for design services for Spring Creek Park.

The G Brown Design Team is composed of design professionals with both local and regional experience assembled to meet the specific needs of your project. We approach projects in a collaborative manner drawing from the experience of our individual firms to provide our clients with greater breadth of project experience, innovative ideas, and creativity. G. Brown Design will head the design team and will provide project management, overall park design, and construction document development. Perigee Consulting will provide site and topographic survey and civil engineering services, Envision Engineering will provide electrical engineering and lighting design services. Our team has worked together on many projects and enjoys a collaborative relationship.

G Brown Design has had the opportunity of providing planning and design services for **30 different parks in recent years**. Several of these have won awards and have a reputation of being destination parks attracting people from considerable distances. We recently completed Phase 1 of Magna Regional Park, the Provo Unlimited Play Center at North Park, and Centerville's Island View Park. **As such our firm has the availability, staffing, and resources** to take on your project immediately so the project can be constructed by June1st as outlined in the RFP.

Our Team has significant park development experience with both new and existing sites. We are licensed and insured and have a proven ability to deliver projects on time and on budget. Also, Joseph Wing who would be involved with the project lives near the project and would have the ability respond quickly to address issues during construction, if needed. We are confident in our ability to provide great design, great service, and great project management, and believe you will be too as you review our qualifications and visit with our references. We realize effective project management, consistent communication, and timely responsiveness is crucial to the design process and project success.

We thank you for considering the G Brown Design team. We are ready to start work upon selection and award of contract. If you have questions or require additional information please contact me at 801.575.6066 or at mwinward@gbrowndesign.com.

Sincerely,

Mathew K. Winward,
President and Managing Principal

G. BROWN : DESIGN INC
SITE AND LANDSCAPE ARCHITECTS

610 East South Temple, Suite 50
Salt Lake City, Utah 84102
p.801.575.6066 f.801.575.6166









INTRODUCTION

G. Brown Design, in association with Perigee Consulting(Civil), Envision Engineering (Electrical), is pleased to present our proposal and qualifications for design services for Spring Creek Park. We appreciate this opportunity to submit our proposal and thank you for your time in reviewing and offering our team careful consideration.

PRIME FIRM INFORMATION

Business Name: G Brown Design, Inc.
Legal Name: G Brown Site Architects, Inc. d/b/a
G Brown Design, Inc. (State of Utah DBA registration #7882711-0151)
Primary Contact:
Mathew Winward, Managing Principal
610 East South Temple Street, Suite 50
Salt Lake City, Utah 84102
P. 801.575.6066 F. 801.575.6166
email: mwinward@gbrowndesign.com
Years in Business: 17 years
Small Business classification: G Brown Design meets the definition of small business as defined in Federal Regulations.

Team History: Our team members have worked together on numerous recent projects including Magna Regional Park, Provo Unlimited Play Center at North Park, and Tunnel Springs Park, among others. Our firms have worked together for over 10 years. We have an established team process, collaborate well together, and blend our individual expertise to provide our clients with full service, effective design solutions.

G Brown Design, Inc., is an award-winning landscape architectural, site design, and recreation site planning firm located in Salt Lake City. Our straight forward approach and our commitment to excellence has led to many award winning projects.

G Brown Design provides comprehensive planning and design services to both public and private sector clients. Our services include initial goal formulation and programming, schematic design, design development, construction documentation, cost estimating, and construction period services. Our areas of expertise are broad-based, encompassing:

- Site analysis and master planning
- Community involvement workshops
- Site selection and feasibility studies
- Sports field and recreation design
- Playground Design
- Planting Design
- Irrigation Design
- Wayfinding design and implementation
- Pedestrian and bicycle path planning and design
- Site maintenance programming and management









Our multifaceted reputation and ability to collaborate effectively in team situations have led to long-standing relationships with many of the region's leading architects, planners, and engineers. Our knowledge of recreational trends and park and playground program requirements can assist in the design of your Park.

Perigee Consulting

Perigee Consulting, LLC (Perigee) is a full-service engineering firm offering professional services in civil engineering, structural engineering, and surveying. The firm is certified by the Small Business Administration as an 8(a) company and a self-certified economically disadvantaged woman-owned business (SDWOSB), minority-owned business, and small business. Perigee provides a broad range of engineering and surveying services. The firm performs site civil and structural engineering for residential, commercial, institutional, recreational, government, and industrial clients. Civil capabilities include hydraulics and hydrologic modeling and design, road design, site layout, utilities, and grading.

Survey services include ALTA surveys, construction staking, 3D scanning, and topographic surveys. Building Information Modeling (BIM) has become an integral part of Perigee's practice and allows the integration of designs in 3D with architects, mechanical, plumbing, and electrical engineers on remodels and new construction. Perigee often provides construction management for various types of projects.

Envision Engineering

Envision Engineering, established in 1994, is an electrical consulting engineering firm located in Salt Lake City consisting of 32 total team members. Envision offers 24 years of design experience with municipal projects inclusive of outdoor spaces and plazas. The firm is a single-source team of in-house certified specialists offering power and distribution design, telecommunications and data design, any necessary A/V systems and sound associated with the outdoor spaces, lighting design, and security systems. Envision's depth of understanding is evidenced by other similar projects such as the Provo North Park Unlimited Play Center (Design Complete 2018), Magna Regional Park (Ongoing), Lodestone Park Phase I, II, III, &IV (2010 -2018),Central Park Site Landscape Master plan (2013), the Pleasant Green Park Lighting (2013), and Tunnel Springs Park (2012).

Personnel Availability

We are committed to meeting the demands and requirements of each of our projects. We insure that one or more of our key firm members are involved in every project. Our key firm members include Mathew Winward as Managing Principal, Mike Wonenberg as Associate Principal, and Joseph Wing as Associate.

Mathew Winward will act as the Principal-In-Charge for this project and will oversee the project, attend key meetings, and coordinate efforts to











meet City Requirements. Mike Wonenberg and Joseph Wing will provide key technical and design support throughout the project. This project structure insures that City Staff can reach a key firm member and decision maker that is familiar with the project in almost any circumstance. This also allows us to respond to project needs in an immediate and timely manner.

PROPOSED STAFF INDIVIDUAL ROLES & RESPONSIBILITIES

- Mathew Winward, G Brown Design – Principal, Responsible for directing and overseeing the project and coordinating efforts to meet City Requirements. (25% Time Available/10% Time required)
- Mike Wonenberg, G Brown Design – Responsible for Project Management, client coordination, guiding construction documentation, and coordinating production of drawings. (40% Time Available/20% Time Required)
- Joseph Wing, G Brown Design – Will assist with technical support throughout the project including graphics & renderings, and production of Park design documents. (30% Time Available/15% Time Required)
- Jed Atherley, PE, Perigee Consulting – Responsible for directing and managing civil engineering work. (20% Time Available/5% Time Required)
- Marshall Byrd, PLS, Perigee Consulting - Responsible for directing and managing survey. (20% time available/2% Time Required)
- Aleksandar Rankovic, Envision Engineering - Responsible for directing and managing electrical engineering & lighting work. (15% Time Available/5% time required)

Please see the Resume Information and Specific Expertise of our key team members in the individual resumes that follow.

MATHEW K. WINWARD, LLA, ASLA,
MANAGING PRINCIPAL



Mathew Winward is a Licensed Landscape Architect (LLA) and Principal with G Brown Design. Some of Mathew's responsibilities include overseeing and directing the design team, project management, site planning, landscape and irrigation design, construction documents, and construction administration. Mathew has a broad range of experience that includes Parks and Recreation projects, Institutional projects, Commercial and Corporate projects, Streetscape projects, Residential projects, and Cemetery Planning & Design. Mathew is experienced in the use of native and adaptive plants. He is a knowledgeable irrigation designer and has taught the irrigation section of the Residential Landscape Design Course for the University of Utah Lifelong Learning Program.

While at G Brown Design, Mathew has directed design for over 100 projects. Mathew is currently directing design for SLCO Magna Regional Park and was Principal-in-Charge for design of Centerville Island View Park Renovation, SLCO Lodestone Park Phase II, North Salt Lake's Tunnel Springs Park and Trailhead, and Daybreak's Brookside Park.

Mathew has also been involved in planning, design, construction documentation, and construction administration for several other parks and recreation projects including the Quinn's Junction Recreation Complex, SLCO Valley Regional Park Sportsfield & Irrigation Improvements, JL Sorenson Recreation Complex and sports field, Tunnel Springs Park, and three separate projects along the Jordan River.

Education: Bachelor of Landscape Architecture and Environmental Planning, Utah State University
Liberal Arts and Sciences Certificate, Utah State University
Licensure: Licensed Landscape Architect, Utah, Idaho, Wyoming
CLARB Certified

Partial List of Relevant Project Experience:

- West Jordan Calsense Central Irrigation Control Project, West Jordan, UT (PR)
- Island View Park Renovation – Phase 1, Centerville, UT (PR)
- North Park Unlimited Play Center, Provo, UT (PR)
- SLCO Magna Regional Park, Magna, UT (PR)
- Lodestone Park Sportsfield and Parking Lot Addition (PR/PM)
- Riverview Park Restroom Replacement Murray, UT (PR/PM)
- SLCO Lodestone Park Phase II, West Valley City, UT (PR)
- Brookside Park, Daybreak Community Development, South Jordan, UT (PR)
- Tunnel Springs Park & Trailhead, North Salt Lake City, UT (PR)
- Daybreak Village II & III Parks & Open Spaces, South Jordan, UT (PLA)
- Butler Park Pickleball Courts (2 phases – 6 Courts), Cottonwood Heights, UT (PR)
- Magna Copper Park Restroom Replacement, Magna, UT (PR/PM)
- Heritage Park, South Jordan, UT (PLA)
- Elizabeth Park, North Salt Lake, UT (PR)
- Valley Regional Park Sportsfield & Irrigation Improvements, Taylorsville, UT (PM)
- Deer Hollow Park Playground, North Salt Lake, UT (PR)
- Quinn's Junction Recreation Complex/Sportsfields, Park City, UT (PLA)
- JL Sorenson Recreation Center & Sportsfield, Herriman, UT (PM)
- Margaret Park Landscape Renovation, Riverton, UT (PR)
- Daybreak Eastlake Commons Promenade, South Jordan, UT (PLA)
- Jordan River Trail Realignment at 124th South, Draper, UT, (PR)
- Jordan River Trail Realignment at Bangerter Highway, Bluffdale, UT (PR)
- West Jordan Main Park Master Plan, West Jordan, UT (PLA)*

(PR): Principal In-Charge (PM): Project Manager (PLA): Project Landscape Architect
*Indicates Work Performed with Previous Employer

MIKE WONENBERG – PLA

ASSOCIATE PRINCIPAL



Mike is a Licensed Landscape Architect with experience planning and designing park and civic spaces. Mike has been project manager for 4 of the firm's recent award-winning projects.

Mike has a passion for designing unique play and park spaces, to maximize a site's potential to become an asset to the surrounding community and provide memorable experiences that keep people coming back. Mike is currently the project manager for Centerville City's Island View Park Renovation, which just went out to bid. Mike was also the project manager for the Provo's Unlimited Play Center at North Park, a playground project with an emphasis on inclusive play. Mike also recently completed Deer Hollow Park Playground in North Salt Lake City that incorporates natural materials as play elements. He was also the project manager for Daybreak's Brookside Park and Interactive Water Feature. Mike's experience also includes design for 11 additional playgrounds at Daybreak and Tunnels Springs Park in North Salt Lake.

His park and playground design experience combined with his proven strength in conceptual design, site design, construction documentation, project coordination, and construction administration ensure the project vision becomes a built reality

Education: Bachelor of Science in Landscape Architecture, University of Idaho
Associates Degree in Liberal Arts, College of Southern Idaho

Licensure: Licensed Landscape Architect, Utah

Relevant Project Experience:

- Island View Park Renovation – Phase 1, Centerville, UT (PM)
- North Park Unlimited Play Center, Provo, UT (PM)
- Lodestone Regional Park with custom playground, sports fields, sport courts, pavilions, etc. West Valley, UT (PLA)
- Deer Hollow Park Natural Play Area, North Salt Lake City, UT
- Elizabeth Park, North Salt Lake City, UT (PM)
- Margaret Park Renovation, Riverton City, UT (PM)
- Tunnel Springs Park & Cemetery Master Plan City of North Salt Lake, UT (PM)
- Foxboro Splash Pad Shade Structure Design, North Salt Lake City, UT (PM)
- SUU Shakespeare Theatre and Center for the Arts, Cedar City, UT (PM) (LEED)
- Draper Senior Center Landscape, Entry Plaza, Pond, Water Feature & Willow Creek Restoration, Draper, UT, (PM) (LEED Certified) (Award)
- Grantsville Library & plaza, Grantsville, UT (PM)
- Jackson Hole Airport Art Circle/Entry Improvements, Jackson, WY (PM)
- SoDa Row Village Center, South Jordan, UT, (PM)
- Sandy City Cemetery and Columbaria Plaza, (PM)

Daybreak Park and Open Space Projects, South Jordan, UT - 2006-2013

- Brookside Park, (stream, interactive water feature, shade structures, and other custom elements) (PM)
- Eastlake Commons Park (skate-able art)(PM)
- Eastlake Promenade Park with grass maze around Playground (PM)
- Orchard Park & Plaza (water feature) (PM)
- Secret Garden Park, (PM)
- Garden Corner Park & playground, (PM)
- Trellis Park and playground (PM)
- Bowery Park-Daybreak & playground (PM)
- Boulder Park & playground (PM)
- Vermillion Park & playground (PM)
- Church Park w/ custom shade structures, tennis, basketball court, playground, (PM)
- Willoughby Park & playground (PM)
- Finch Park & playground (PM)
- Tulip Park, S. Jordan, (PM)
- Heights Park & playground (PM)
- Stepping Gardens Park, (PM)
- 104th South Jordan Parkway Entry Stairs, (PM)
- 102nd South Streetscape

(PR): Principal In-Charge (PM): Project Manager (PLA): Project Landscape Architect

JOSEPH WING
ASSOCIATE



Joseph is an Associate with G Brown Design and brings more than ten years of experience in the landscaping and construction industries. He has been involved in a variety of projects including community parks, schools, retail/commercial developments, religious facilities, and residential design. Joseph's skills range from site planning, irrigation design, construction documents, 3D renderings, to project management.

Joseph is currently the project manager for the Oakwood Homes Spring House Village Amenity Center site that includes an outdoor swimming pool, life size chess area, pickleball courts, bocce ball, trellises and plaza spaces. His experience also includes designing parks that span from small, neighborhood parks to working on large scale parks such as the Magna Regional Park, where he assisted with construction documents and produced 3D modeling for the playground and splash pad areas. Joseph was also involved in the design of Provo's Unlimited Play Center at North Park and developed the 3D renderings and fly through videos used as part of Provo's fundraising efforts.

Joseph also has experience designing complex and large scale irrigation systems, including the irrigation design for Magna Regional Park, Valley Jr. High Sports Fields, and Vista Elementary play fields.

Education: Bachelor of Landscape Architecture & Environmental Planning, Utah State University, 2013

Partial List of Relevant Projects:

- Magna Regional Park, Magna, UT
- North Park's Unlimited Play Center, Provo, UT
- Daybreak Oakwood Homes Amenity Center (PM)
- Daybreak Oakwood Homes Overall Open Spaces (PM)
- Lodestone Park Phase IV Sportsfield and Parking Lot Addition
- North Salt Lake Eaglewood Fishing Pond
- Weber State University North End Zone Building
- Valley Jr. High School Irrigation Renovation, West Valley City, UT
- Vista Elementary School Irrigation, Taylorsville, UT
- U of U Guest Housing Addition, Salt Lake City, UT
- Cottonwood Heights Residence (PM)
- Lindon Private Residence (PM)
- Salt Lake Community College Construction Trades Building, Taylorsville, UT
- Lazy R Ranch Residence, Hyrum, UT
- Vine Street Lofts Condos, SLC, UT
- U of U Hyper Mall Bio-Swale, SLC, UT*
- West Jordan Cultural Arts Building, West Jordan, UT*
- Grand Ave. Streetscape Phase 3&4, Ogden, UT*
- Lehi Elementary, Lehi, UT*
- Lyman Intermediate School Playground*
- Pleasant Grove High School Tennis Courts, Pleasant Grove, UT*
- Seasons of Traverse Mountain Apartments Irrigation, Lehi, UT*
- Sweetwater Park*
- Montague Neighborhood Park*

* ***Project experience with previous employer***

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY



Jed Atherley, PE

Education BS Civil Engineering - University of Utah (2003)
Registrations Professional Engineer - UT #5047290-2202 (2008)

Experience
Jed has sixteen years of experience as a project engineer and project manager on commercial and residential site development. His experience includes performing site planning, site grading, preparing drainage reports, designing curb and gutter, sidewalk, grading parking areas, structural design, traffic modeling, hydraulic modeling and construction management. Jed also has extensive knowledge in hydraulic modeling and design of pressurized and open channel water systems. Jed has been involved in the design of over 30 parks, with a total acreage of more than 500 acres. He has managed the design and construction on most of the projects he has worked on.

MAJOR PROJECT EXPERIENCE

Regional Storm Water Detention Basin, West Jordan, Utah: Provided HEC-RAS analysis on the culvert for the new construction of 40 acre-foot detention basin. Used HY-22 from the FHWA for the energy dissipater. Provided grading and site work design. Design included: culvert for the future road crossing across the wash, an energy dissipation structure, an outlet structure with manual gate, orifice design, maintenance vehicle access, and low flow drainage conveyance within the basin.

Oquirrh West Development, West Jordan, Utah: Provided design for wet utility systems (culinary water and sewer systems) for 23 acres of a master planned low impact community and managed engineering team. Designed roads and paving including finish grades, horizontal and vertical geometry.

Highland Park, South Jordan, Utah: Jed provided engineering design services for the South Jordan City park located in the Daybreak Community. Highland park includes 19.1 acres of multi-use fields, pickleball courts, playgrounds, recreation area and restroom/concessions building, and other general park amenities and features. Design items included design of potable and fire protection water systems, sanitary sewer systems, storm drainage systems including detention facilities, elevation control, interface with public improvements, site grading, drainage, and site paving.

Spring House or Village 7 Oakwood Amenity, South Jordan, Utah: Developed final site plan based on conceptual drawings. Develop line work for amenity frontage. Prepared overall site grading & drainage design including: sidewalks, pool area, set building finish floor, storm water inlets, and provided existing and proposed contours for site. Jed was able to optimize the grading design to minimize the amount of storm drain inlets, storm drain pipe and cut/fill, as well as coordinate the grading and drainage design with existing and future improvements.

Southwest Regional Park, Bluffdale, Utah: Jed provided engineering design services for the regional park, which is 40 acres and includes regulation sized soccer fields, tennis courts, pickleball courts, basketball courts, recreation areas, playground, and splash pad. Design items included site grading, cut/fill calculations, drainage, retention basins, pump station design, splash pad design support, irrigation underground storage tank, parking lot design.

Vintage Park, Bluffdale, Utah: Provided improvement and construction drawings which included overall grading with curb & gutter, parking areas, sidewalks, restroom pad elevations, splash pad, & contours. Overall utility plan & design, culinary water design, sewer collection design, erosion control plan, construction specifications, and bidding support were also performed.

PERIGEE CONSULTING
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Marshall Byrd, PLS

Education: Salt Lake Community College Computer Science
Registrations: Professional Land Surveyor - UT #6390728-2201 (2006)

Experience:
Marshall has over twenty-three years of experience in land surveying. He is skilled in creating plats, easements, and mapping exhibits. He has provided topographic surveys, legal descriptions, and construction staking for roads, utilities, and buildings. He has surveyed hundreds of tracts of land and is efficient at reconciling deeds, easements, and title reports for boundary surveys and ALTA surveys.

MAJOR PROJECT EXPERIENCE

Daybreak – South Jordan, UT: Provided topographic surveys, subdivision plats, and construction staking services. Staked common driveways, utilities, parking lots, sidewalks, and building foundations.

Kennecott Utah Copper, Salt Lake County, UT: Provided ALTA surveys including topographic surveys for multiple locations. Conducted boundary research on 1,200 acres of property to establish the boundary of 5 miles of fence. Provided a map for the boundaries researched for the fence line. Also provided construction stakes for the fence. Corrected recorded legal descriptions for Kennecott Utah Copper for proper land transfers and created a map of the properties with the new boundaries and corresponding legal descriptions.

Commercial Due Diligence Services – Norman, OK: Responsible for providing ALTA surveys including topographic surveys for multiple locations, including field survey, necessary research & final drawings.

Daybreak ALTA – South Jordan, UT: Provided ALTA including topographic surveys for over 2,480 acres, consisting of over 115 parcels. Boundary survey, design survey, legal descriptions, and easements, were included in the ALTA. Mr. Byrd's work included gathering data on all existing utility structures, above ground utilities, and surface improvements.

Miller Motorsports Park, Tooele, UT: Provided topographic survey for the 500+ acre design-build project, which included several motorsports tracks, parking, and buildings. Also provided construction staking for utilities, structures, and site improvements.

Herriman Road Mapping, Herriman, UT: Provided aerial photography and property boundary overlay with a new road alignment to show the relationship to existing features from the photography as well as the existing property lines. Also provided storm drain mapping for watersheds tributary to the property lines and roadway.

Stormwater Facilities Mapping and Master Plan, Weber County, UT: Created a web-enabled GIS database of storm drain data and facilities for use by entities within Weber County to access critical flood control data and allowable discharge rates. The database allows the incorporated entities to access the data themselves rather than requiring Weber County staff to provide them with this information.

ENVISION ENGINEERING

KEY PERSONNEL

ALEKSANDAR RANKOVIC, PE, LEED Green Associate

Sr. Project Manager

Aleksandar has more than 12 years of electrical design expertise. He brings experience in the analysis, design, and integration of electrical systems involving parks and public facilities. He holds a Master of Science degree in Electrical Engineering and has demonstrated a level of proficiency, detailed project management and acquired technical knowledge to execute the proposed scope of work. His ability to analyze, design and integrate electrical systems for all project types is an asset to West Jordan City and will contribute greatly to this project.

As Project Manager, Aleksandar will serve as a single point of contact and will manage his team's electrical engineering efforts to effectively meet deadlines, while paying close attention to quality. He will attend required project coordination meetings, supervise design, participate in conference calls as-needed, and provide construction administration electrical engineering support based on his knowledge, skill, and direct experience to ensure a successful project.

EDUCATION

Master of Science, Electrical Engineering, University of Novi Sad, Republic of Serbia, 2006

PROFESSIONAL REGISTRATIONS

Professional Engineer: Utah # 9808039-2202; California #E20672
LEED Green Associate: Member ID #105362377715231, Issued 2014

Parks & Recreation

Island View Park Renovation, Centerville, UT, 2018
Lodestone Park Phase IV, West Valley City, UT, 2018
Magna Regional Park, Magna, UT, 2018
Riverview Park Restroom Replacement, Murray, UT, 2019
Gates Baseball Field Facility Improvements, Kearns, UT, 2017
Butler Park Lighted Pickleball Courts, Cottonwood Heights, UT, 2015
Pleasant Green Park Parking Lighting, Magna, UT, 2013
Lodestone Park Phase I and Parking Lot, Salt Lake City, UT, 2010
National Park Services Lake Mead Native Plant Nursery*
UDOT Escalante Heritage Center, Garfield County, UT, 2008*
Utah State Fairgrounds Electrical Panel Upgrades, Salt Lake City, UT, 2016*
Summit Research Park Main Street Power Extension, Snyderville Junction, UT, 2016

**Previous experience*









CAPABILITY OF THE CONSULTANT TEAM

The G Brown Design Team has extensive experience in park and recreation programming, master planning and design. We have experience in playground design, sports field design, site design, sports courts, planting, and irrigation. This experience includes working with both existing and new, undeveloped sites. G Brown Design has provided planning, design, and construction period services for over 30 park projects in recent years. This has included projects such as Salt Lake County Magna Regional Park, Provo North Park Unlimited Play Center, Tunnel Springs Park in North Salt Lake, Brookside Park in South Jordan, Salt Lake County Lodestone Park, Salt Lake County Valley Regional Park Improvements, the Quinn's Junction Recreation Complex in Park City, and numerous parks and open spaces in the Daybreak Development in South Jordan. These projects have ranged in size from .25 acres to over 75 acres and have included new park design, master planning, and improvements and expansion of existing parks. Our work at Daybreak designing multiple parks and open spaces has included playgrounds, tennis courts, basketball courts, play fields, disc golf, gardens, art and sculptural elements, interactive water features, garden plots, bocce courts, picnic areas, pavilions, restrooms, etc.

Recent Awards:

- 2019, 2018, 2017 - Best of Houzz, houzz.com - Customer Service Category
- 2017 - Merit Award, Utah Chapter of ASLA for Lodestone Regional Park, West Valley City, UT
- 2016 – Best Landscape, Salt Lake Parade of Homes, Sego Homes
- 2015 – Best Landscape, Salt Lake Parade of Homes, Sego Homes
- 2015 – Award of Excellence, Utah Chapter of ASLA for the Draper Senior Center, Draper Utah
- 2015 – Honor Award, Utah Chapter of ASLA for the Brookside Park, South Jordan Utah
- 2013 – Merit Award, Utah Chapter of ASLA for The Daybreak East Lake Promenade, South Jordan, UT
- 2011– Honor Award , Utah Chapter of ASLA for The Daybreak East Lake Commons, South Jordan, UT
- 2005 – Award of Excellence, Utah Chapter of ASLA for The Draw at Sugarhouse, Salt Lake City, UT
- 2005 – Winner: Creative Design, Rail to Trail Design Recognition Awards for The Draw at Sugarhouse, Salt Lake City, UT
- 2004 – Grand Achievement for Planning & Design, Envision Utah Governor's Quality Growth Awards, Draw at Sugarhouse, SLC UT
- 2004 Best of State Recipient - Architects Category
- 2003 – Award of Merit for Planning & Design, Envision Utah Governor's Quality Growth Awards, Kennecott Land's Grow, Install, & Maintain Plant Program, South Jordan, UT
- 2001 – Merit Award, Utah Chapter of ASLA for Wheelright Ranch, Oakley, UT









Below is a summary of some of our experience related to possible amenities and services that may be related to your project. We are ready to use this expertise to assist with the planning and design of Maple Hills Park.

Pavilions/Shade Structures

- Our experience includes coordination, specification, and detailing for installation of both architecturally designed and "Pre-Manufactured" restrooms. Recent park projects that have included restrooms include Magna Regional Park, Tunnel Springs Park, Lodestone Park, Riverview Park, Magna Copper Park, Quinn's Junction Recreation Complex.
- Our experience with pavilions includes both "Pre-Manufactured" and custom designed pavilions, trellises, and fabric "Sail" shade structures.
- Our experience also includes working with manufacturer's to include enhancements such as stone columns, lighting, electrical convenience outlets, etc.

Pickleball Courts

- Our experience includes multiple designs and installations including recent Post Tension Pickleball Courts at Island View Park (2 courts), Lodestone Park(2 courts), Draper Senior Center (2 courts), Butler Park (2 phases, 6 courts), SpringHouse Amenity Center (4 courts).

Playgrounds and Play Equipment

- Experience includes design for playgrounds/play equipment in over 20 parks and ranging in cost from $10,000 to $1,000,000 installed.
- Our experience includes incorporating both "off-the-shelf" structures and equipment and Custom play equipment and features that provides safe opportunities for adventure, discovery, challenge, and free-play.
- Recent Projects include Island View Park, Provo North Park Unlimited Inclusive Play Center, Lodestone Park's Destination Playground, and Magna Regional Park's Destination Playground (currently designed through Design Development).
- Mathew Winward and Michael Wonenberg have extensive playground experience that has included layout of play structures, swings, other play equipment, and custom play features. Each of these individuals has an extensive understanding and knowledge of CPSC and ASTM requirements and guidelines.
- Mathew Winward, while employed at another firm was a project landscape architect for the Paralympic Play Park at Rotary Park that was designed with a focus on accessibility. He was involved from concept design through construction period services and included working with the playground manufacturer to develop the custom designed 12 bay "Arc of Swings."









Trails

- Our experience has included the design for miles of trails. This has included trail specific projects and trails included as part of linear, regional, and trailhead parks.
- Trail experience includes multi-use trails with paved and natural surfaces.

Multi-Use Sports Fields

- Our experience has included both competitive tournament level fields and informal play fields that accommodate varying fields sizes and multiple sports and events.
- Our experience includes natural turf sodded fields, natural turf seeded fields, and artificial turf fields.
- Our field design incorporates techniques that minimize maintenance, increases durability, and spreads wear.
- Sportsfield projects include Quinn's Junction Recreation Complex, Lodestone Regional Park (3 Multi-purpose fields), Valley Regional Park Sprotsfields, JL Sorenson Recreation Center Sportsfield, Magna Regional Park (2 multi-purpose sportsfields), Tunnel Springs Park (Multi-purpose sportsfield)

Other Park Amenities

- Our extensive park experience provides us with expertise in potential park programming elements including trails, playgrounds, tennis courts, pickle ball courts, basketball courts, play fields, disc golf, community garden plots, community spaces, plazas, outdoor seating & amphitheaters, art & sculptural elements, interactive water features, bocce courts, picnic areas, pavilions, restrooms, etc.
- Our extensive park experience provides knowledge and expertise to help guide the park programming process and provide input relative to elements that provide the most benefit to a broad range of users as well as those elements that provide the most "bang for your buck."

Examples of project experience that relate to this project are listed below. Detailed descriptions of select projects have been provided following the project list.

G Brown Design - Partial List of Relevant Projects

- Windsor Park Master Plan, West Haven, UT
- Prevadel Park, Master Plan West Haven, UT
- Maple Hills Park, West Jordan, UT
- Centerville Island View Park Renovation - Phase 1 & 2
- SLCO Magna Regional Park Master Plan & Phase I Implementation
- Provo North Park Unlimited Play Center
- SLCO Lodestone Park Master Plan & Phase II Implementation
- Brookside Park, Daybreak Community Development
- Tunnel Springs Park, North Salt Lake, UT
- Deer Hollow Park Playground, North Salt Lake, UT









- JL Sorenson Recreation Center Sportsfield, Herriman, UT
- SLCO Butler Park Pickleball Courts Phase 1, Cottonwood Heights, UT
- SLCO Butler Park Pickleball Courts Phase II, Cottonwood Heights, UT
- Elizabeth Park, North Salt Lake, UT
- SLCO Riverton Western Springs Park Master Plan and Phase I Implementation, Riverton, UT
- Quinn's Junction Recreation Complex, Park City, UT
- SLCO Valley Regional Park Improvements, Taylorsville, UT
- Daybreak Village II & III Parks and Open Spaces, South Jordan, UT
  - Oquirrh Lake Open Space, Wetlands, and Water Features
  - Eastlake Promenade Park
  - Eastlake Commons Park, Swimming Pool & Tennis Courts
  - Garden Corner Park
  - Orchard Park & Plaza
  - Boulder Park
  - Bowery Park-Daybreak
  - Vermillion Park-Daybreak
  - Church Park-Daybreak
  - Daybreak Open Space Trails Plan
  - Garden Park Active Adult Community
  - Willoughby Park
  - Finch Park
  - Trellis Park
  - East Lake Park,
  - Tulip Park, S. Jordan
  - Brookside Park, S. Jordan
- Skye Estates Development Parks & Openspace, Highland, UT
- Mitchell Hollow Park, Highland, UT
- Heritage Park, South Jordan, UT
- South Jordan Parks Master Plans, South Jordan, UT
- The Draw at Sugarhouse Pedestrian Crossing Design Competition Winner, Salt Lake City, UT
- Rhomer Park, Washington Terrace, UT

Perigee Consulting - Partial List of Relevant Projects

- West Jordan Detention Basin, detains 39 acre feet
- West Jordan Gateway Phase IV
- Oquirrh West Development, West Jordan, UT
- Wasatch Terrace Hills, West Jordan, UT
- Unlimited Play Center at North Park, Provo, UT
- SLCO Magna Regional Park, Magna, UT
- Highland Park, South Jordan, UT
- SLCO Southwest Regional Park/Wardle Fields, Bluffdale, UT
- Vintage Park, Bluffdale, UT
- Tunnel Springs Park, North Salt Lake City, UT
- Grey Hawk Park, Layton, UT
- Kearns Park, Kearns, UT

Envision Engineering - Partial List of Relevant Projects









- West Jordan Aquatic & Recreation Center
- West Jordan Veterans Park Concessions
- West Jordan Justice Court remodel
- Island View Park Renovation, Centerville, UT, 2019
- Magna Regional Park, Magna, UT, 2019
- Granite SD Kearns High School Tennis Court Lighting, Kearns, UT, 2018
- Greater Southridge Trailhead Lighting, West Valley, UT, 2017
- Diamond Summit Trailhead Lighting, West Valley, UT, 2017
- Lodestone Regional Park, West Valley City, UT, 2017
- Liberty Park Utility Yard & Children's Garden, Salt Lake City, UT, 2017
- Salt Lake County Tanner Park Pavilion, Salt Lake City, UT, 2017
- Salt Lake City Swimming and Tennis Addition, Salt Lake City, UT, 2017
- Spring Creek Park, Provo, UT, 2016
- University of Utah Outdoor Tennis Courts, Salt Lake City, UT, 2015
- Butler Park Lighted Pickleball Courts, Cottonwood Heights, UT, 2015
- Park City Tennis Courts, Park City, UT, 2015
- Hidden Hollow Park Lighting Infrastructure & Controls Design, Salt Lake City, UT, 2015
- Sandy City Amphitheater Park New Water Feature, Sandy, UT, 2015
- Legacy Park, Layton, UT, 1999
- Jordan River Parkway Trail, Salt Lake City, UT, 2010
- Oquirrh Park Skate & Parking Lot, Kearns, UT, 2010











TUNNEL SPRINGS PARK

North Salt Lake, UT

Size: 9.2 acres

Owner: City of North Salt Lake

Contact: Paul Ottoson,

City Engineer, 801.335.8723

Subconsultants: Perigee Engineering (Civil),

Envision Engineering (electrical)

Start/End Date: June 2010 - 2013

Bid Date/Amount: March 2012 / $1,034,276

Construction Budget: $1,200,731

G Brown Design provided preliminary planning and design services to the City of North Salt Lake for a cemetery and park located on the city's east bench. G Brown Design worked with city staff to develop preliminary design options and illustrative plans to be presented to residents at city organized public open houses. G Brown Design also worked with the city to further develop the project and Opinions of Probable Costs for the city to identify and secure funding and budget approval for Construction Documentation, Bidding, and Construction.

Project Elements Include:

- Park Parking Lot
- Trailhead Parking Lot
- Restroom
- Pavilion
- Playground
- 2 Tennis Courts
- Path System
- Open Lawn / Playfields
- Picnic Areas
- Manicured and Native Plantings

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MAGNA REGIONAL PARK MASTER PLAN UPDATES & PHASE I

Magna, UT

Size: Entire Park: 62ac / Phase One: 32 acres

Owner: Salt Lake County Parks & Recreation

Contact: Dustin Wiberg, Project Manager
385.468.1817

Start/End Date: Oct. 2017 - Est. 2020

Bid Date: Anticipated Jan. 2019

Project Budget: Phase 1: $9.4 million

G Brown Design has recently updated the overall Master Plan for Magna Regional Park. Program elements for the 63 acre master plan include:

- Multi-use trail and connections to future canal trail
- Multi-purpose sports fields
- Futsal court
- Tennis court
- Pickleball courts
- Basketball court
- Baseball diamonds
- Pump Track
- Large reservable pavilion
- Picnic areas
- Unprogrammed open space
- Native seed/natural areas
- 784 parking stalls
- Destination Playground & Splashpad

A key component of the master plan is a large destination playground and splashpad with an emphasis on inclusive or adaptive play. The playground is designed to address the needs of users across the developmental continuum by providing variety and graduated levels of challenge with a focus on collaborative, sensory, and unstructured play.

G Brown Design is currently in the design development phase for Phase 1 of the project, and expecting to complete construction documents and go out bid by early 2019.

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LODESTONE REGIONAL PARK

West Valley City, UT

Size: 25 acres

Owner: Salt Lake County Parks & Recreation

Contact: Angelo Calacino, Project Manager
385.468.1818

Subconsultants: Ensign Engineering (Civil), Envision Engineering (Electrical)

Start/End Date: Mar. 2013 - Sept. 2016

Bid Date: May 2014

Project Budget: $4.3 million

G. Brown Design updated the existing Master Plan for the remainder of the Lodestone Regional Park and is responsible for Phase II development of the park which includes: Public Involvement, Concept Plans, Construction Documentation, Permitting, and Construction Period Services.

The park includes three multi-purpose sports fields, 250 new parking stalls, 6.5 miles of new multi-use trails, basketball courts, destination playground, tennis courts, pickle ball courts, and bocce ball. The park also has a restroom, large and small pavilions, and park lighting. The design accommodates a future splash pad and irrigation connections.

The playground has a mining theme with many custom playground elements such as a water tower slide, large mining building play structure, rammed earth walls, & natural stone climbing walls. These elements and others distinguish this playground as truly a one-of-a-kind destination playground.

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ISLAND VIEW PARK RENOVATION PHASE I

Centerville, UT

Size: 2.3 acres

Owner: Centerville Parks and Recreation

Contact: Bruce Cox, Parks Director

801.628.6370

Start/End Date: Nov. 20, 2018 - Est. 2020

Bid Date: May 16th. 2019

Project Budget: $1.5 Million

G. Brown Design worked with Centerville City to develop a design for renovation of Island View Park. Because the project was partially funded through a Land Water Conservation Grant, G. Brown Design followed specific criteria to assure the funding requirements were met for the project.

A unique aspect to this project is the Park's three distinct terraces connected by steep transition slopes. This design challenge provided a great opportunity to increase play value through the use of slides, ropes, and patterns in the rubber surfacing that create playful connections to each of the different terraces. ADA accessible paths provide wheel chair access to each level. Park improvements include the following:

- Embankment Slides
- Sand Play Areas
- Climbers
- Basket Swing
- Large and Small Spinners
- Goric Balls and Half Balls
- Tennis Courts
- Pavilion
- New Parking Lot
- Utility Upgrades

G Brown Design led a multi-disciplinary team of consultants that included Geo-Technical, Civil, Electrical, and Structural Engineers. Thorough coordination was required to address extensive demolition of existing walls, courts, stairs, and address grading and utility upgrades.

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BOULDER PARK

DAYBREAK

South Jordan, UT

Boulder Park is a small yet elegant park located at the north end of East Lake Village. The park's organic design creates an interesting environment and correlates well with the sculpture-like play structure. Plant variety is abundant and colorful and ornamental grasses produce a prairie like feel. G. Brown Design was responsible for park programming, conceptual design, construction documentation and construction period services. Some of the program elements incorporated into the design include:

- Site Furnishings
- Flagstone Paving
- Playground
- Various Perennials and Plantings
- Open Grass Field

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Brookside Park

South Jordan, UT

Owner: Rio Tinto

Contact: Stephen James, Planning/Community Design Manager, 801.842.2553

Size: Approx. 13 acres

Start/End Date: May 2012 - Nov 2013

Bid Date/Amount: July 2012 / $2,948,599

Change Orders: $60,000 - Owner Delays and Owner Changes to Mass Grading of Development

Total Construction Budget: $3 Million

G Brown Design provided preliminary planning and design services to Rio Tinto/ Kennecott Land for a park located in Village III of the Daybreak Community. G Brown Design developed preliminary design options and illustrative plans that were finalized into the Brookside Park Master Plan. The master plan was then used to develop detailed drawings and construction documents for bidding and construction. G Brown Design's services also included Bidding and Construction Period Services.

Project Elements Include:

- 2200 linear foot Meandering Brook
- Custom Interactive Water Play Feature
- Custom Pedestrian Bridges
- Multi-Use Trails
- Restroom
- Pavilion / Shade Sail Structures
- Custom Playground
- Volleyball / Basketball
- Open Lawn / Playfields
- Picnic Areas
- Manicured and Native Plantings
- Disc Golf
- Community Garden w/ 35 plots

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DAYBREAK VILLAGE II & III PARKS

South Jordan, UT

Owner: Rio Tinto

Contact: Jeff Haws(Formerly with Rio Tinto) Landscape ProjectManager, 801.209.9490

Start/End Date: June 2007 - Nov. 2009

Bid Date/Amount: No Bid - Design/Build

Total Construction Budget: Over 20 million

Design Fees $2.1 million

G. Brown Design provided Design/Build services for several parks in Kennecott Land's Daybreak development on Salt Lake Valley's West Bench. As part of the Design/Build team, GBD also provided construction observation services throughout construction and installation of the landscapes.

The project included over 25 parks ranging in size from .25 to 15 acres in size. Collectively these parks have included a broad variety of program elements including multiuse trails, playgrounds, pavillions, site furnishing, bocce ball, tennis, basketball courts, mazes, creeks and water features, trellises, disc golf, and art elements, just to name a few.

Daybreak parks each have their own specific function and character, which contribute to an integrated parks and open space system. Each park was carefully designed to be unique, but still share common site elements that visually and functionally connect each park to the overall open space system (i.e. path material, fencing, plant material).

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REFERENCES

Angelo Calacino, Project Manager
Salt Lake County Parks & Recreation
Phone: 385.468.1818 E-mail: acalacino@slco.org
Projects: Lodestone Park, Jordan River Trail at Bangerter

Dustin Wiberg - Project Manager
Salt Lake County Parks & Recreation
Phone: 385.468.1817 E-mail: dwiberg@slco.org
Projects: Magna Regional Park, Lodestone Park Phase IV Parking & Sportsfield Expansion, SLCO Jail Pond Demonstration Gardens

Bruce Cox, Parks Director
Centerville City
Phone: 801.628.6370 Email: bcox@centervilleut.com
Projects: Island View Park Renovation - Phase 1

Thomas McKenna, Project Manager
Provo Parks and Recreation
Office Phone: 801.852.6643; Cell: 801.473.1431
E-mail: tmckenna@provo.org
Projects: Unlimited Play Center at North Park

Paul Ottoson, City Engineer/Public Works Director
City of North Salt Lake
Phone: 801.335.8723 E-mail: paulo@nslcity.org
Projects: Tunnel Springs Park, Elizabeth Park, Deer Hollow Playground, Jordan River-Porter Landing Boat Takeout







Planning & Design Philosophy

The G Brown Design approach is a collaborative approach -- recognizing that the ideas and experiences of many brought together in a unified effort provides the greatest possibility for unique, creative, and universally accepted design solutions.This extends beyond the members of the design team to the City, the City's project development team, stakeholders, and often to the general public.

This collaborative approach provides different perspectives ensuring that the project is not designed or viewed through a single lens. We recognize that we cannot provide the best solutions to our clients without first understanding the needs of the client and stakeholders. It is critical to understand their values, goals, and vision and then continually revisit these to make sure design efforts have not strayed off course.

Project Understanding

Highland City owns 2.32 acres of undeveloped property just north of residential housing developments in the area 9860 North St. and East of Mountain View Drive that will serve as an important park and open space for the surrounding neighborhoods. Amenities considered for Spring Creek Park include pavilion, picnic tables, playground area, pickleball courts, walks and pathways, open lawn, and landscaping.

PROPOSED APPROACH/DETAILED WORK PLAN

We have outlined our services by identifying project tasks, meetings, and deliverables in the Detailed Work Plan below. The work plan has been developed to ensure that the services requested are provided in a systematic and logical sequence. We will work with City Staff, as needed, throughout all phases of the project.

Task 1: Kick-Off Meeting

Hold a project kick-off meeting with City's Project Development Team to refine the scope of the project and to determine the following:

- Review and discuss the overall goals, objectives and milestones for the project
- Define a communication plan between consultant and client
- Schedule periodic project coordination meetings with City staff to review and discuss work products.
- Gather information and project base mapping
- Verify Park Programming

Meeting Summary

- One (1) Meeting with City's Project Development Team

Deliverables

- Summary of desired Park Programming









Example of 3D Rendering

Task 2 – Site Survey This task will include providing the site and topographic survey.

Site survey: A topographic Survey will be prepared for the project area. The survey will include on-site pertinent topographic and planimetric features that are necessary for the design of the project. Contours will be generated at 1 foot intervals and shown on the plan. The survey will also include above ground visible evidence of utility structures indicating water systems, storm drains, and other utilities. A drawing of the survey will be provided in paper or PDF format as requested.

provide a framework to properly evaluate and identify design solutions that will meet the outlined program.

Meeting Summary

- None

Deliverables

- Site Topographic Survey Plan

Task 3 – Design Development Drawings We will refine the park design based on the Preliminary Plan provided to us with the RFP and comments from the Kick-Off Meeting. The Design Development drawings will include preliminary site plans, grading plans, drainage plans, irrigation plans, planting plans, engineering plans, and electrical/lighting plans. We will also prepare and provided an update opinion of probable construction cost.

Meeting Summary:

- Review meeting with City Staff to review Design Development drawings

Deliverables:

- Design Development Drawings
- Opinion of Probable Construction Cost

Task 4 – Construction Documents

Construction Documents will be developed based on the comments and input received during a review of the Design Development Drawings and to conform to current City Requirements. The Construction Documents will include site plans, survey control, grading and drainage plans, irrigation plans, planting plans, utility plans, engineering plans, electrical/lighting plans, construction details, specifications, and an updated opinion of probable construction cost. We propose one construction document review during this phase. We will submit a CD Progress Review Set (approx. 90% CD) for review by the City. Once review comments have been received we will finalize the plans into the final Construction Document Bid Set.

Meeting Summary:

- Review Meeting to go through City Comments of 90% CDs

Deliverables:

- 90% Construction Document Progress Review drawings and specifications











- Updated opinion of probable construction cost
- Final Construction Document Bid Set packages including drawings, technical specifications, and appropriate front end specs and bidding instructions

Task 5 – Bidding Assistance (Optional)

We will attend a pre-bid meeting, issue addenda and answer contractor questions related to bidding. We will also review contractor bids with City and provide recommendations for awarding the project.

Meeting Summary:

- One pre-bid meeting on site

Deliverables:

- Bidding addenda & answers to contractor questions
- Input and recommendations on bids

Task 6 – Construction Period Services (Optional)

We will provide Construction Period Services to include overseeing the project, scheduling and facilitating construction site meetings, provide written reports for site observation visits, address contractor RFI's, review and approve change orders, review pay applications, conduct Substantial Completion and Back Check Site visits and develop punch lists, and provide Record Drawings based on Contractor As-Builts.

Meeting Summary:

- One Pre-Construction Meeting
- One Progress Construction Meeting
- One Substantial Completion Site Visit
- One Back Check Site Visit

Deliverables:

- Site Observation Report, Answers to RFI's, Submittal Reviews, Pay Request Reviews, Change Order Reviews, Substantial Completion Punch List, O&M Manual Reviews, & Record Drawings.









PROPOSED PROJECT SCHEDULE/TIME LINE

We have a proven track record of providing quality services in a timely manner. The schedule we have proposed indicates a reasonable planning and design process we believe can be facilitated without detriment to the project, anticipating Bidding to begin end of Janurary of 2020, and construction to begin in early March of 2020. Our final schedule will be reviewed with the client and adjusted to meet the City's needs and maximize project quality.

Summary of Key Dates

Estimated Notice To Proceed: December 3, 2019
Kick-Off Meeting: First Week In December 2019
Design Development Review: Before December 23, 2019
90% CD Review: Mid January 2020
Final Bid Documents Complete: Third Week In January 2020
Bidding: Last Week Of Janurary 2020
Construction: First Part of March 2020

Schedule Control

The G Brown Design Team is committed to completing the project on time and on schedule. G Brown Design utilizes a number of internal procedures to insure our projects stay on schedule. Our firm utilizes regular scheduling meetings to review project schedules and staff workloads. Our project management software allows us to develop individual project work plans that identify key tasks, estimated task hours, individuals responsible for completing the task, and the task deadline. This work plan is reviewed weekly as part of a project design team meeting. This allows us to anticipate potential scheduling problems and implement corrective measures as necessary to mitigate any potential problem. We also incorporate internal scheduling contingencies into our project schedules to accommodate unforeseen problems or delays. All of these measures result in projects that are completed on schedule.

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G BROWN DESIGN'S
FEE PROPOSAL FOR SPRING CREEK PARK

PROPOSED BASIC SERVICES FEE SUMMARY

Task 1 - Kickoff & Project Management	$ 875
Task 2 - Site Survey	$ 1,770
Task 3 - Design Development	$ 3,535
Task 4 - Construction Documents	$ 7,720
BASIC FIXED FEE TOTAL	**$ 13,900**

ADDED FEE IF A ELECTRICAL SERVICE & METER IS NOT CURRENTLY AVAILABLE AT THE SITE

* Added Design and Coordination Fees **$ 3,320** (includes additional bidding & construction admin.)

OPTIONAL SERVICES FEE SUMMARY

Task 5 - Bidding Assistance	$ 1,030
Task 6 - Construction Period Services	$ 3,100
OPTIONAL SERVICES FEE TOTAL	**$ 4,895**

Our work will be billed monthly based on work complete.

ASSUMPTIONS & EXCEPTIONS

- Our scope of work includes Detailed Design for the 2.32 acre site.
- Property Boundary information, if required will be provided by City. ALTA Survey is not required.
- We have assumed pavilions can be pre-fabricated. Custom designed shelters/pavilions will require additional fees.
- Civil related construction specifications standards per APWA.
- Storm water design is not required
- We have assumed park area may have 1 playground area that may include swings, a play structure and a few other pieces of play equipment. Irrigation Pumps are not required for the site. If irrigation pumps are required, additional fees may be required.
- Utilities (water, storm drainage, and electrical) stubs are available to the project site.
- Our proposed fee assumes subsurface drainage is not required for multi-use sports field areas.
- Sanitary Sewer is not required.
- City will take lead on permitting and approvals. Design Consultant will assist by providing files of drawings and design information that may be needed.
- Meetings beyond the initial number included in the outlined scope of services will be an additional service.
- Construction site visits beyond the initial number included in the outlined scope of services will be an additional service.
- We have assumed a 3 month continuous construction duration. Our fees for Construction Period Services are based on this assumed construction duration. Delays to construction that require additional construction meetings, coordination, and management may require additional services.
- Additional Services will only be completed after receiving written authorization to proceed.
- Our services related to issuance of proposal requests are limited to those required to address changes required for clarifications or corrections related to our work. Proposal requests for owner additions or issues related to unforeseen conditions may require additional services.

Thank you,

Mathew K. Winward
President & Managing Principal

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AGENDA NEXT

CITY COUNCIL AGENDA REPORT
ITEM #3f

HIGHLAND CITY

DATE: December 3, 2019

TO: Honorable Mayor and Members of the City Council

FROM: Tara Tannahill
Planner and GIS Analyst

SUBJECT: **ACTION –** Boyer Ridgeview Residential LLC is requesting Preliminary Plat Approval for a 265-lot subdivision. The property is approximately 38 acres and is located at 9900 N North County Blvd. *Administrative*

PURPOSE:

The City Council will consider a request by Spencer Moffat representing the Boyer Ridgeview Residential LLC for preliminary plat approval for a 265-lot subdivision located at approximately 9900 North and North County Blvd. The Council will take appropriate action.

BACKGROUND:

The property is approximately 38 acres and located on Canal Blvd and North County Blvd or approximately 9800 N North County Blvd.

The property was rezoned as a Planned Development (PD) district on May 21, 2019.

Preliminary Plat review and approval is an *administrative* action. Review is limited to compliance to the Development Code and Ridgeview PD Zoning District.

SUMMARY OF THE REQUEST:

1. The applicant is requesting approval of a 265-lot subdivision for the purpose of being able to construct single family residential homes and multi-family residential homes on the property. The project is divided into four pods.

2. Phase one will include Pods 5, 9, 10, and 14 from the master plan. These pods are the Flex Residential, Carriage, and Estate Lots. Each pod district has their own setbacks, density restrictions, and style of home.

3. Access to the site will be from Canal Boulevard and North County Boulevard.

4. Pod Overview for each phase in Plat A:

Phase	Pod Style	Acreage	No. Lots	Lots / Acre
Phase 1	Flex Residential	8.18	94	11.5

Phase	Pod Style	Acreage	No. Lots	Lots / Acre
Phase 2	Carriage Lots	11.01	80	7.3
Phase 3	Carriage Lots	14.49	80	5.5
Phase 4	Estate Lots	4.3	11	2.6
	Total:	37.98	265	6.97

5. Home style and number of lots:

Phase	Style of Home	No. of Lots
Phase 1: Flex Residential	Front Load Townhomes	94
Phase 2: Carriage Lots	Front Load	50
	Paired / Villa Lots	30
Phase 3: Carriage Lots	Cluster/ Age Targeted	80
Phase 4: Estate Lots	Single Family	11

6. Minimum lot size for Plat A:

Phase	Lot Size (Sq. Ft.)	No. of Lots
Phase 1: Townhomes	1,138	94
Phase 2: Front Load	2,640 to 6,405	50
Phase 2: Villa Lots	2.695 to 4,687	30
Phase 3: Cluster & Front Load	3,275 to 8,630	80
Phase 4: Estate	8,433 to 17,900	11

7. Setbacks and frontage for Plat A:

Plat A Phase	Frontage	Setbacks
Phase 1: Townhomes	25.29’	12’ Front, 5’ between buildings & 10’ side street
Phase 2: Front Load	30’	15’ Front, 10’ Rear, 0’ between homes and 5’ between buildings
Phase 2: Villa Lots	30’	
Phase 3: Cluster & Front load	30’	15’ Front, 10’ Rear, 0’ between homes and 5’ between buildings
Phase 4: Estate	60’ Minimum	20’ Front, 25’ Rear, 15’/7’ Combo Side

8. For Plat A there will be 193,593 square feet of open space. A landscape plan has also been provided for Plat A.

Plat A Phase	Open Space (sq. ft)	% of the net developable area
1: Flex Residential	94,799	36%
2: Carriage Lots	48,608	15%
3: Carriage Lots	44,508	10%
4: Estate Lots	5,678	4%

9. Phase 3 will be an age targeted community. There will be a community walking trail and open space that will be maintained by the HOA.

10. Two entry monument signs will be placed on Canal Boulevard. Both are made of brick and concrete. The height is a maximum of 12'.

11. A fence plan was also provided. Fencing is demonstrated along Murdock Canal Trail, Canal Boulevard, North County Boulevard, and Pine Street.

12. A trail master plan was created. There will be two trail access points to the Murdock Canal Trail, two trail access point to Highland Glen Trail, and two access points to Lone Peak High School.

13. Each home has their own driveway that can be utilized for guest parking. In addition to the provided driveway parking there will be eighteen (18) designated guest stalls in phase 1, five (5) in phase 2, and nine (9) in phase 3.

CITIZEN PARTICIPATION:

Notice of the October 2, 2019 Development Review Committee (DRC) meeting was mailed to all property owners within 500 feet of the proposed site on September 17, 2019. No residents attended the meeting. The Highland City Mayor and Cedar Hills Mayor attended the meeting.

Notice of the Planning Commission meeting was published in the Daily Herald on October 6, 2019 and posted on the state website October 3, 2019. Notification of the public hearing associated with this meeting was mailed to all property owners within 500 feet of the proposed site on October 7, 2019. No public notice is required for City Council. No written correspondence has been received.

ANALYSIS:

- The General Plan designation for this property is Mixed Use. The surrounding properties are zoned R-1-40, Lone Peak High School is to the North, and Highland Glen Park is to the west. The property was rezoned to a Planned Development (PD) district on May 21, 2019, and during that process created a master plan and development agreement.

- Access to the site will be from North County Boulevard and Canal Boulevard.

- There is a 1' Non-vehicular access easement (NVE) provided along Canal Blvd. This prevents driveways and other vehicular access along this road.

- Each pod has their own density and allocated number of lots. The proposed plat meets these restrictions for each pod.

Plat A Phase	Required	Provided
Phase 1	96 Lots 12 units/acre	94 Lots 11.5 units/acre

Phase 2	112 Lots 12 units/acre	80 Lots 7.3 units/acre
Phase 3	158 Lots 12 units/acre	80 5.5 units/acre
Phase 4	17 Lots 4 units/acre	11 Lots 2.6 units/acre

- Each pod has their own lot size requirements. The proposed plat meets these restrictions for each pod.

Phase	Minimum Lot Size	Provided (sq.ft)
Phase 1: Townhomes	N/A - Density Controlled	1,138
Phase 2: Front Load	N/A - Density Controlled	2,640 to 6,405
Phase 2: Villa Lots		2.695 to 4,687
Phase 3: Cluster & Front Load	N/A - Density Controlled	3,275 to 8,630
Phase 4: Estate	7,000 sq ft	8,433 to 17,900

- Each pod has their own setbacks and frontage requirements. The proposed plat meets the master plan's requirements.

Plat A Phase	Frontage		Setbacks	
	Required	Provided	Required	Provided
Phase 1: Townhomes	N/A	25.29'	12' Front, 5' between buildings & 10' side street	
Phase 2: Front Load	30'	30'	15' Front, 10' Rear, 0' between homes and 5' between buildings	
Phase 2: Villa Lots	30'	30'		
Phase 3: Cluster & Front load	N/A or 30'	30'	15' Front, 10' Rear, 0' between homes and 5' between buildings	
Phase 4: Estate	60'	60'	20' Front, 25' Rear, 15'/7' Combo Side	

- Fence 3 in phase 1 that is adjacent to the commercial district should be a theme wall as required by the PD District. Currently, the fence is demonstrating to be a private or semi-private fence. This will need to be changed to a theme wall fence. A stipulation has been written for that.

- The open space for Phase 1, 2, and 3 are all demonstrating 10% or more available open space from the net developable area. This meets the PD requirements for the carriage and flex residential pods providing a minimum of 10% open space.

- The trees provided in the landscape plan meet Highland City tree standards.

- Phase 1 and 2 have attached units. Both phase 1 and 2 don't have more than 6 attached units in any one building. This meets the PD requirements.

- Guest parking is only required for multi-family homes and is not required for single-family homes as per the approved development agreement/master plan. The proposed plat demonstrates meeting the minimum number of guest parking stalls.

Plat A Phase	Provided	Required
1: Flex Residential	206 (driveway & 18 designated)	188
2: Carriage	165 (driveway & 5 designated)	60
3: Carriage	168 (driveway & 8 designated)	0
4: Estate	TBD (possibly 22 for two-car driveway)	0
Total:	539 (not include ph. 4)	188

PLANNING COMMISSION ACTION:

The Planning Commission held a public hearing on November 19, 2019. No resident commented on the proposed plan. The Commission voted unanimously to recommend approval of the Preliminary Plat subject to the following stipulations:

1. The recorded plat conforms to the preliminary plat date stamped September 9, 2019 and received November 12, 2019 except as modified by these stipulations.
2. All public improvements shall be installed as required by the City Engineer.
3. A building permit shall not be issued until the Infrastructure Improvement Agreement has been approved by the City Council.
4. The civil construction plans shall meet all requirements as determined by the City Engineer.
5. Fence 3 that is adjacent to the commercial district in phase 1 shall be change to a theme wall.
6. Trash and recycling containers are to be stored behind a side yard screen wall. They shall be placed behind curb lines in a designated location for each unit. The location shall be a concrete pad. The location where the containers are to be stored shall be shown on the site plan.
7. The home builder shall be responsible for the front yard landscaping on the flex residential and carriage lots.
8. A trail connection to the Murdock Canal trail shall be provided on the west open space area. This connection shall be shown on the landscape plan prior to City Council consideration.

   Subsequent to the Planning Commission meeting staff would request another stipulation to be added for Council to consider.

9. A pressurized irrigation pump station site dedication shall be demonstrated on the final plat in phase 1. Size and location subject to City Engineer approval.

FINDINGS:

With the proposed stipulations, the proposed Preliminary Plat meets the following findings:

- It conforms to the Highland City General Plan.
- It meets the requirements of the approved PD zoning
- It conforms to the Development Code as applicable.

RECOMMENDATION:

Staff recommends that the City Council accept the findings and **APPROVE** the proposed preliminary plat subject to the eight stipulations recommend by the Planning Commission and the one additional stipulation recommended by staff.

PROPOSED MOTION:

I move that the City Council accept the findings and **APPROVE** case PP-19-04, a request for approval of the Ridgeview Plat A preliminary plat, subject to the eight (8) stipulations recommend by the Planning Commission and the one additional stipulation recommended by staff.

FISCAL IMPACT:

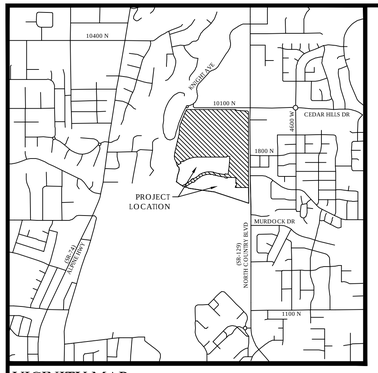
This action will not have a financial impact on this fiscal year's budget expenditure.

ATTACHMENTS:

1. Vicinity Map
2. Proposed Plat
3. Colored Example Lan Plan Layout
4. Lot 201 to 230 elevations and layout
5. Open space calculation

Attachment 1:





VICINITY MAP

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- 1" NO VEHICLE ACCESS EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS

NOTES

1. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENTS SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.

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7. ANY LOTS THAT WILL BE DOUBLE FRONTING NEEDS TO HAVE A 1' NONE VEHICLE ACCESS EASEMENT ALONG THE PUBLIC ROAD IT DOUBLE FRONTS.

8. ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL FIRE CODE REQUIREMENTS.

9. PRIOR TO FINAL APPROVAL OF INDIVIDUAL PHASES A WATER MODEL WILL BE REQUIRED TO VERIFY THAT THE WATER LINE SIZES ARE SUFFICIENT FOR THIS PRELIMINARY LAYOUT.

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER 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 OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____ A.D. 20__

BY _____

TITLE _____

OWNER/DEVELOPER

THE BOYER COMPANY
101 SOUTH 200 EAST, SUITE 200
SALT LAKE CITY, UTAH 84111
(801) 521-4781
CONTACT: SPECTER MOFFAT

PREPARED BY

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. High Tech Drive Suite 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

1 OF 6

9/9/2019

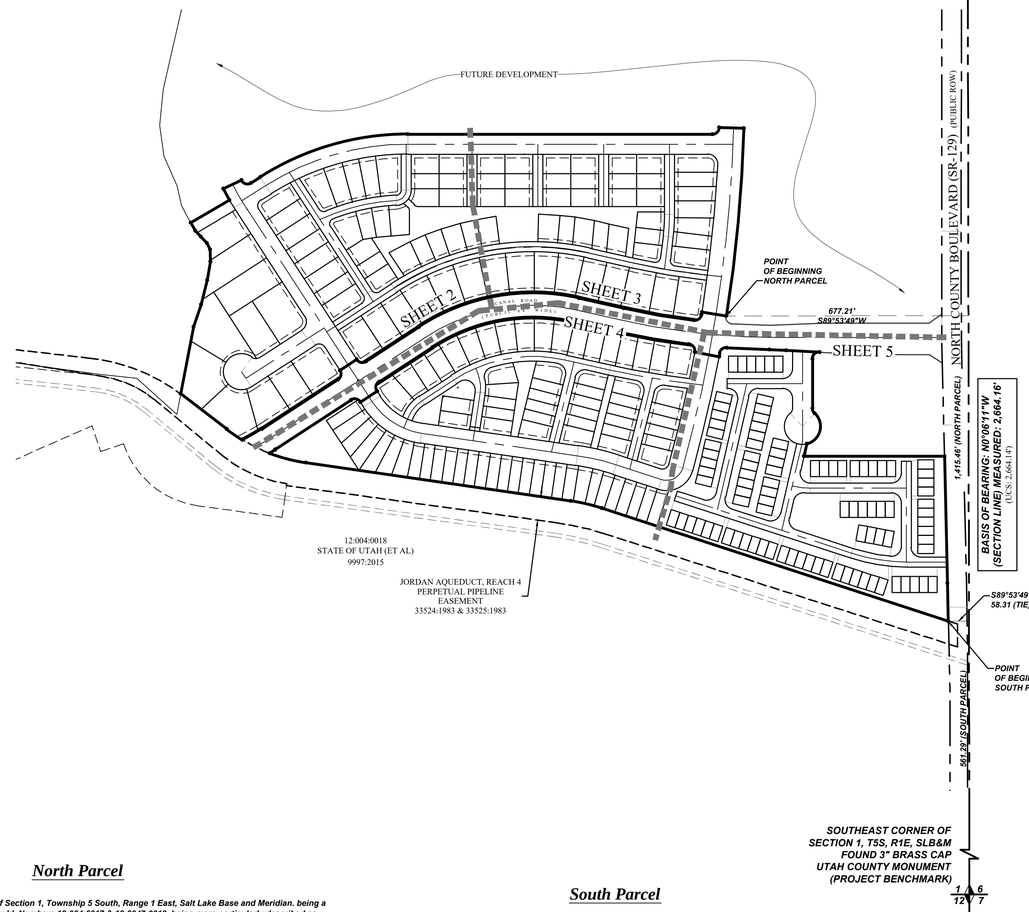
N

S

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200ft.



North Parcel

A Tract of Land, located in the SE1/4 of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian. being a part of Parcels identified by Utah County Tax Id. Numbers 12:004:0017 & 12:0047:0018, being more particularly described as follows:

Beginning at a point N00°06'11"W 1415.46 feet along the section line and S89°53'49"W 677.21 feet from the Southeast Corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running thence N80°52'23"W 69.00 feet; thence S09°10'47"W 7.28 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 19.00 feet (radius bears: N80°46'04"W) a distance of 29.05 feet through a central angle of 87°36'08" Chord: S53°02'00"W 26.30 feet; to a point of compound curvature; thence along the arc of a curve to the right with a radius of 1,966.00 feet a distance of 199.55 feet through a central angle of 05°48'56" Chord: N80°15'28"W 199.46 feet; thence N77°21'00"W 128.08 feet; thence along the arc of a curve to the left with a radius of 584.00 feet a distance of 465.30 feet through a central angle of 45°39'00" Chord: S79°49'30"W 453.09 feet; thence S57°00'00"W 177.49 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 19.00 feet (radius bears: N32°59'59"W) a distance of 29.84 feet through a central angle of 89°58'43" Chord: N78°00'37"W 26.87 feet; thence S57°00'51"W 56.00 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 19.00 feet (radius bears: S56°58'45"W) a distance of 29.85 feet through a central angle of 90°01'15" Chord: S11°59'23"W 26.87 feet; thence S57°00'00"W 253.34 feet; thence N33°00'00"W 0.95 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 565.00 feet (radius bears: N32°59'59"W) a distance of 61.98 feet through a central angle of 06°17'09" Chord: S60°08'35"W 61.95 feet to the northerly line of a perpetual easement for the Jordan Aqueduct, Reach 4 in favor of The United States of America, Department of the Interior, Bureau of Reclamation as defined in a land purchase contract, recorded at Entry No. 33524:1983 in the Utah County Recorder's Office; thence along said northerly line of Jordan Aqueduct Northwesterly along the arc of a non-tangent curve to the right having a radius of 475.00 feet (radius bears: N31°09'17"E) a distance of 52.63 feet through a central angle of 06°20'54" Chord: N55°40'16"W 52.60 feet; thence along said northerly line of Jordan Aqueduct N52°29'50"W 162.66 feet to the easterly line of a Special Warranty Deed as recorded at Entry No. 113623:1998 in the Utah County Recorder's Office, said point being the southwest corner of said entire tract; thence along said deed line and westerly line of said entire tract the following nine (9) courses: (1) N10°55'32"E 191.06 feet; thence (2) N18°31'39"E 65.08 feet; thence (3) N14°03'39"E 69.73 feet; thence (4) N10°09'13"E 53.70 feet; thence (5) N02°22'21"W 33.89 feet; thence (6) N26°09'40"W 20.29 feet; thence (7) N43°06'40"W 24.56 feet; thence (8) N43°54'14"W 22.14 feet; thence (9) N29°37'46"W 26.24 feet; thence N59°56'15"E 125.36 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 478.00 feet (radius bears: N59°56'15"E) a distance of 35.92 feet through a central angle of 04°18'19" Chord: N27°54'36"W 35.91 feet; thence N64°14'34"E 56.00 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 19.00 feet (radius bears: N64°14'34"E) a distance of 32.07 feet through a central angle of 96°41'51" Chord: S74°06'22"E 28.39 feet; thence N57°32'43"E 30.12 feet; thence along the arc of a curve to the right with a radius of 768.00 feet a distance of 435.03 feet through a central angle of 32°27'17" Chord: N73°46'22"E 429.23 feet; thence East 851.30 feet; thence along the arc of a curve to the left with a radius of 19.00 feet a distance of 29.31 feet through a central angle of 88°22'26" Chord: N45°48'47"E 26.49 feet; thence S88°22'26"E 69.00 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 4,029.00 feet (radius bears: N88°22'26"W) a distance of 527.46 feet through a central angle of 07°30'04" Chord: S05°22'36"W 527.09 feet to the point of beginning.

Contains: 830,520 square feet or 19.07 acres+/-

South Parcel

A Tract of Land, located in the SE1/4 of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian. being a part of Parcels identified by Utah County Tax Id. Numbers 12:004:0017 & 12:0047:0018, being more particularly described as follows:

Beginning at a point on the westerly right of way line of SR-129 as established by a UDOT Project, Pin No. 16779, being N00°06'11"W 561.29 feet along the section line and S89°53'49"W 58.31 feet from the Southeast Corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running thence along the northerly line of a perpetual easement for the Jordan Aqueduct, Reach 4 in favor of The United States of America, Department of the Interior, Bureau of Reclamation as defined in a land purchase contract, recorded at Entry No. 33524:1983 in the Utah County Recorder's Office, the following four (4) courses: (1) N71°56'46"W 1,018.31 feet; thence (2) 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°50'46"W 89.69 feet; thence (3) N81°44'46"W 747.36 feet; thence (4) along the arc of a curve to the right with a radius of 475.00 feet a distance of 104.41 feet through a central angle of 12°35'37" Chord: N75°26'58"W 104.20 feet to the proposed right of way of Canal Boulevard; thence along said proposed right of way the following sixteen (16) courses: (1) Northeasterly along the arc of a non-tangent curve to the left having a radius of 635.00 feet (radius bears: N31°22'59"W) a distance of 17.92 feet through a central angle of 01°37'01" Chord: N57°48'30"E 17.92 feet; thence (2) N33°00'00"W 1.06 feet; thence (3) N57°00'00"E 253.37 feet; thence (4) along the arc of a curve to the right with a radius of 19.00 feet a distance of 29.80 feet through a central angle of 89°52'30" Chord: S78°03'45"E 26.84 feet; thence (5) N57°02'58"E 56.00 feet; thence (6) Northerly along the arc of a non-tangent curve to the right having a radius of 19.00 feet (radius bears: N56°58'45"E) a distance of 29.85 feet through a central angle of 90°01'15" Chord: N11°59'22"E 26.87 feet; thence (7) N57°00'00"E 177.45 feet; thence (8) along the arc of a curve to the right with a radius of 516.00 feet a distance of 411.12 feet through a central angle of 45°39'00" Chord: N79°49'30"E 400.33 feet; thence (9) S77°21'00"E 128.08 feet; thence (10) along the arc of a curve to the left with a radius of 2,034.00 feet a distance of 200.63 feet through a central angle of 05°39'06" Chord: S80°10'33"E 200.55 feet; to a point of reverse curvature; thence (11) along the arc of a curve to the right having a radius of 19.00 feet a distance of 31.10 feet through a central angle of 93°46'38" Chord: S36°06'47"E 27.74 feet; thence (12) S79°13'28"E 69.00 feet; thence (13) N10°42'21"E 9.83 feet; thence (14) Northeasterly along the arc of a non-tangent curve to the right having a radius of 19.00 feet (radius bears: S79°21'51"E) a distance of 27.64 feet through a central angle of 83°21'49" Chord: N52°19'03"E 25.27 feet; to a point of reverse curvature; thence (15) along the arc of a curve to the left having a radius of 2,034.00 feet a distance of 119.17 feet through a central angle of 03°21'25" Chord: S87°40'44"E 119.15 feet; thence (16) S86°54'19"E 140.20 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 19.00 feet (radius bears: S03°05'41"W) a distance of 30.87 feet through a central angle of 93°05'41" Chord: S46°32'51"W 27.59 feet; thence South 137.76 feet; thence along the arc of a curve to the left with a radius of 19.00 feet a distance of 15.61 feet through a central angle of 47°03'56" Chord: S23°31'58"E 15.17 feet; to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 50.00 feet a distance of 106.62 feet through a central angle of 122°10'26" Chord: S14°01'17"W 87.54 feet; thence S13°03'35"W 36.24 feet; thence East 392.23 feet to the to the westerly right of way of said SR-129; thence along said westerly right of way line S01°20'10"E 354.83 feet; thence along said westerly right of way line S01°20'22"E 106.01 feet to the point of beginning.

Contains: 18.00 acres+/-

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 PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES FACILITIES IN THE PUE"

ROCKY MOUNTAIN POWER DATE

CENTURY LINK DATE

COMCAST DATE

SURVEYOR'S CERTIFICATE

"I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have made a Survey of the lands shown on this Plan and that it correctly represents the existing conditions as shown. This Plan does not represent a certification to the title or ownership of the lands shown hereon."

Evan J. Wood Date
Professional Land Surveyor
Certificate No. 183395

BOUNDARY DESCRIPTION

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT 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 ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20__

BY:_____
(PRINTED NAME)

ITS:_____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF HIGHLAND CITY, COUNTY OF UTAH, 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 ____ DAY OF _____, A.D. 20____.

APPROVED BY MAYOR

APPROVED BY ENGINEER (SEE SEAL BELOW)

ATTEST_____ CLERK-RECORDER (SEE SEAL BELOW)

HIGHLAND CITY ATTORNEY

APPROVED AS TO FORM THIS ____ DAY OF _____ , A.D. 20____.

HIGHLAND CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____ , A.D. 20____. BY THE HIGHLAND CITY PLANNING COMMISSION.

DIRECTOR, COMMUNITY DEVELOPMENT CHAIRMAN, PLANNING COMMISSION

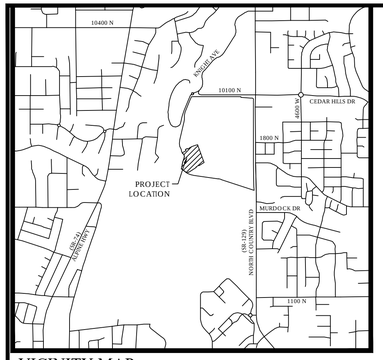
PRELIMINARY PLAT

RIDGEVIEW POD "A"

SUBDIVISION
LOCATED IN THE SE1/4 OF SECTION 1, T5S, R1E,
DATUM: NGVD29
SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	HIGHLAND CITY ENGINEER SEAL	HIGHLAND CITY RECORDER SEAL

Z:_2019\19-0299 Ridgeview Pod A Preliminary\design\engineering\CAD\PRELIMINARY PLAT.dwg



VICINITY MAP
N.T.S

NOTES

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LEGEND

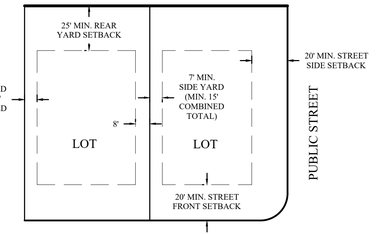
- BOUNDARY
- SECTION LINE
- EASEMENT
- 1' NO VEHICLE ACCESS EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS

Boundary Curve Table

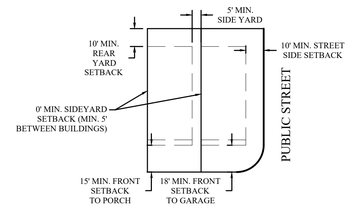
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	19.00	96°41'51"	32.07	S74°06'22"E	28.39
C2	19.00	87°36'08"	29.05	S53°02'00"W	26.30
C3	1966.00	5°48'56"	199.55	N80°15'28"W	199.46
C4	584.00	45°39'00"	465.30	S79°49'30"W	453.09
C5	19.00	89°58'43"	29.84	N78°00'37"W	26.87
C6	19.00	90°01'15"	29.85	S11°59'23"W	26.87
C7	565.00	6°17'09"	61.98	S60°08'35"W	61.95
C8	635.00	1°37'01"	17.92	N57°48'30"E	17.92
C9	19.00	89°52'30"	29.80	S78°03'45"E	26.84
C10	19.00	90°01'15"	29.85	N11°59'22"E	26.87
C11	516.00	45°39'00"	411.12	N79°49'30"E	400.33
C12	2034.00	5°39'06"	200.63	S80°10'33"E	200.55
C13	19.00	93°46'38"	31.10	S36°06'47"E	27.74
C14	19.00	83°21'49"	27.64	N52°19'03"E	25.27
C15	2034.00	3°21'25"	119.17	S87°40'44"E	119.15
C16	19.00	93°05'41"	30.87	S46°32'51"W	27.59
C17	19.00	47°03'56"	15.61	S23°31'58"E	15.17
C18	50.00	122°10'26"	106.62	S14°01'17"W	87.54

PREPARED BY
FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. High Tech Drive Suite 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

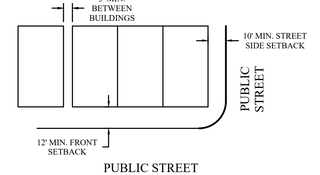




TYPICAL BUILDING SETBACKS
(ESTATE LOTS TBD)
N.T.S.



TYPICAL BUILDING SETBACKS
(CARRIAGE LOTS TBD)
N.T.S.



TYPICAL BUILDING SETBACKS
(TOWNHOME LOTS 101-194)
N.T.S.

HATCHING KEY

COMMON/OPEN SPACE

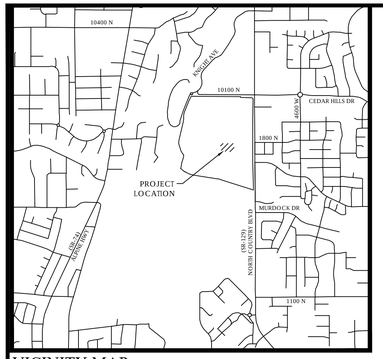
PRIVATE

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

PRELIMINARY PLAT
RIDGEVIEW POD "A"
SUBDIVISION
LOCATED IN THE SE1/4 OF SECTION 1, T5S, R1E,
DATUM: NGVD29
SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	HIGHLAND CITY ENGINEER SEAL	HIGHLAND CITY RECORDER SEAL

Z:_2019\19-0299 Ridgeview Pod A Preliminary\design 19-0299\dwg\sheets\C2.1 PRELIMINARY PLAT.dwg



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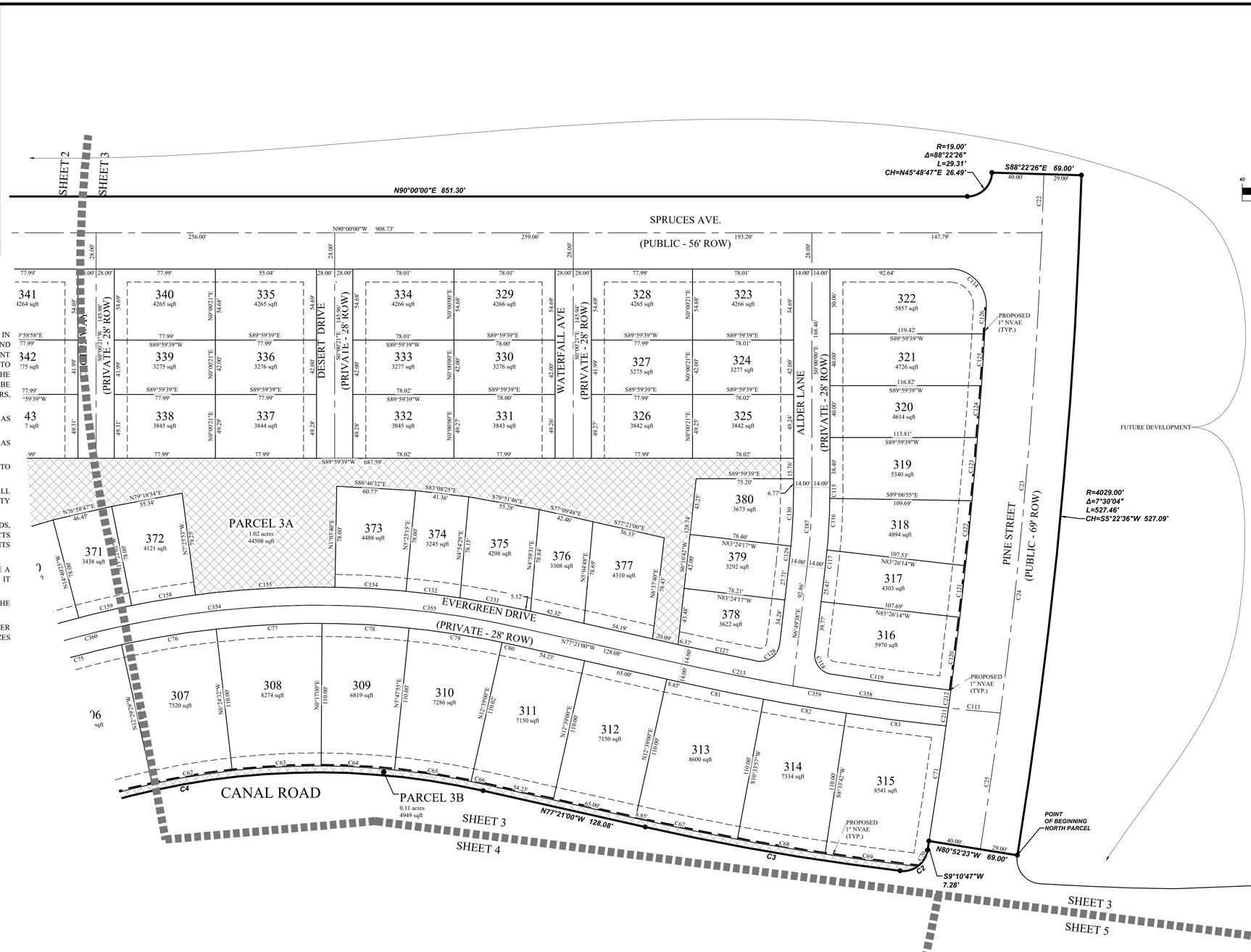
- BOUNDARY
- SECTION LINE
- EASEMENT
- 1" NO VEHICLE ACCESS EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS

HATCHING KEY

- COMMON/OPEN SPACE
- PRIVATE





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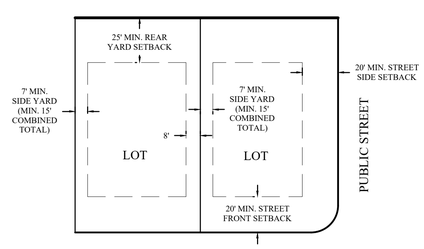

TYPICAL BUILDING SETBACKS
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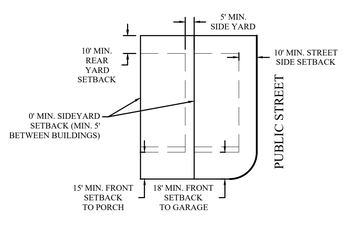

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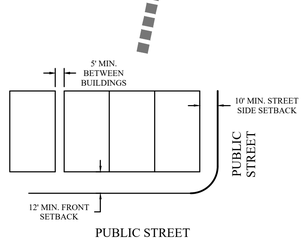

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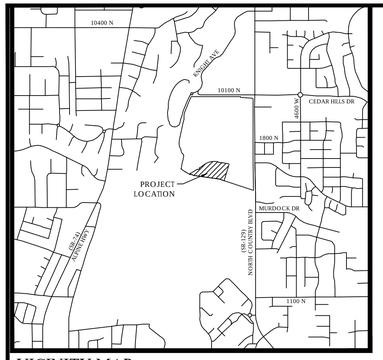
3 OF 6
9/9/2019

PRELIMINARY PLAT
RIDGEVIEW POD "A"
SUBDIVISION
LOCATED IN THE SE1/4 OF SECTION 1, T5S, R1E,
DATUM: NGVD29
SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	HIGHLAND CITY ENGINEER SEAL	HIGHLAND CITY RECORDER SEAL

Z:_2019\19-0299 Ridgeview Pod A Preliminary\design 19-0299\dwg\sheets\C2.2 PRELIMINARY PLAT.dwg



VICINITY MAP
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N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

CANAL ROAD

SHEET 2
SHEET 4
N57°00'00"E 177.45'

PARCEL 2E
0.11 acres
4666 sqft

SHEET 3
SHEET 4
S77°21'00"E 128.08'

N10°42'21"E 9.83'
S79°13'28"E 69.00'

FIREWOOD AVE.
(PRIVATE - 28' ROW)

PARCEL 2C
7187 sqft
0.16 acres

PARCEL 2B
7538 sqft
0.17 acres

PARCEL 2A
18251 sqft
0.42 acres

LEAF LANE
(PRIVATE-28' ROW)

PINE NEEDLE DRIVE
(PRIVATE - 28' ROW)

PARCEL 2D
0.09 acres 4124 sqft

DUST DRIVE
(PRIVATE - 28' ROW)

PINE STREET
(PUBLIC - 69' ROW)

FOREST LANE
(PUBLIC - 56' ROW)

PROPOSED 1" NVAE (TYP.)

N57°07'58"E 56.00'

N57°00'00"E 251.37'

N33°00'00"W 1.06'

R=475.00'
Δ=12°35'37"
L=104.41'
CH=N75°26'58"W 104.20'

N81°44'46"W 747.36'

R=525.00'
Δ=9°48'00"
L=89.80'
CH=N76°50'46"W 89.69'

JORDAN AQUEDUCT, REACH 4
PERPETUAL PIPELINE EASEMENT
33524:1983 & 33525:1983

12:004:0018
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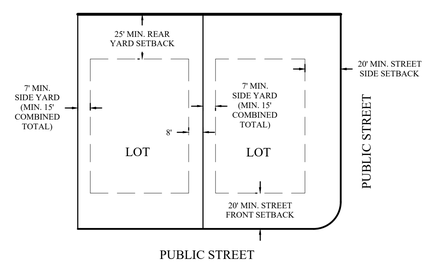

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(ESTATE LOTS TBD)
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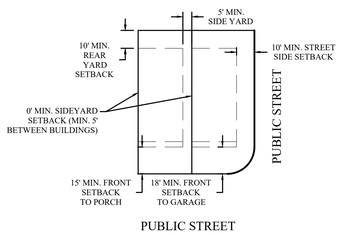

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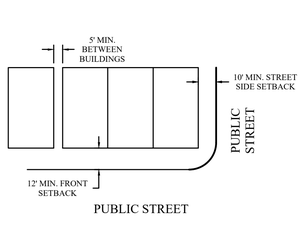

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4 OF 6
9/9/2019

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LOCATED IN THE SE1/4 OF SECTION 1, T5S, R1E,
DATUM: NGVD29
SALT LAKE BASE & MERIDIAN
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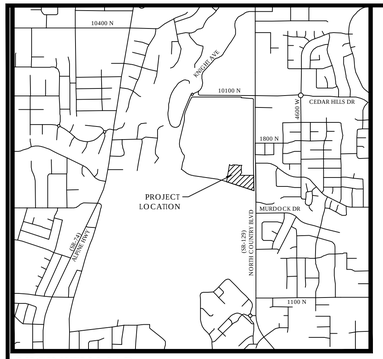
Z:_2019\19-0299 Ridgeview Pod A Preliminary\design 19-0299\dwg\sheets\C2.3 PRELIMINARY PLAT.dwg



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COMMON/OPEN SPACE

PRIVATE

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SHEET 3

SHEET 5

CANAL ROAD (PUBLIC - VARIABLE WIDTH)

N10°42'21"E 9.83'

S79°13'28"E 69.00'

S86°54'19"E 46.06'

S86°54'19"E 94.14'

VALLEY STREET (PRIVATE - 28' ROW)

DOGWOOD STREET (PUBLIC - 56' ROW)

S0°00'00"E 137.76'

PINE STREET (PUBLIC - 69' ROW)

ASPEN AVE (PRIVATE - 28' ROW)

SAGEBRUSH LANE (PRIVATE - 28' ROW)

S13°03'35"W 36.24'

N90°00'00"E 392.23'

STARGAZE STREET (PRIVATE - 28' ROW)

ROCKWALL WAY (PRIVATE - 28' ROW)

MT. SAGE DRIVE (PRIVATE - 28' ROW)

N71°56'47"W 1018.31'

S1°20'10"E 354.83'

S1°20'22"E 106.01'

NORTH COUNTY BOULEVARD (SR-129) (PUBLIC ROW)

12:004:0018
STATE OF UTAH (ET AL)
9997:2015

JORDAN AQUEDUCT, REACH 4
PERPETUAL PIPELINE EASEMENT
33524:1983 & 33525:1983

POINT OF BEGINNING SOUTH PARCEL

SHEET 4

SHEET 5

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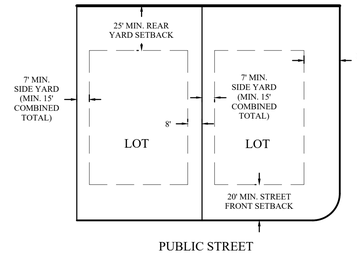

TYPICAL BUILDING SETBACKS
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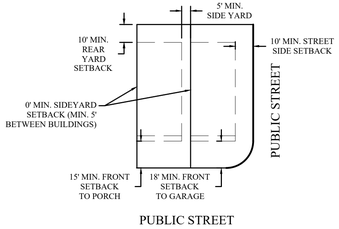

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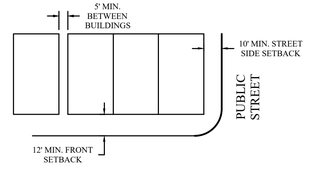

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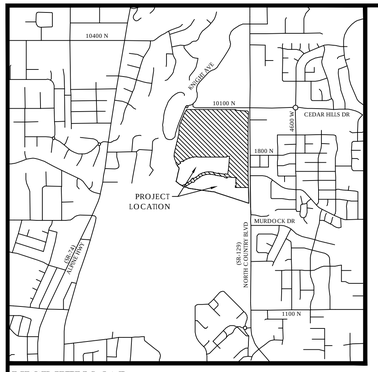

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C16	19.00	93°05'41"	30.87	S46°32'51"W	27.59
C17	19.00	47°03'56"	15.61	S23°31'58"E	15.17
C18	50.00	122°10'26"	106.62	S14°01'17"W	87.54

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C19	450.00	6°41'51"	52.60	S29°06'22"E	52.57
C20	499.75	0°10'03"	1.46	N90°00'00"E	1.46
C21	740.00	26°35'47"	343.50	N76°42'06"E	340.43
C22	4000.00	0°38'59"	45.35	S01°57'03"W	45.35
C23	4000.00	5°19'48"	372.10	N04°56'26"E	371.96
C24	4000.00	7°30'04"	523.67	N05°22'36"E	523.29
C25	4000.00	1°31'17"	106.22	S08°21'59"W	106.21
C26	500.09	17°52'46"	156.06	N80°53'26"W	155.42
C27	75.00	22°22'02"	29.28	N83°08'12"W	29.09
C28	28.00	81°17'36"	39.73	N53°42'23"E	36.48
C29	28.00	85°00'35"	41.54	N29°26'42"W	37.84
C30	19.00	51°25'12"	17.05	S14°56'04"E	16.49
C31	511.17	2°04'29"	18.51	N58°02'16"E	18.51
C32	511.00	0°48'29"	7.21	N59°28'47"E	7.21
C33	200.00	48°43'55"	170.11	S57°23'13"E	165.03
C34	200.00	33°35'29"	117.26	N49°49'00"W	115.58
C35	200.00	15°08'26"	52.85	S74°10'58"E	52.70
C36	100.00	33°36'45"	58.66	S40°11'38"W	57.83
C37	407.00	9°44'35"	69.21	N61°52'18"E	69.13
C38	407.00	45°39'00"	324.27	S79°49'30"W	315.77
C39	2143.00	3°15'06"	121.62	S78°58'33"E	121.60
C40	2143.00	7°03'01"	263.70	S80°52'31"E	263.53
C41	4000.00	1°13'41"	85.73	S11°23'23"W	85.73
C42	4000.00	4°38'57"	324.58	N13°06'01"E	324.49
C43	47.00	92°37'19"	75.98	N61°44'09"E	67.97
C44	653.00	9°48'00"	111.69	N76°51'11"W	111.55
C45	100.00	31°30'14"	54.98	N07°30'18"W	54.29
C46	200.00	13°03'35"	45.59	S83°28'12"E	45.49
C47	511.00	4°53'58"	43.70	N62°20'00"E	43.68
C48	478.00	2°57'30"	24.68	N31°32'30"W	24.68
C49	28.00	90°01'15"	43.99	N11°59'22"E	39.61
C50	19.00	26°52'04"	8.91	N70°26'02"E	8.83
C51	19.00	41°53'22"	13.89	S75°11'15"E	13.58
C52	50.00	94°36'44"	82.56	N78°27'04"E	73.50
C53	50.00	74°00'31"	64.58	N05°51'33"W	60.19
C54	50.00	62°45'09"	54.76	N74°14'23"W	52.07
C55	50.00	17°23'03"	15.17	S65°41'31"W	15.11
C56	19.00	89°58'45"	29.84	N78°00'38"W	26.87
C57	19.00	47°37'10"	15.79	N09°20'48"W	15.34
C58	511.00	4°20'48"	38.77	N67°30'33"E	38.76
C59	589.00	6°53'28"	70.84	S61°28'05"W	70.80
C60	589.00	6°17'51"	64.74	S68°03'45"W	64.71
C61	589.00	6°17'51"	64.74	S74°21'36"W	64.71
C62	589.00	6°04'57"	62.53	S80°32'59"W	62.50
C63	589.00	6°41'32"	68.80	S86°56'14"W	68.76
C64	589.00	5°30'55"	56.70	N86°57'33"W	56.67
C65	589.00	5°48'14"	59.66	N81°17'59"W	59.64
C66	589.00	1°02'52"	10.77	N77°52'26"W	10.77
C67	1961.00	2°05'03"	71.33	S78°23'31"E	71.33
C68	1961.00	2°00'15"	68.59	S80°26'10"E	68.59
C69	1961.00	2°06'14"	72.00	S82°29'25"E	72.00
C70	19.00	44°52'36"	14.88	S31°40'14"W	14.50
C71	3960.00	1°09'11"	79.69	N08°33'02"E	79.69
C72	699.00	0°51'30"	10.47	S57°25'45"W	10.47
C73	699.00	7°03'19"	86.07	S61°23'10"W	86.02
C74	699.00	6°17'51"	76.83	S68°03'45"W	76.79
C75	699.00	6°17'51"	76.83	S74°21'36"W	76.79
C76	699.00	6°04'57"	74.20	S80°32'59"W	74.17
C77	699.00	6°41'32"	81.64	S86°56'14"W	81.60
C78	699.00	5°30'55"	67.28	N86°57'33"W	67.26
C79	699.00	5°58'08"	72.82	N81°13'02"W	72.78
C80	699.00	0°52'58"	10.77	N77°47'29"W	10.77
C81	1851.00	2°05'03"	67.33	S78°23'31"E	67.33
C82	1851.00	2°00'15"	64.75	S80°26'10"E	64.74
C83	1851.00	2°24'13"	77.65	S82°38'24"E	77.65

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C84	511.00	6°15'37"	55.83	N74°43'35"E	55.81
C85	511.00	6°15'37"	55.83	N80°59'12"E	55.81
C86	511.00	6°15'37"	55.83	N87°14'50"E	55.81
C87	511.00	6°15'37"	55.83	S86°29'33"E	55.81
C88	511.00	6°00'45"	53.62	S80°21'22"E	53.60
C90	2039.00	0°54'03"	32.06	S78°31'19"E	32.06
C91	2039.00	1°17'33"	46.00	S79°37'08"E	46.00
C92	2039.00	1°17'33"	46.00	S80°54'41"E	46.00
C93	2039.00	1°48'13"	64.19	S82°27'34"E	64.18
C94	925.12	4°38'29"	74.94	N11°19'04"E	74.92
C95	2129.00	1°48'08"	66.97	S82°27'32"E	66.97
C96	2129.00	1°17'33"	48.03	S80°54'41"E	48.03
C97	2129.00	1°17'33"	48.03	S79°37'08"E	48.03
C98	2129.00	1°18'24"	48.55	S78°19'09"E	48.55
C99	2129.00	0°18'58"	11.74	S77°30'29"E	11.74
C100	421.00	6°00'45"	44.18	N80°21'22"W	44.16
C101	421.00	6°15'37"	46.00	N86°29'33"W	45.98
C102	421.00	6°15'37"	46.00	S87°14'50"W	45.98
C103	421.00	6°15'37"	46.00	S80°59'12"W	45.98
C104	421.00	6°15'37"	46.00	S74°43'35"W	45.98
C105	421.00	6°15'37"	46.00	S68°27'58"W	45.98
C106	421.00	6°15'37"	46.00	S62°12'21"W	45.98
C107	421.00	2°04'32"	15.25	S58°02'16"W	15.25
C108	114.00	8°20'49"	16.61	S52°49'36"W	16.59
C109	712.00	4°58'44"	61.87	S60°02'05"W	61.85
C110	19.00	90°33'58"	30.03	S12°15'44"W	27.00
C111	15.00	90°01'15"	23.57	N11°59'22"E	21.22
C112	19.00	47°26'32"	15.73	N56°44'32"W	15.29
C113	1837.00	1°14'54"	40.03	S84°28'41"E	40.03
C114	28.00	93°07'55"	45.51	N43°26'02"W	40.67
C115	528.00	0°55'24"	8.51	N00°27'42"E	8.51
C116	528.00	4°19'13"	39.81	N03°05'00"E	39.80
C117	528.00	1°35'01"	14.59	N06°02'07"E	14.59
C118	15.00	87°45'56"	22.98	S37°03'20"E	20.80
C119	1823.00	2°55'34"	93.10	S82°24'05"E	93.09
C120	3960.00	0°49'04"	56.51	N07°00'55"E	56.51
C121	3960.00	0°34'44"	40.00	N06°19'01"E	40.00
C122	3960.00	0°43'55"	50.59	N05°39'42"E	50.59
C123	3960.00	0°42'22"	48.80	N04°56'34"E	48.79
C124	3960.00	0°34'49"	40.11	N04°17'58"E	40.11
C125	3960.00	0°34'48"	40.08	N03°43'09"E	40.08
C126	3960.00	0°17'50"	20.55	N03°16'50"E	20.55
C127	1823.00	1°44'51"	55.60	S78°13'25"E	55.60
C128	15.00	94°04'31"	24.63	N53°51'54"E	21.95
C129	500.00	1°38'16"	14.29	N06°00'30"E	14.29
C130	500.00	5°11'22"	45.29	N02°35'41"E	45.27
C131	727.00	3°57'02"	50.13	N79°19'31"W	50.12
C132	727.00	3°18'43"	42.02	N82°57'23"W	42.02
C133	19.00	28°10'36"	9.34	N47°11'07"W	9.25
C134	212.53	1°58'23"	7.32	N33°56'26"W	7.32
C135	227.56	6°47'54"	27.00	N38°15'10"W	26.98
C136	228.00	7°19'56"	29.18	N45°18'41"W	29.16
C137	228.00	6°59'30"	27.82	N52°28'24"W	27.81
C138	228.00	6°59'30"	27.82	N59°27'54"W	27.81
C139	228.00	7°19'56"	29.18	N66°37'37"W	29.16
C140	228.00	4°07'40"	16.43	N79°41'21"W	16.42
C141	228.00	7°19'56"	29.18	N73°57'33"W	29.16
C142	625.00	0°46'13"	8.40	N81°22'04"W	8.40
C143	525.00	0°46'53"	7.16	S81°21'19"E	7.16
C144	625.00	3°40'46"	40.14	N79°08'35"W	40.13
C145	525.00	3°40'50"	33.72	S79°07'28"E	33.72
C146	625.00	2°50'19"	30.96	N75°53'02"W	30.96
C147	525.00	2°50'21"	26.02	S75°51'52"E	26.01
C148	625.00	2°30'42"	27.40	N73°12'32"W	27.40
C149	525.00	2°29'55"	22.89	S73°11'44"E	22.89

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C151	19.00	47°33'18"	15.77	S09°18'51"E	15.32
C152	172.00	28°59'26"	87.03	S47°30'59"E	86.10
C153	114.00	28°41'17"	57.08	N34°18'33"E	56.49
C154	727.00	4°19'35"	54.90	N86°46'32"W	54.88
C155	727.00	8°29'34"	107.76	S86°48'53"W	107.66
C156	15.00	44°22'56"	11.62	S67°48'53"E	11.33
C157	43.00	34°35'56"	25.97	N17°18'19"E	25.57
C158	727.00	3°56'09"	49.94	S80°36'02"W	49.93
C159	727.00	3°18'23"	41.95	S76°58'47"W	41.95
C160	727.00	4°00'46"	50.92	S73°19'12"W	50.90
C161	727.00	3°18'23"	41.95	S69°39'38"W	41.95
C162	727.00	3°18'23"	41.95	S66°21'15"W	41.95
C163	727.00	4°19'35"	54.90	S62°32'16"W	54.88
C164	727.00	1°34'28"	19.98	S59°35'14"W	19.98
C165	15.00	45°37'46"	11.95	N22°48'32"W	11.63
C166	43.00	27°36'17"	20.72	N73°10'34"E	20.52
C167	566.00	2°17'38"	22.66	S85°49'53"W	22.66
C168	566.00	4°54'13"	48.44	S82°13'58"W	48.43
C169	566.00	4°32'58"	44.94	S77°30'22"W	44.93
C170	566.00	6°37'24"	65.43	S71°55'11"W	65.39
C171	15.00	101°37'44"	26.61	S17°47'37"W	23.25
C172	15.00	89°58'45"	23.56	S78°00'38"E	21.21
C173	727.00	1°48'00"	22.84	S57°54'00"W	22.84
C174	43.00	24°46'09"	18.59	N46°59'21"E	18.44
C175	712.00	5°48'08"	72.10	S85°36'02"W	72.07
C176	712.00	3°51'09"	47.87	S80°46'23"W	47.86
C177	712.00	3°48'01"	47.22	S76°56'48"W	47.22
C178	712.00	4°21'42"	54.20	S72°51'57"W	54.19
C179	712.00	5°53'31"	73.22	S67°44'20"W	73.19
C180	15.00	79°29'31"	20.81	S72°46'00"E	19.18
C181	594.00	3°13'10"	33.38	S69°05'49"W	33.37
C182	594.00	4°23'25"	45.52	S72°54'06"W	45.51
C183	594.00	3°49'32"	39.66	S77°00'35"W	39.65
C184	594.00	3°52'40"	40.20	S80°51'40"W	40.19
C185	594.00	4°10'42"	43.32	S84°53'21"W	43.31
C186	15.00	86°58'22"	22.77	N43°29'32"E	20.65
C187	514.00	6°49'38"	61.25	N03°24'49"E	61.21
C188	29.00	86°58'22"	44.02	N43°29'32"E	39.91
C189	3960.00	0°53'03"	61.11	N12°42'31"E	61.11
C190	3960.00	0°26'03"	30.00	N13°22'04"E	30.00
C191	3960.00	0°26'03"	30.00	N13°48'07"E	30.00
C192	3960.00	0°26'03"	30.00	N14°14'10"E	30.00
C193	3960.00	0°26'03"	30.00	N14°40'12"E	30.00
C194	3960.00	0°31'47"	36.62	N15°09'07"E	36.62
C195	19.00	92°37'48"	30.72	N61°43'55"E	27.48
C196	681.00	5°22'19"	63.85	S74°38'20"E	63.83
C197	681.00	2°46'20"	32.95	S80°22'01"E	32.95
C198	114.00	11°40'36"	23.23	S02°24'31"W	23.19
C199	114.00	7°41'56"	15.32	S07°16'45"E	15.31
C200	28.00	83°58'43"	41.04	S30°51'39"W	37.46
C201	393.00	8°52'18"	60.85	S77°17'09"W	60.79
C202	393.00	8°33'24"	58.69	N84°19'45"W	58.64
C203	28.00	94°03'35"	45.97	N33°01'15"W	40.98
C204	28.00	88°38'28"	43.32	S58°19'46"W	39.13
C205	2157.00	1°33'04"	58.39	N78°37'59"W	58.39
C206	28.00	93°25'04"	45.65	N32°42'00"W	40.76
C207	28.00	84°22'22"	41.23	S56°11'43"W	37.61
C208	2157.00	1°40'16"	62.91	N82°27'14"W	62.91
C209	561.00	5°30'12"	53.88	N60°47'05"E	53.86
C210	580.00	21°51'54"	221.34	S76°02'45"W	220.00
C211	3960.00	0°12'09"	14.01	S07°43'41"W	14.01
C212	3960.00	0°12'09"	14.00	S07°31'31"W	14.00
C213	1837.00	2°43'05"	87.15	S78°42'33"E	87.14
C214	486.00	0°15'04"	2.13	N84°25'46"W	2.13
C215	486.00	11°57'11"	101.39	N78°19'38"W	101.21

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C216	486.00	0°24'02"	3.40	N72°09'01"W	3.40
C217	505.57	4°45'48"	42.03	N87°38'16"W	42.02
C218	172.00	4°36'03"	13.81	N64°18'43"W	13.81
C219	398.07	1°26'51"	10.06	N84°50'09"W	10.06
C220	514.00	12°14'37"	109.84	N78°04'19"W	109.63
C221	28.00	50°00'46"	24.44	N64°59'37"W	23.67
C222	28.00	39°59'14"	19.54	N19°59'37"W	19.15
C223	28.00	73°27'20"	35.90	N36°43'40"W	33.49
C224	172.00	10°22'58"	31.17	S76°33'42"E	31.13
C225	172.00	4°45'28"	14.28	N68°59'29"W	14.28
C226	86.00	38°07'32"	57.23	N37°56'14"E	56.18
C227	2143.00	2°43'25"	101.87	S81°57'48"E	101.86
C228	4000.00	3°25'17"	238.85	N13°42'51"E	238.82
C229	393.00	0°50'23"	5.76	N57°25'11"E	5.76
C230	393.00	0°50'23"	5.76	N58°15'34"E	5.76
C231	28.00	129°34'04"	63.32	S56°32'13"E	50.66
C232	50.00	16°06'55"	14.06	S79°45'39"E	14.02
C233	393.00	9°40'15"	66.33	N86°33'25"E	66.25
C234	28.00	16°32'40"	8.09	N81°43'40"W	8.06
C235	214.00	4°21'11"	16.26	S87°49'24"E	16.26
C236	28.00	65°44'01"	32.12	S32°52'01"W	30.39
C237	28.00	24°15'59"	11.86	S77°52'01"W	11.77
C238	28.00	95°26'43"	46.64	S47°43'21"W	41.43
C243	28.00	103°03'35"	50.36	N38°28'12"W	43.84
C245	28.00	94°59'25"	46.42	N60°33'18"E	41.28
C246	75.00	70°15'15"	91.96	S50°33'10"W	86.31
C247	4029.00	4°39'00"	326.98	S13°06'02"W	326.89
C250	50.00	118°46'08"	103.65	N12°19'08"W	86.06
C251	19.00	47°03'56"	15.61	N23°31'58"E	15.17
C252	28.00	90°00'00"	43.98	N45°00'00"W	39.60
C253	50.00	17°04'23"	14.90	N83°38'41"E	14.84
C260	475.00	5°46'22"	47.86	S55°23'00"E	47.84
C261	681.00	1°39'21"	19.68	N78°09'10"W	19.68
C262	450.00	0°33'58"	4.45	N32°44'16"W	4.45
C263	450.00	7°15'49"	57.05	S29°23'21"E	57.01
C265	28.00	25°35'33"	12.51	N25°51'22"E	12.40
C267	740.00	5°51'30"	75.66	N60°28'28"E	75.63
C268	28.00	69°23'51"	33.91	N73°21'04"E	31.88
C269	28.00	59°13'51"	28.95	S42°20'05"E	27.67
C270	2143.00	1°04'31"	40.21	S83°51'46"E	40.21
C272	28.00	25°46'44"	12.60	N00°10'13"E	12.49
C277	28.00	24°20'14"	11.89	N25°13'42"E	11.80
C279	28.00	52°36'11"	25.71	S63°41'55"W	24.81
C280	28.00	2°57'57"	1.45	N88°31'02"E	1.45
C281	28.00	87°02'03"	42.53	N43°31'02"E	38.56
C282	28.00	78°07'30"	38.18	N50°56'15"W	35.29
C283	28.14	24°48'22"	12.18	N00°35'33"E	12.09
C354	713.00	13°31'00"	168.20	N83°15'45"E	167.81
C355	713.00	12°37'45"	157.16	S83°39'53"E	156.84
C358	1837.00	3°47'09"	121.38	S81°57'40"E	121.36
C359	1837.00	6°30'14"	208.53	N80°36'07"W	208.41
C360	713.00	45°39'00"	568.08	S79°49'30"W	553.17
C361	713.00	19°30'15"	242.71	S66°45'08"W	241.54
C370	740.00	32°27'17"	419.17	S73°46'22"W	413.59

Line Table

LINE	DIRECTION	LENGTH
L1	N33°00'00"W	50.00
L16	S33°01'16"E	15.67
L18	S23°15'25"E	14.24
L24	S23°23'15"W	28.00
L25	N08°14'49"E	28.00
L26	N14°00'32"E	28.14
L27	N14°00'32"E	28.07

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www.focusutah.com

9/9/2019

PRELIMINARY PLAT

RIDGEVIEW POD "A"

SUBDIVISION

LOCATED IN THE SE1/4 OF SECTION 1, T5S, R1E,
DATUM: NGVD29
SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	HIGHLAND CITY ENGINEER SEAL	HIGHLAND CITY RECORDER SEAL

Z:_2019\19-0299 Ridgeview Pod A Preliminary\design 19-0299\dwg\sheets\C2.5 PRELIMINARY PLAT.dwg

MATCH LINE SEE BELOW

PARCEL 4A

PARCEL 3A

PARCEL 2A

PARCEL 2B

PARCEL 2C

PARCEL 2D

CONNECTION TO EXISTING SEWER

CONNECTION TO EXISTING WATER

EXISTING IRRIGATION LINE ALONG NORTH COUNTY BLVD TO BE PROTECTED IN PLACE

EXISTING 10' DIAMETER MURDOCK CANAL

MATCH LINE SEE ABOVE

N

S

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONDUIT
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

GUEST PARKING TABLE	
PHASE	NO. OF SPOTS
1A	*18*
2A	*5*
3A	*8*
4A	*0*

NOTE: SEE SHEET C5.0 FOR PHASING

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

Know what's below. Call 811 before you dig.

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RIDGEVIEW POD A PRELIMINARY

HIGHLAND CITY

OVERALL UTILITY PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

OVERALL UTILITY PLAN

Scale: 1"=80' | Drawn: MHW
Date: 11/12/2019 | Job #: 19-0299
Sheet: C3.0

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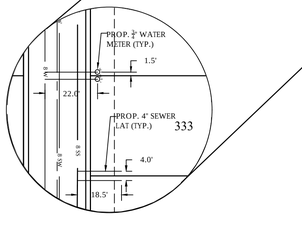
PARCEL 3A

PARCEL 2A

PROP. CONDUIT

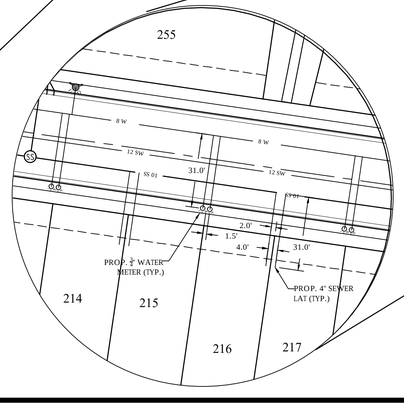
MATCHLINE SEE SHEET C3.2



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

N

S

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- ROW
- CENTERLINE
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RIDGEVIEW POD A PRELIMINARY

HIGHLAND CITY

UTILITY PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
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6	----	----

UTILITY PLAN

Scale:	1"=60'	Drawn:	MHW
Date:	11/12/2019	Job #:	19-0299
Sheet:	C3.1		

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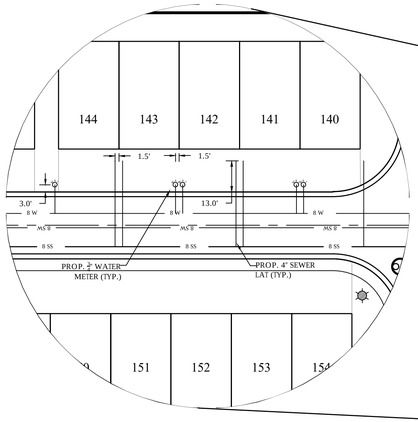

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
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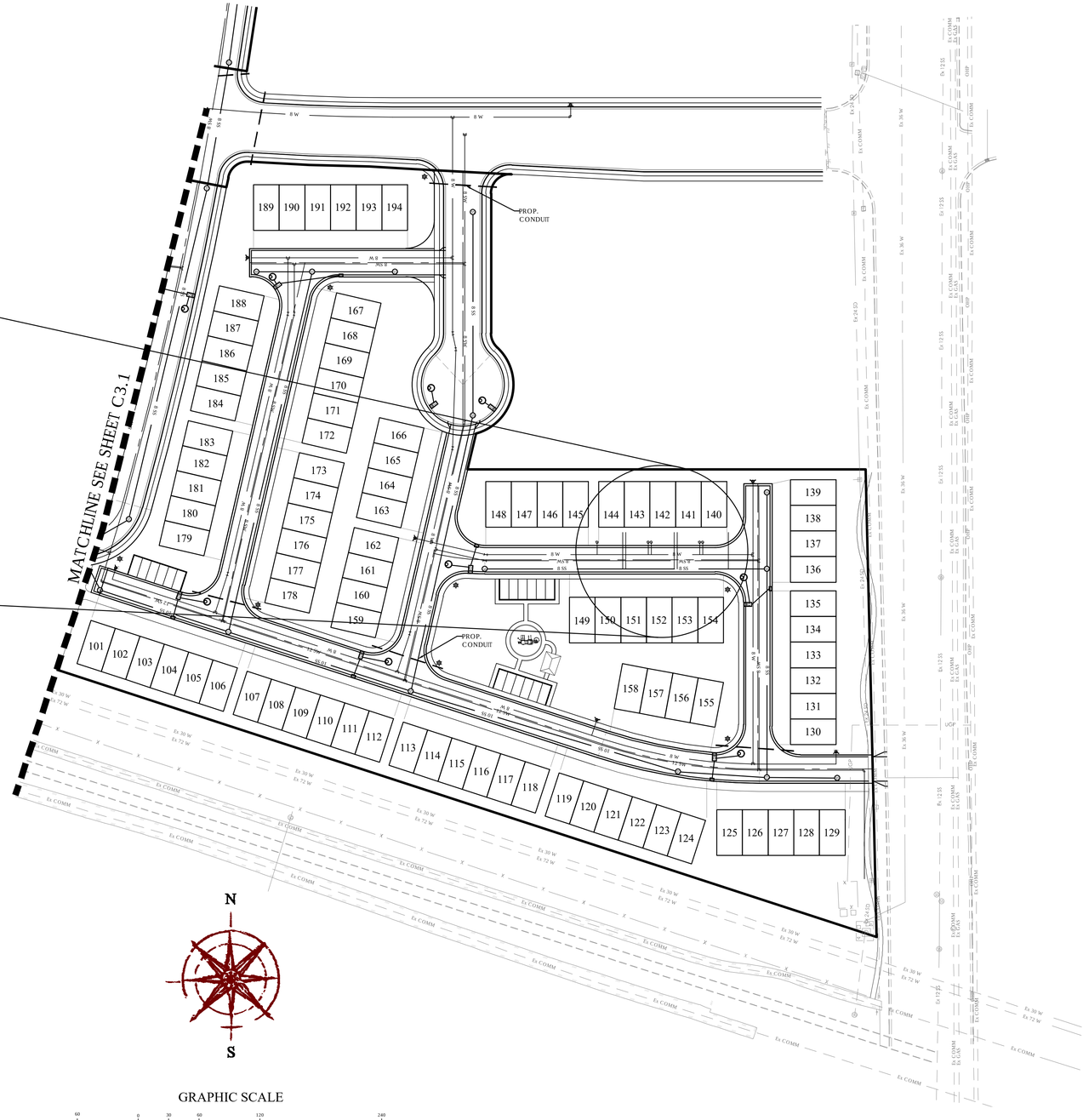

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GRAPHIC SCALE

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LEGEND

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- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONDUIT
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) EXIST. CONTOUR MAJOR
- (XXXX) EXIST. CONTOUR MINOR
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- STREET LIGHT
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RIDGEVIEW POD A PRELIMINARY

HIGHLAND CITY

UTILITY PLAN

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UTILITY PLAN

Scale: 1"=60'	Drawn: MHW
Date: 11/12/2019	Job #: 19-0299
Sheet: C3.2	

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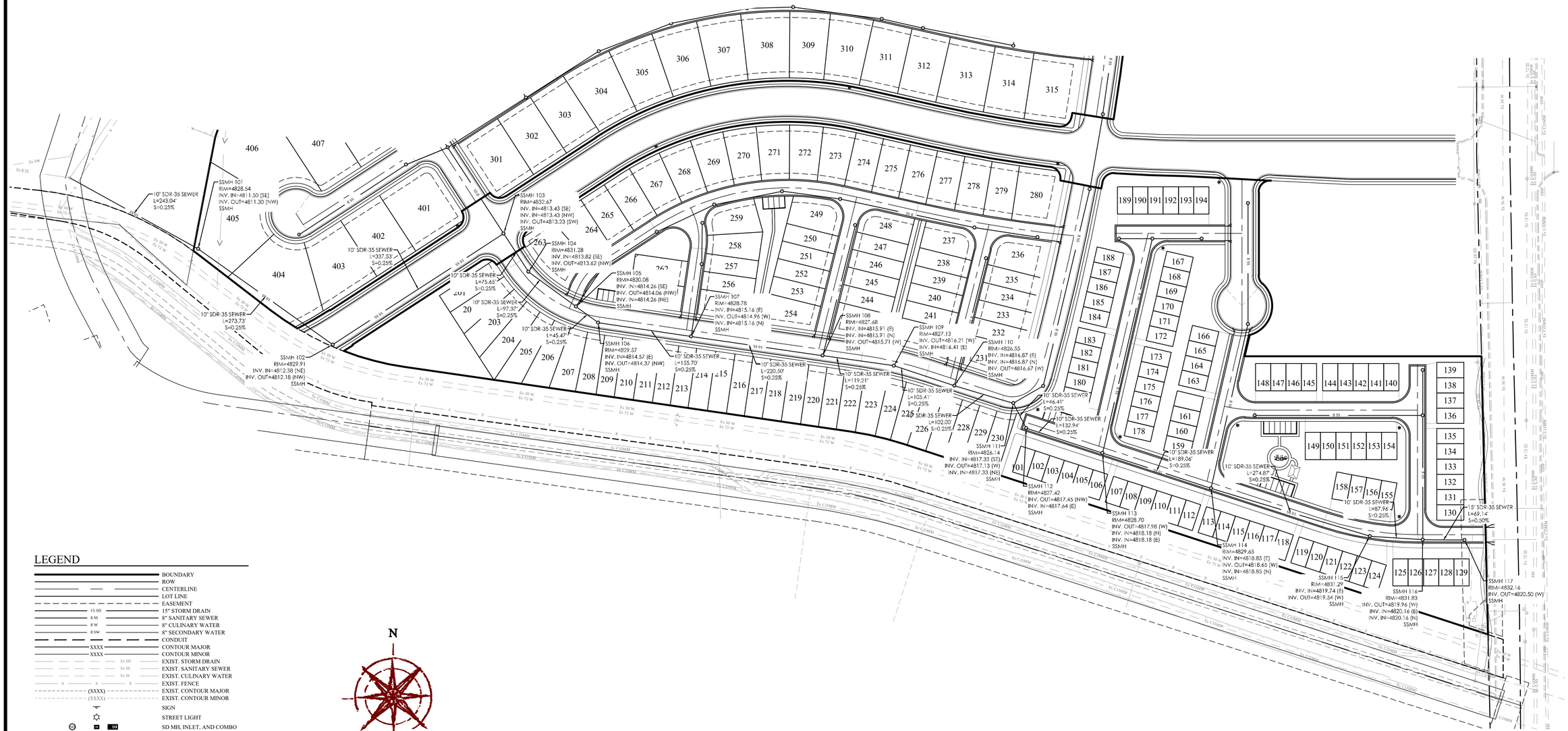
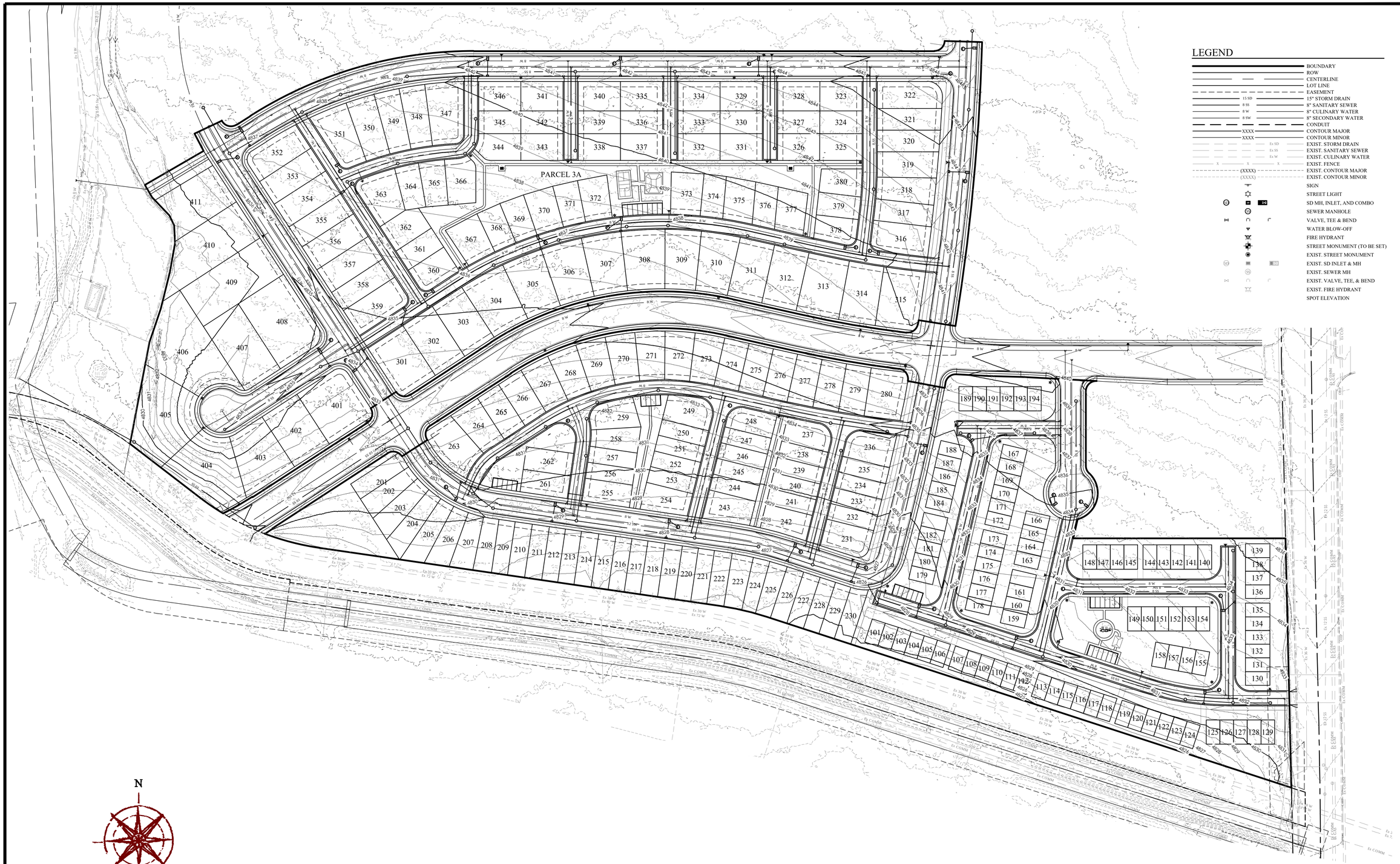

SSMH 101
RIM=4828.54
INV. IN=4811.50 (SE)
INV. OUT=4811.30 (NW)
SSMH
10" SDR-35 SEWER
L=243.04'
S=0.25%
10" SDR-35 SEWER
L=337.53'
S=0.25%
10" SDR-35 SEWER
L=273.73'
S=0.25%
SSMH 102
RIM=4829.91
INV. IN=4812.38 (NE)
INV. OUT=4812.18 (NW)
SSMH
SSMH 103
RIM=4832.67
INV. IN=4813.43 (SE)
INV. IN=4813.43 (NW)
INV. OUT=4813.23 (SW)
SSMH
SSMH 104
RIM=4831.28
INV. IN=4813.82 (SE)
INV. OUT=4813.62 (NW)
SSMH
10" SDR-35 SEWER
L=75.65'
S=0.25%
10" SDR-35 SEWER
L=97.37'
S=0.25%
10" SDR-35 SEWER
L=45.47'
S=0.25%
SSMH 105
RIM=4830.08
INV. IN=4814.26 (SE)
INV. OUT=4814.06 (NW)
INV. IN=4814.26 (NE)
SSMH
SSMH 106
RIM=4829.57
INV. IN=4814.57 (E)
INV. OUT=4814.37 (NW)
SSMH
10" SDR-35 SEWER
L=155.70'
S=0.25%
SSMH 107
RIM=4828.78
INV. IN=4815.16 (E)
INV. OUT=4814.96 (W)
INV. IN=4815.16 (N)
SSMH
10" SDR-35 SEWER
L=220.50'
S=0.25%
SSMH 108
RIM=4827.68
INV. IN=4815.91 (E)
INV. IN=4815.91 (N)
INV. OUT=4815.71 (W)
SSMH
10" SDR-35 SEWER
L=119.21'
S=0.25%
SSMH 109
RIM=4827.13
INV. OUT=4816.21 (W)
INV. IN=4816.41 (E)
SSMH
SSMH 110
RIM=4826.55
INV. IN=4816.87 (E)
INV. IN=4816.87 (N)
INV. OUT=4816.67 (W)
SSMH
10" SDR-35 SEWER
L=105.41'
S=0.25%
10" SDR-35 SEWER
L=102.00'
S=0.25%
10" SDR-35 SEWER
L=46.41'
S=0.25%
10" SDR-35 SEWER
L=132.94'
S=0.25%
SSMH 111
RIM=4826.14
INV. IN=4817.33 (SE)
INV. OUT=4817.13 (W)
INV. IN=4817.33 (NE)
SSMH
SSMH 112
RIM=4827.42
INV. OUT=4817.45 (NW)
INV. IN=4817.64 (E)
SSMH
SSMH 113
RIM=4828.70
INV. OUT=4817.98 (W)
INV. IN=4818.18 (N)
INV. IN=4818.18 (E)
SSMH
10" SDR-35 SEWER
L=189.06'
S=0.25%
SSMH 114
RIM=4829.65
INV. IN=4818.85 (E)
INV. OUT=4818.65 (W)
INV. IN=4818.85 (N)
SSMH
10" SDR-35 SEWER
L=274.87'
S=0.25%
SSMH 115
RIM=4831.25
INV. IN=4819.74 (E)
INV. OUT=4819.54 (W)
SSMH
10" SDR-35 SEWER
L=87.96'
S=0.25%
SSMH 116
RIM=4831.83
INV. OUT=4819.96 (W)
INV. IN=4820.16 (E)
INV. IN=4820.16 (N)
SSMH
15" SDR-35 SEWER
L=69.14'
S=0.50%
SSMH 117
RIM=4832.16
INV. OUT=4820.50 (W)
SSMH
Ex SD
Ex SS
Ex W
Ex COMM
Ex GAS
Ex 30 W
Ex 72 W
8 SS
8 W
8 SW
15 SD
X
Ex 12 SD
Ex 15 SD
Ex 18 SD
Ex 24 SD
Ex 36 SD
Ex 8 W
Ex 12 W
Ex 16 W
Ex 24 W
Ex 8 SW
Ex 12 SW
Ex 16 SW
Ex 24 SW
Ex 8 SS
Ex 10 SS
Ex 12 SS
Ex 15 SS
Ex 18 SS
Ex 21 SS
Ex 24 SS
Ex 27 SS
Ex 30 SS
Ex 36 SS
Ex 42 SS
Ex 48 SS
Ex 54 SS
Ex 60 SS
Ex 66 SS
Ex 72 SS
Ex 78 SS
Ex 84 SS
Ex 90 SS
Ex 96 SS
Ex 102 SS
Ex



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GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
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Know what's below. Call 811 before you dig.

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RIDGEVIEW POD A PRELIMINARY

HIGHLAND CITY

GRADING PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

GRADING PLAN

Scale:	1"=80'	Drawn:	MHW
Date:	11/12/2019	Job #:	19-0299
Sheet:	C4.0		

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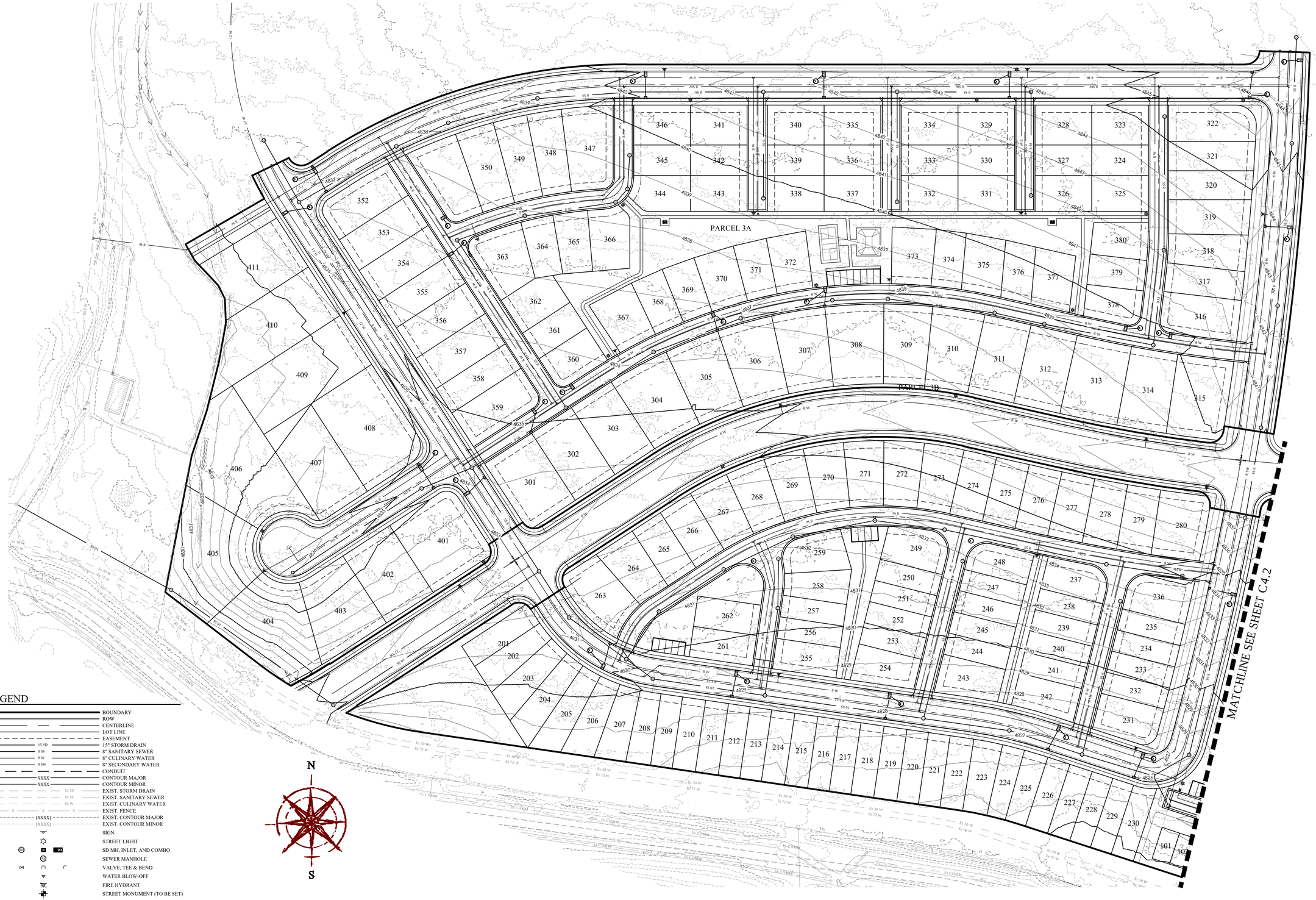

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Date:	11/12/2019	Job #:	19-0299
Sheet:	C4.1		

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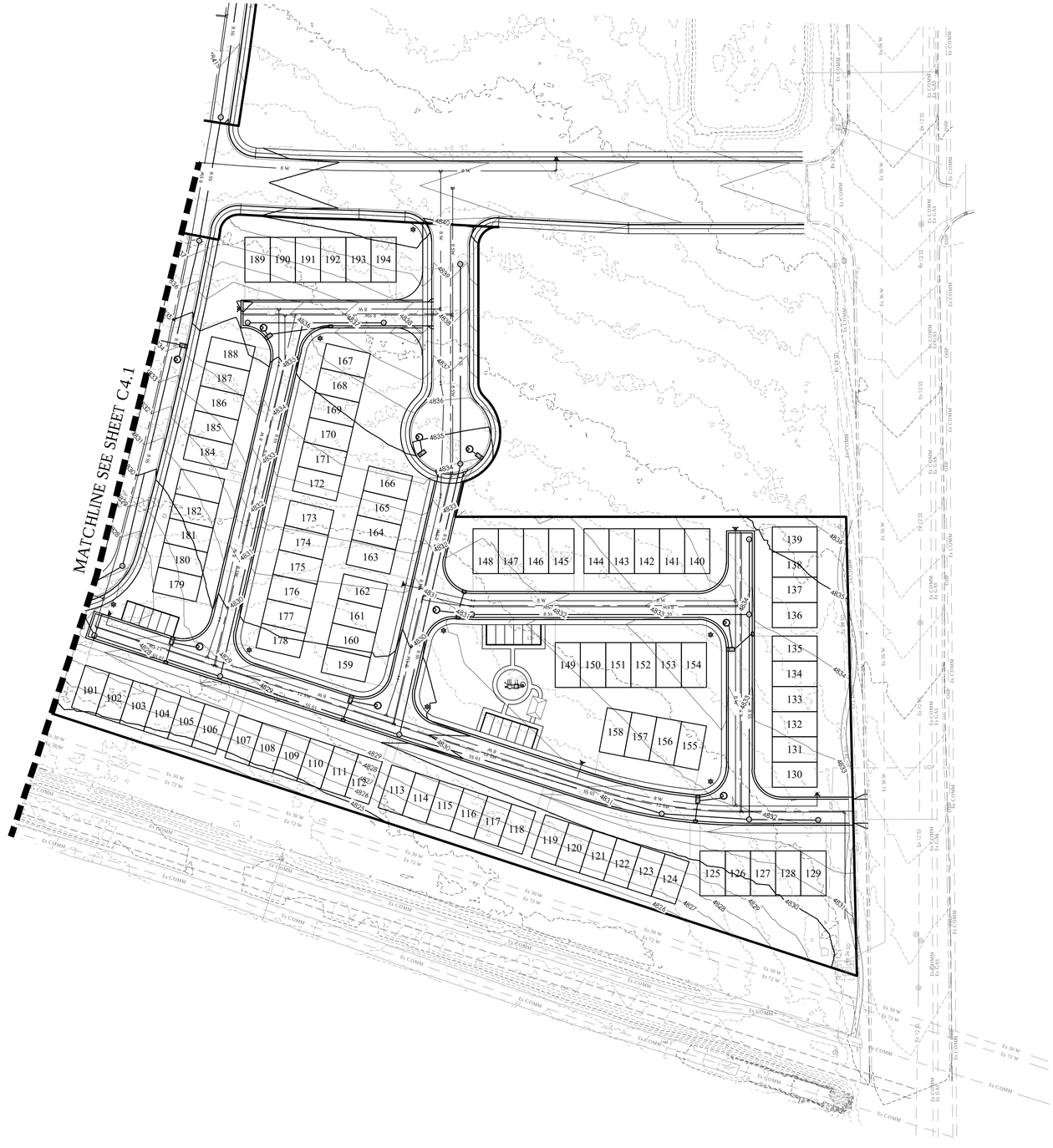

LEGEND

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GRADING PLAN

Scale: 1"=60'	Drawn: MHW
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Sheet: C4.2	

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PHASE 4A

PHASE 3A

PHASE 2A

PHASE 1A

PARCEL 3A

N

S

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NOTE:
ALL PHASES TO BE CONSTRUCTED SIMULTANEOUSLY

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RIDGEVIEW POD A PRELIMINARY

HIGHLAND CITY

OVERALL PHASING PLAN

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OVERALL PHASING PLAN

Scale: 1"=80' | Drawn: MHW
Date: 11/12/2019 | Job #: 19-0299
Sheet: C5.0

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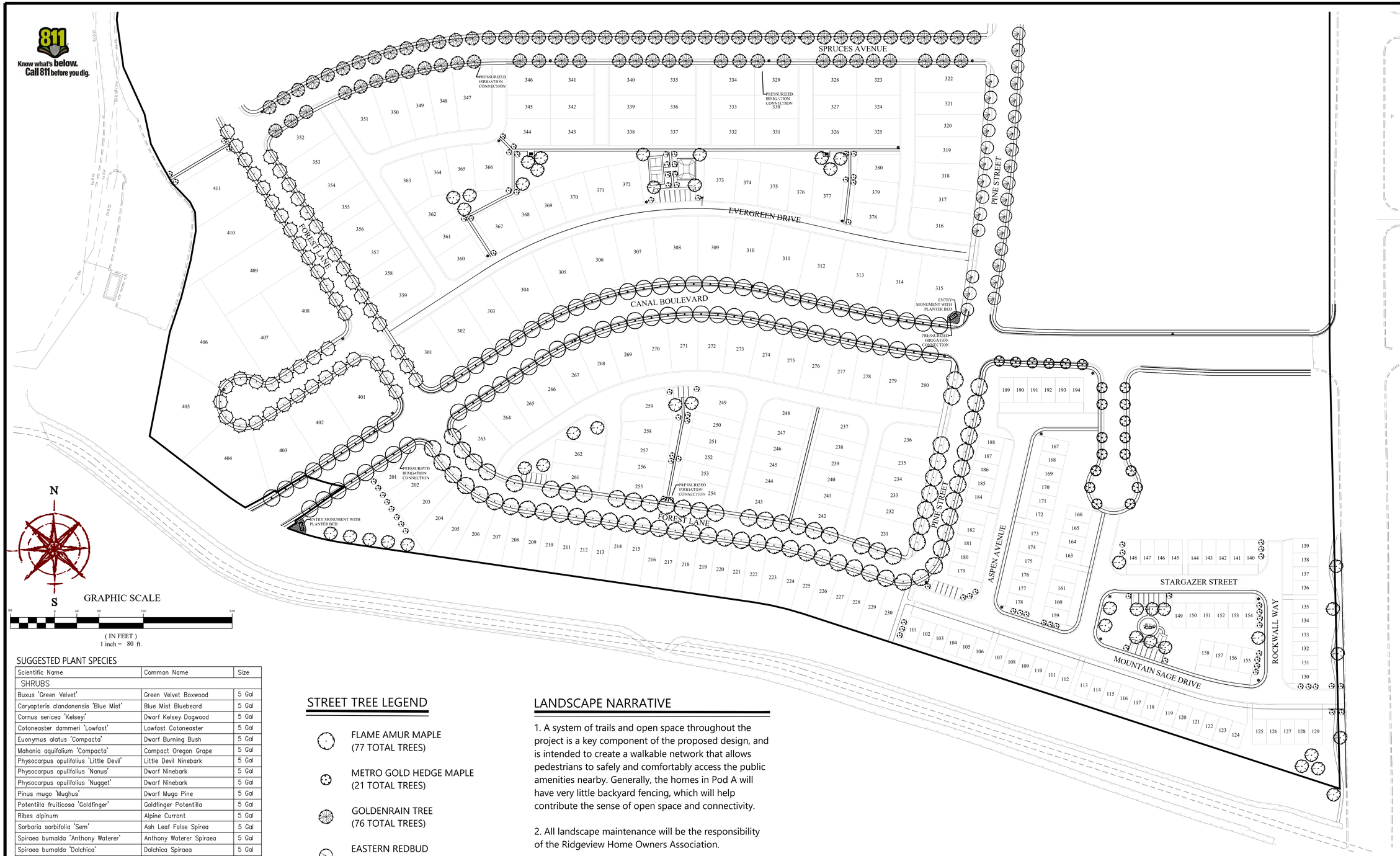

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S

GRAPHIC SCALE

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SUGGESTED PLANT SPECIES

Scientific Name	Common Name	Size
SHRUBS		
Buxus 'Green Velvet'	Green Velvet Boxwood	5 Gal
Caryopteris clandonensis 'Blue Mist'	Blue Mist Bluebeard	5 Gal
Cornus sericea 'Kelseyi'	Dwarf Kelsey Dogwood	5 Gal
Cotoneaster dammeri 'Lowfast'	Lowfast Cotoneaster	5 Gal
Euonymus alatus 'Compacta'	Dwarf Burning Bush	5 Gal
Mahonia aquifolium 'Compacta'	Compact Oregon Grape	5 Gal
Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	5 Gal
Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	5 Gal
Physocarpus opulifolius 'Nugget'	Dwarf Ninebark	5 Gal
Pinus mugo 'Mughus'	Dwarf Mugo Pine	5 Gal
Potentilla fruiticosa 'Goldfinger'	Goldfinger Potentilla	5 Gal
Ribes alpinum	Alpine Currant	5 Gal
Sorbaria sorbifolia 'Sem'	Ash Leaf False Spirea	5 Gal
Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	5 Gal
Spiraea bumalda 'Dolchica'	Dolchica Spiraea	5 Gal
Spiraea bumalda 'Goldmound'	Gold Spiraea	5 Gal
Viburnum rhytidophylloides 'Alleghany'	Leatherleaf Viburnum	5 Gal
PERENNIALS & ORNAMENTAL GRASSES		
Hemerocallis 'Stella de Oro'	Stella de Oro Daylilly	1 Gal
Heuchera 'Green Spice'	Green Spice Coral Bells	1 Gal
Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 Gal
Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 Gal
Salvia nemorosa 'East Friesland'	East Friesland Salvia	1 Gal

LANDSCAPE NOTES:

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. ALL PLANTING BEDS WILL HAVE 3" DARK BROWN LONG STRAND SHREDDED BARK MULCH.
3. INSTALL PLASTIC EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.

STREET TREE LEGEND

- FLAME AMUR MAPLE (77 TOTAL TREES)
- METRO GOLD HEDGE MAPLE (21 TOTAL TREES)
- GOLDENRAIN TREE (76 TOTAL TREES)
- EASTERN REDBUD (30 TOTAL TREES)
- FLOWERING PLUM (53 TOTAL TREES)
- RED BUCKEYE (79 TOTAL TREES)

TREE NOTES:
1. ALL TREES TO BE SPACED 30' O.C.
2. TREE SPECIES IN OPEN SPACE AREAS: TBD

LANDSCAPE NARRATIVE

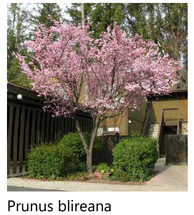
1. A system of trails and open space throughout the project is a key component of the proposed design, and is intended to create a walkable network that allows pedestrians to safely and comfortably access the public amenities nearby. Generally, the homes in Pod A will have very little backyard fencing, which will help contribute the sense of open space and connectivity.

2. All landscape maintenance will be the responsibility of the Ridgeview Home Owners Association.


Acer ginnala
Amur Maple 'Flame'


Koelreuteria paniculata
Goldenrain Tree


Cercis canadensis
Eastern Redbud


Prunus blireana
Flowering Plum


Aesculus pavia
Red Buckeye


Acer campestre
Hedge Maple 'Metro Gold'

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RIDGEVIEW POD A PRELIMINARY

HIGHLAND CITY

LANDSCAPE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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LANDSCAPE PLAN

Scale: 1"=80' | Drawn: BW
Date: 11/12/2019 | Job #: 19-0299
Sheet: L1

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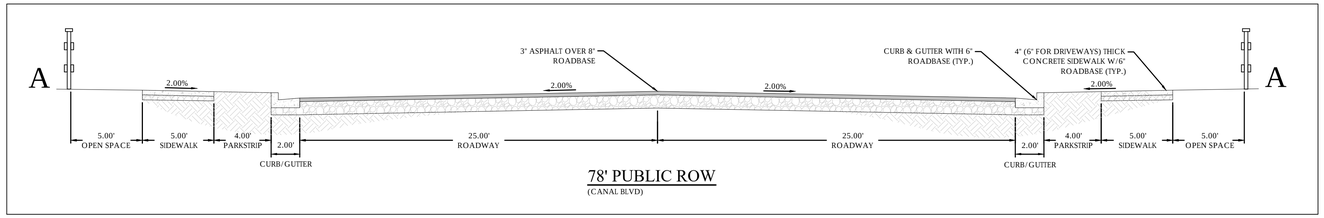
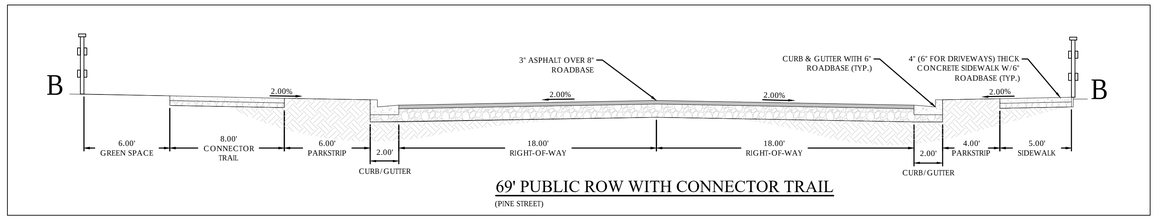


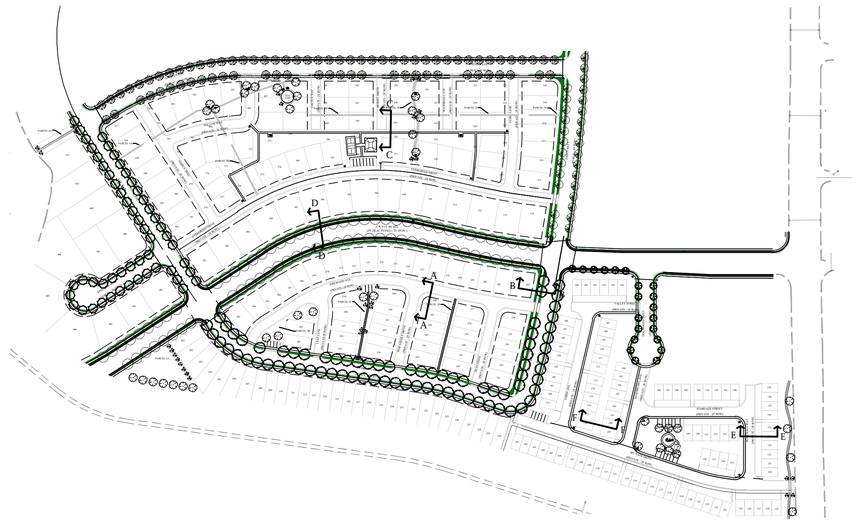
78' PUBLIC ROW

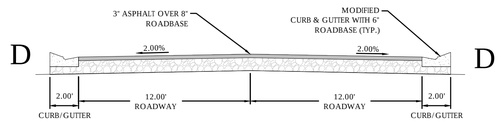
(CANAL BLVD)



69' PUBLIC ROW WITH CONNECTOR TRAIL

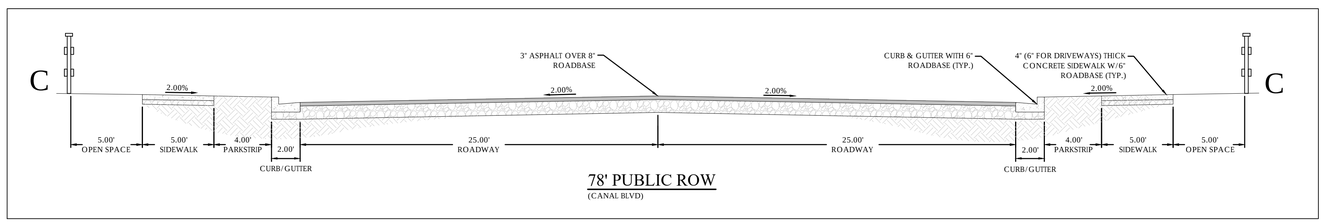
(PINE STREET)





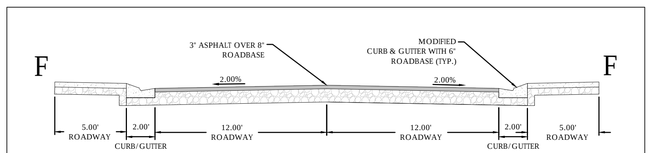
28' PRIVATE DRIVE

(JOSHUA TREE DRIVE)
(WILLOW WAY)
(CACTUS WAY)
(DESERT DRIVE)
(WATERFALL AVE)
(EVERGREEN DRIVE)
(ALDER LANE)
(FIREWOOD AVE)
(LEAF LANE)
(PINE NEEDLE DRIVE)
(DUST DRIVE)



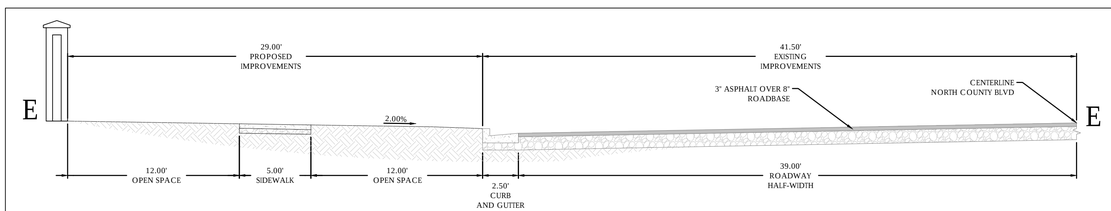
78' PUBLIC ROW

(CANAL BLVD)



28' PRIVATE DRIVE W/ SIDEWALK

(VALLEY STREET)
(ASPEN AVE)
(SAGEBRUSH LANE)
(STARGAZE STREET)
(MT. SAGE DRIVE)
(ROCKWALL WAY)



NORTH COUNTY BLVD HALF-WIDTH



GRAPHIC SCALE

5 0 2.5 5 10 20

(IN FEET)
1 inch = 5 ft.

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PRELIMINARY

RIDGEVIEW POD A PRELIMINARY

HIGHLAND CITY

CROSS SECTIONS

REVISION BLOCK

#	DATE	DESCRIPTION
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CROSS SECTIONS

Scale: 1"=80'
Drawn: BW
Date: 11/12/2019
Job #: 19-0299
Sheet: L2

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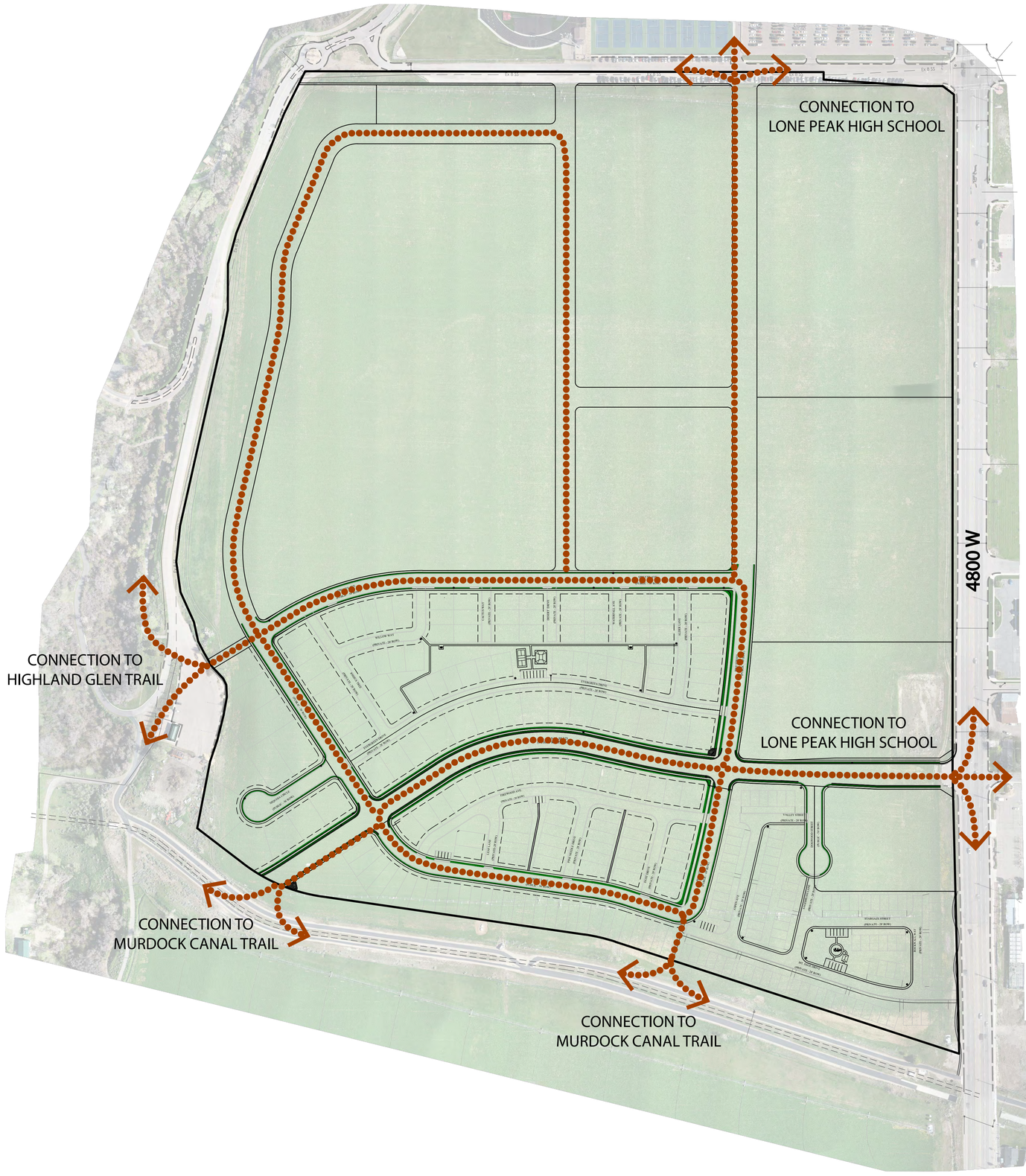
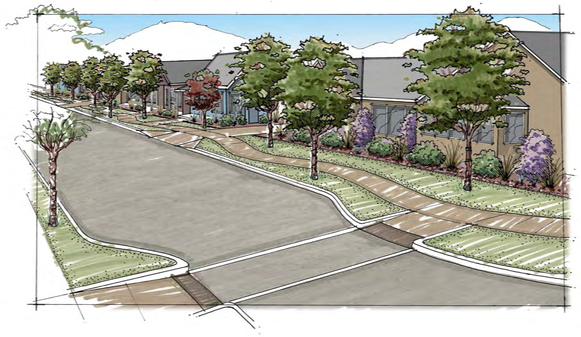




Example rendering looking east at typical park strip on the east side of the connector road from Lone Peak High School to Canal Blvd. Townhouse product shown in the background.



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.

N

S

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150ft.

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RIDGEVIEW POD A PRELIMINARY

HIGHLAND CITY

TRAIL CONNECTIONS

REVISION BLOCK

#	DATE	DESCRIPTION
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TRAIL CONNECTIONS

Scale: 1"=80' | Drawn: BW
Date: 11/12/2019 | Job #: 19-0299
Sheet: L3

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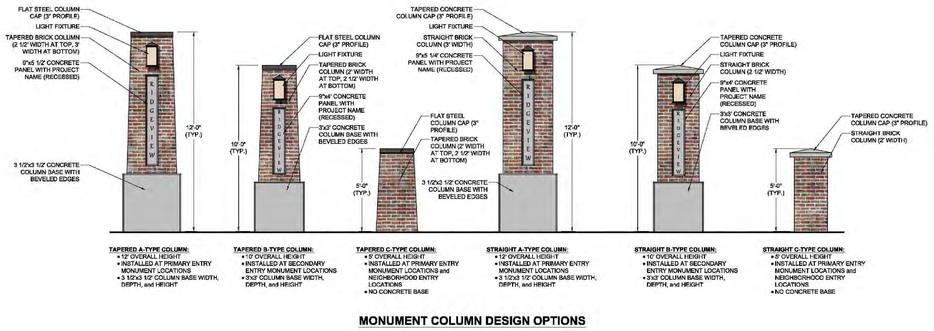
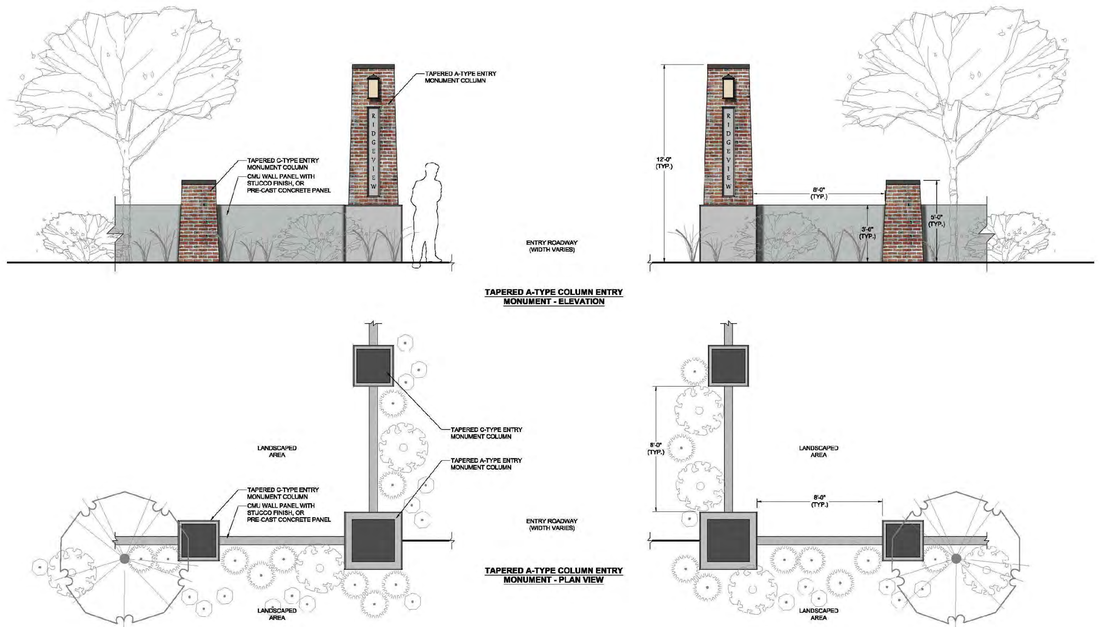


MONUMENT COLUMN DESIGN OPTIONS

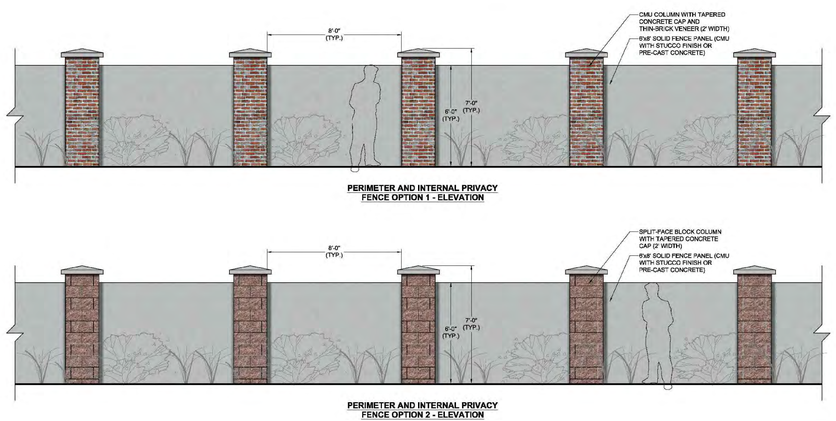
ENTRY COLUMN CONCEPT ELEVATIONS



MONUMENT LOCATION CONCEPT



PRIMARY ENTRY MONUMENT CONCEPT



FENCE CONCEPT ELEVATIONS

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RIDGEVIEW POD A PRELIMINARY
HIGHLAND CITY
Monument Concept

REVISION BLOCK

#	DATE	DESCRIPTION
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MONUMENT CONCEPT

Scale:	NTS	Drawn:	BW
Date:	11/12/2019	Job #:	19-0299
Sheet:	L4		

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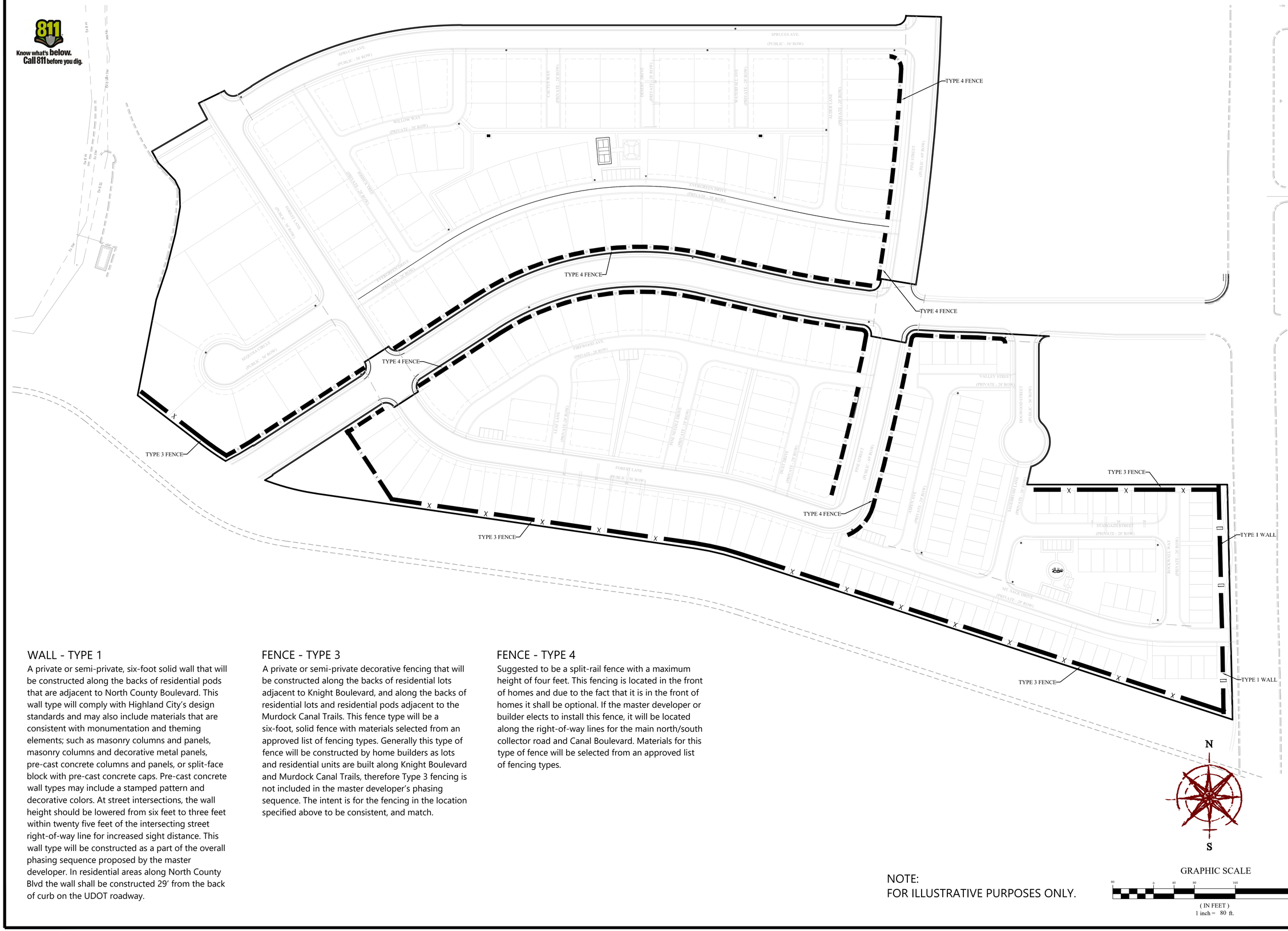
811
Know what's **below.**
Call 811 before you dig.



WALL - TYPE 1

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.

FENCE - TYPE 3

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.

FENCE - TYPE 4

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.

NOTE:
FOR ILLUSTRATIVE PURPOSES ONLY.

GRAPHIC SCALE

80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

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RIDGEVIEW POD A PRELIMINARY

HIGHLAND CITY

WALL PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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WALL PLAN

Scale:	1"=80'	Drawn:	BW
Date:	11/12/2019	Job #:	19-0299
Sheet:	L5		

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ATTACHMENT 3:

INFORMATION ONLY



RIDGEVIEW POD A *color plan*

HIGHLAND CITY, UTAH COUNTY
11/12/2019

19-0299

FOCUS ENGINEERING AND SURVEYING, LLC

ATTACHMENT 4:

Possible Example
Ph 2, Lots 201-230

INFORMATION ONLY

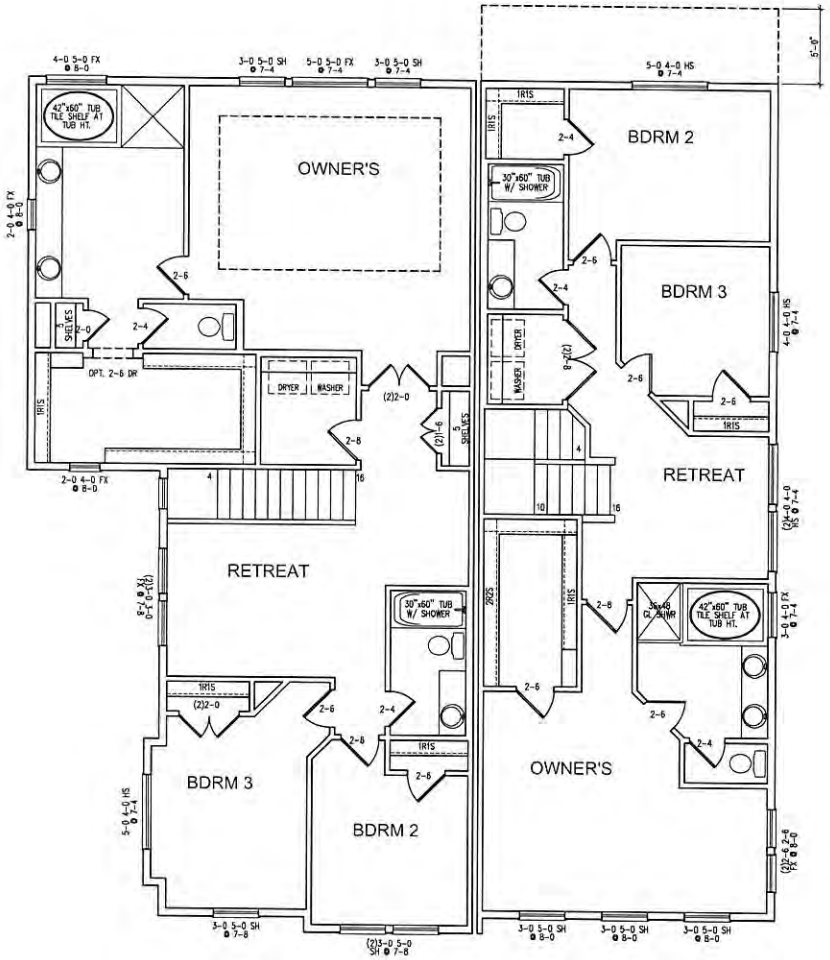
David Weekley Homes

TIMNATH - VILLA (2) "LARGE"

Denver, CO

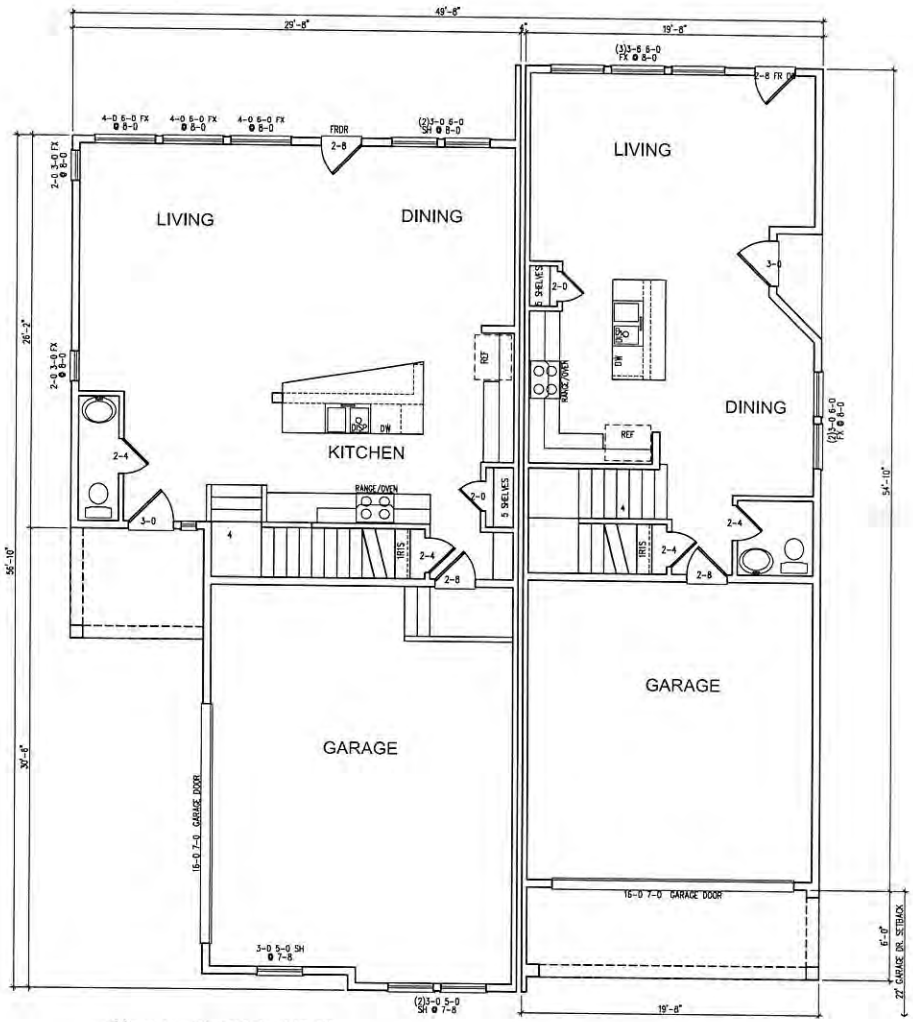
elevation "A"

elevation "B"



second FLOOR
9-0 CLG.
1360 SQFT

second FLOOR
9-0 CLG.
1050 SQFT



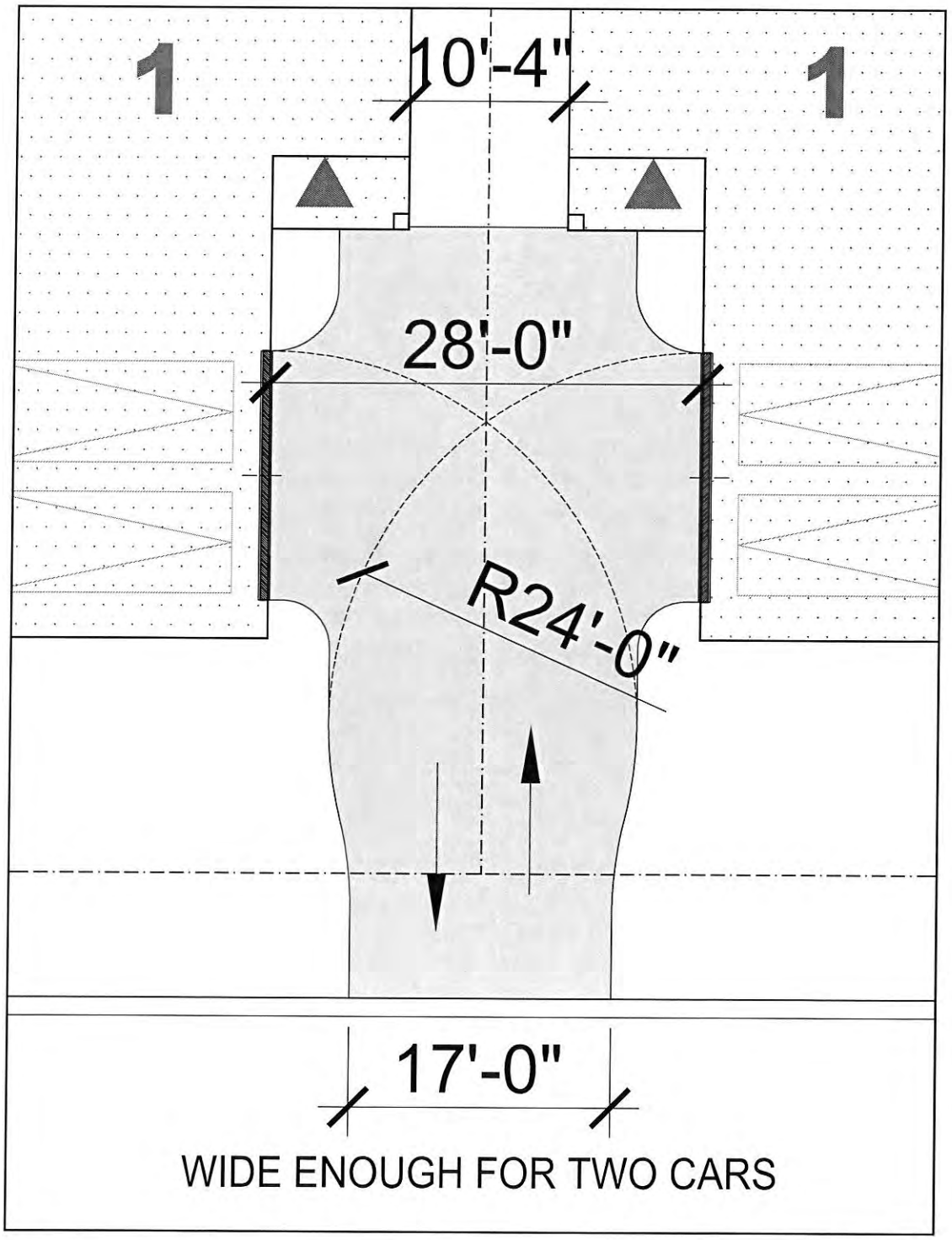
first FLOOR - H552
9-0 CLG.
850 SQFT
TOTAL = 2210

first FLOOR - H550
9-0 CLG.
650 SQFT
TOTAL = 1700

Denver, CO

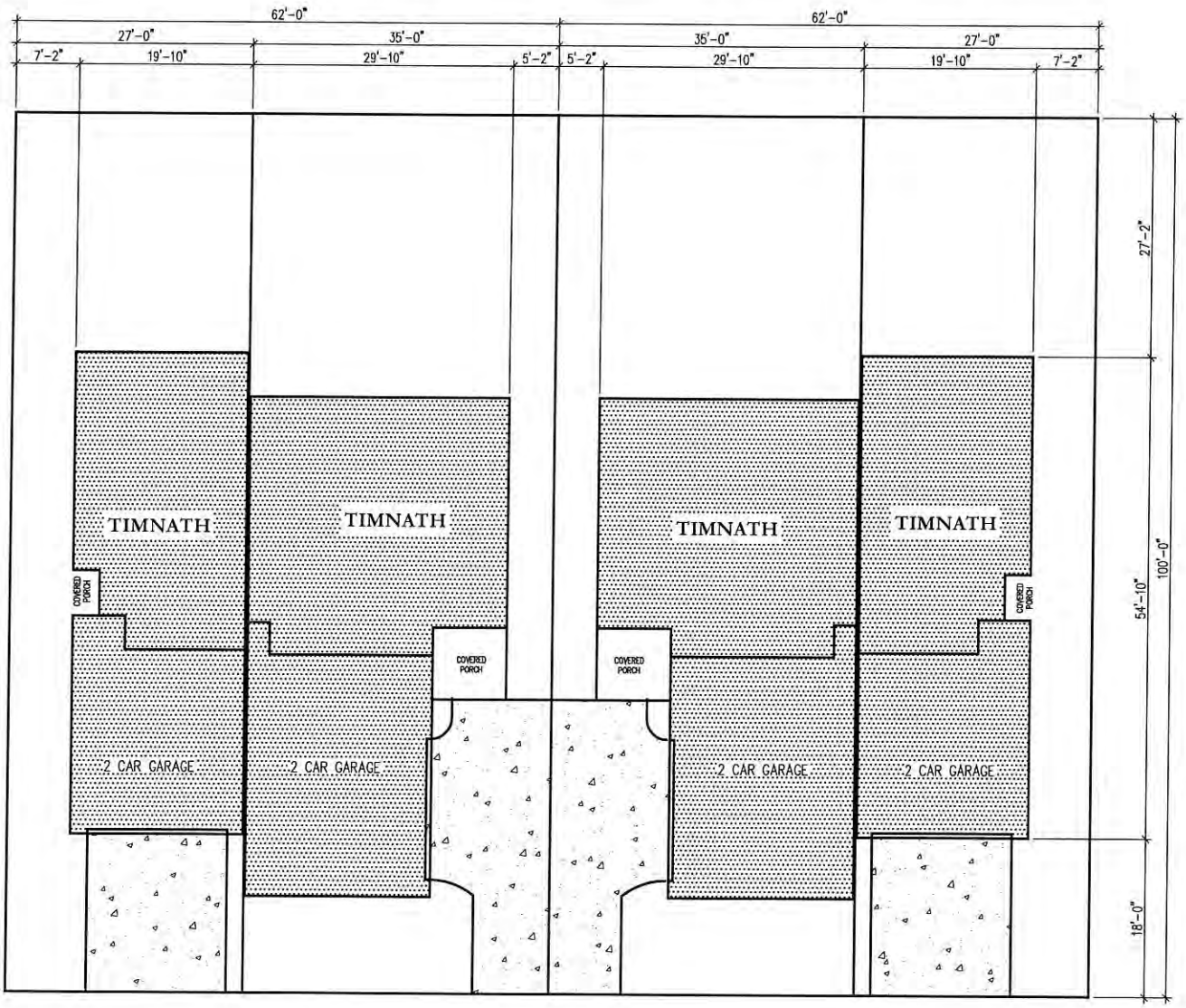
TIMNATH - VILLA (2) "LARGE"

David Weekley Homes

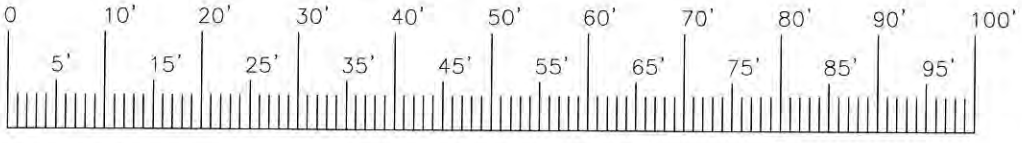


WIDE ENOUGH FOR TWO CARS

LARGE PAIRED HOMES



David Weekley Homes



RIDGEVIEW-TOWNHOUSE LOT FIT PACKAGE SCALE 10/28/2019

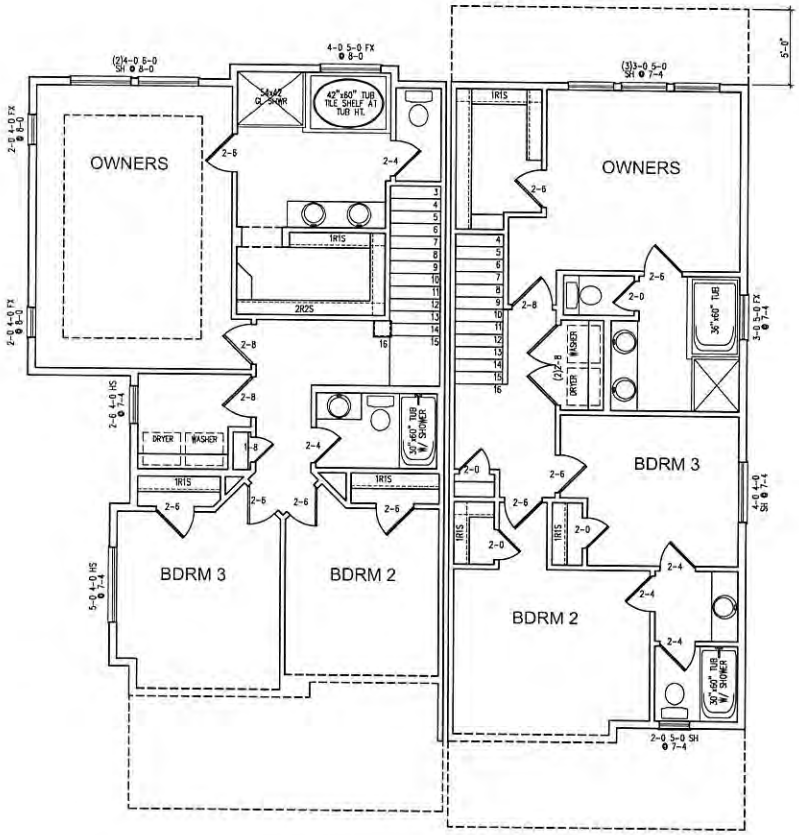


elevation "B"



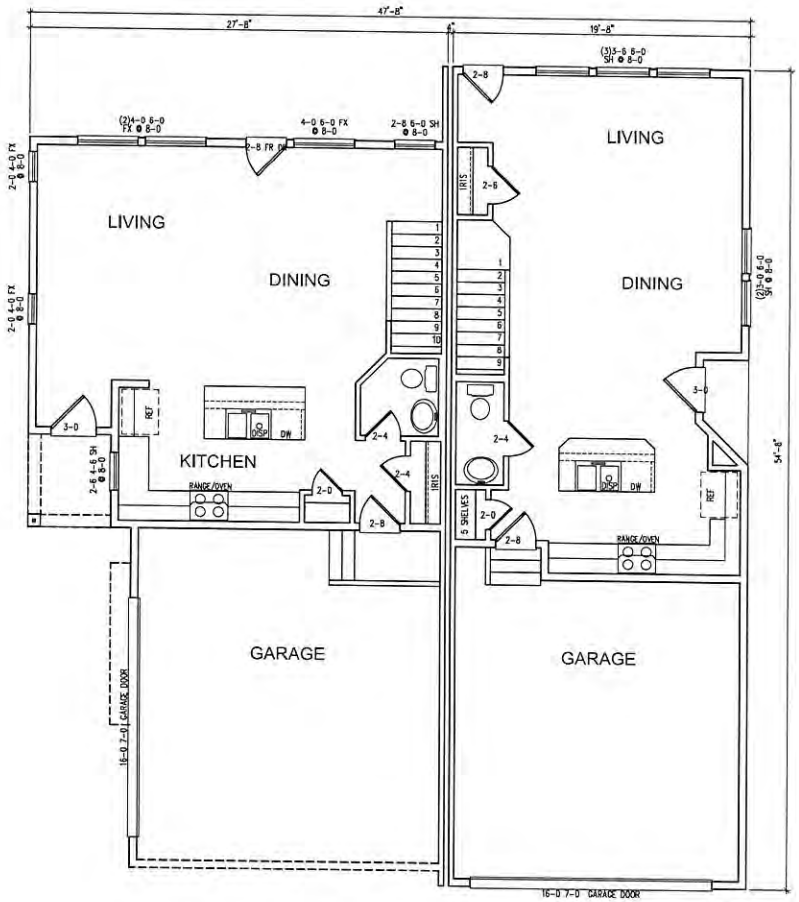
elevation "A"

Timnath - Villa (1) "Small"



second FLOOR
9-0 CLG
890 SQFT.

second FLOOR
9-0 CLG.
800 SQFT



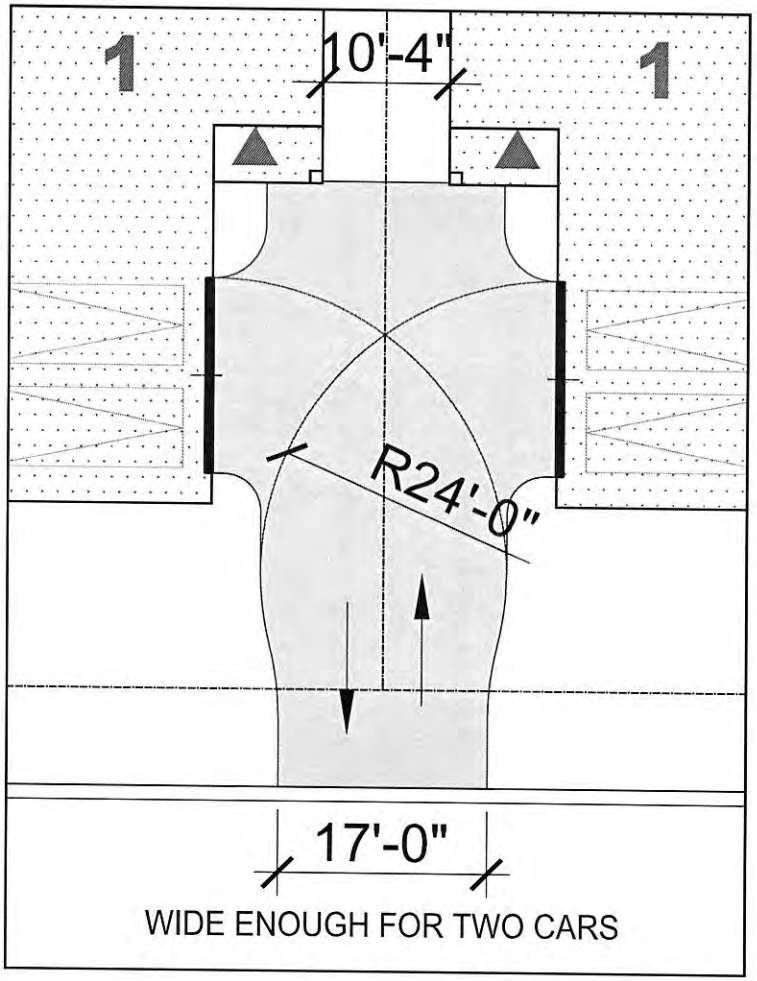
first FLOOR - H551
9-0 CLG
665 SQFT.
TOTAL = 1555

first FLOOR - H549
9-0 CLG.
620 SQFT
TOTAL = 1420

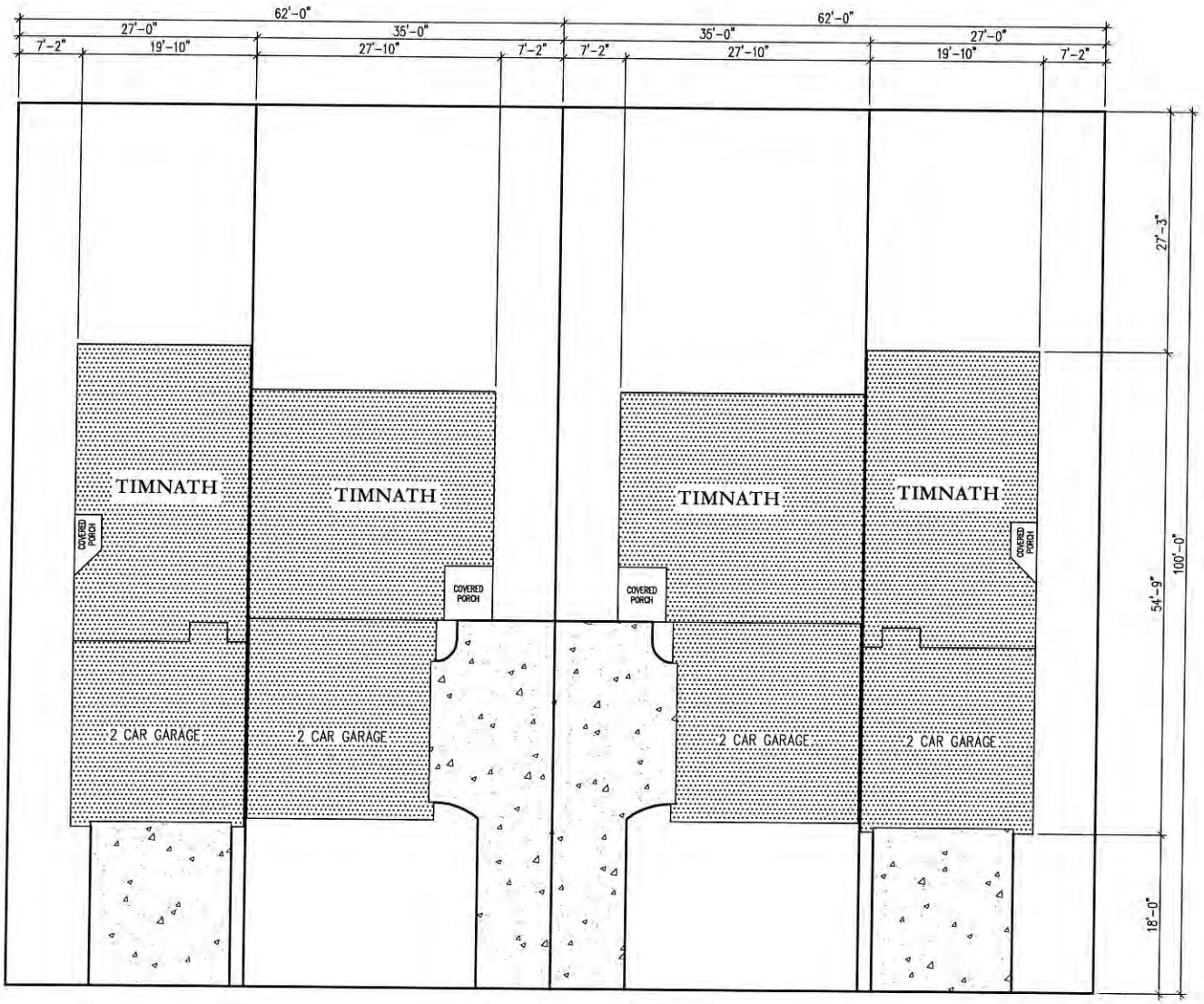
Denver, CO

TIMNATH - VILLA (1) "SMALL"

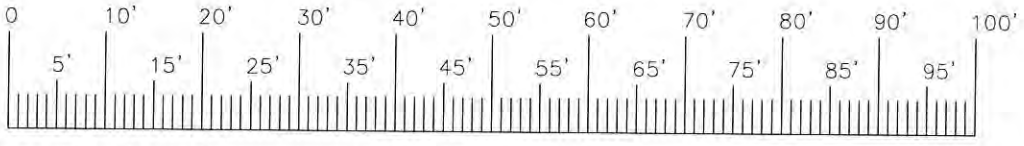
David Weekley Homes


1
10'-4"
1
R24'-0"
17'-0"
WIDE ENOUGH FOR TWO CARS

SMALL PAIRED HOMES



David Weekley Homes



RIDGEVIEW-TOWNHOMES LOT FIT PACKAGE SCALE **10/28/2019**

ATTACHMENT 5:

Open Space Calculation (sq ft)

O-2019-09: Each development within the flex residential and carraige areas shall provide a minimum of 10% recreation area.

Pod 5 Areas: Plat A Ph.1 | Flex Residential Lots	
Pod Area	352,180
Area in ROW	89,886
Net Developable Area	262,294
Total area in lots	167,495
20% of the net developable Area	52,459
Open Space provided	94,799
Provided percentage of the net developable area	36%

Pod 9 Areas: Plat A Ph.3 | Carriage Lots	
Pod Area	593,302
Area in ROW	154,694
Net Developable Area	438,608
Total area in lots	381,236
20% of the net developable Area	87,722
Open Space provided	44,508
Provided percentage of the net developable area	10%

Pod 10 Areas: Plat A Ph.2 | Carriage Lots	
Pod Area	431,699
Area in ROW	106,177
Net Developable Area	325,522
Total area in lots	283,752
20% of the net developable Area	65,104
Open Space provided	48,608
Provided percentage of the net developable area	15%

Pod 14 Areas: Plat A Ph.4 | Estate Lots	
Pod Area	180,796
Area in ROW	35,720
Net Developable Area	145,076
Total area in lots	139,398
20% of the net developable Area	29,015
Open Space provided	5,678
Provided percentage of the net developable area	4%

Plat "A" Total Areas (Pod 5,9,10,14)	
Pod Area	1,557,977
Area in ROW	386,477
Net Developable Area	1,171,500
Total area in lots	971,881
20% of the net developable Area	234,300
Open Space provided	193,593
Provided percentage of the net developable area	17%

AGENDA

NEXT

HIGHLAND CITY

CITY COUNCIL AGENDA REPORT
ITEM #4

DATE: December 3, 2019

TO: Honorable Mayor and Members of the City Council

FROM: Tara Tannahill
Planner and GIS Analyst

SUBJECT: **PUBLIC HEARING AND ORDINANCE** – McKay Christensen is requesting to rezone 5.8 acres from Town Center Retail and Town Center Flex Use to Planned Area Development. The property is approximately 5.8 acres and is located approximately at 10786 N 5320 W (PD-19-03). *Legislative*

PURPOSE:
The City Council will consider a request by McKay Christensen to rezone 5.8 acres from Town Center Retail and Town Center Flex Use to Planned Area Development to allow for a mixed-use development with 70 residential units and a 38,800 square foot commercial space. The City Council will take appropriate action.

BACKGROUND:
The property is approximately 5.8 acres and located at 10786 N 5320 W. The applicant is proposing a mixed-use development with 70 residential units and a 38,800 square foot commercial space.

The property is designated as mixed-use development on the General Plan Land Use Map. The current zoning is under the Town Center Overlay zone. The two districts under the Town Center Overlay zone are Town Center Commercial Retail District, along Alpine Highway, and Town Center Flex-use District.

In 2016, the Council with a positive recommendation from the Planning Commission removed all residential uses from the Town Center. This means that residential was not a permitted or conditional use therefore no residential units are permitted. The City met with the property owner and her legal representative prior to making this change. As a result, there are no existing entitlements for residential units on the property.

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 as it changes the zoning on the property. The City Council has discretion and is under no obligation to approve the application. If the City Council finds that the proposal is not appropriate for

this location, the application can be denied.

SUMMARY OF THE REQUEST:

1. The applicant is requesting approval of rezoning from Town Center Retail and Town Center Flex Use to Planned Area Development to allow a mixed-use development on approximately 5.84 acres.

2. The proposed P.D District would allow 38,800 square feet commercial space and 70 residential units. The applicant has submitted a PD District plan and narrative.

3. Access to the site will be from Alpine Highway, shared access from 10700 North, and a share access easement from Ace Hardware to the East of the property.

4. There will be three entry monument signs on the property. There will be one commercial monument sign on Alpine Highway and there will be two entry monument signs for the residential districts on 10700 North.

5. Utilities will connect to the utilities on the perimeter of the site.

6. A traffic study has been provided for the site.

7. A circulation plan has been provided for the proposed site.

8. There will be 346 parking stalls for the whole development.

9. The HOA will maintain all the greenspace, community amenities, private roads, and the monument signs.

10. Project Density by District:

District	No. of Units	Acres	Units/Acre
Loft Homes	30	3.32	9.03
Townhome	34	1.7	20
Twin Home	6	.80	7.5
Total	70	5.82	12

11. District boundaries may be adjusted to accommodate different lot layouts and densities, provided that the overall number of units in each district shall not increase by more than 15%.

Commercial District:

1. The commercial district will be on approximately 3.32 acres and located on the south side of the property along Alpine Highway.

2. The commercial building will have two buildings. Between the two buildings there will be 6,800 square feet of retail space and 32,000 square feet of office space.

3. Access to the site will be from Alpine Highway and a shared access easement with Ace Hardware to the east. The concept plan is demonstrating one access point along Alpine Highway. The applicant contacted UDOT about the master plan and UDOT has provided a letter authorizing this access.

4. Generally, the proposed commercial uses are similar to the C-1 Zone. No tenants have been selected for the commercial flex pod as of yet. The proposed permitted uses include:
    a. Accessory uses which are customary and incidental to the principal use of the property.
    b. Apparel, new and used
    c. Antiques, crafts, and collectible sales
    d. Art galleries and art studios
    e. Bakeries, retail only
    f. Education learning centers (i.e. Sullivan Learning Center)
    g. Financial institutions
    h. Food including grocery and C-store
    i. Indoor recreational facilities
    j. Laundry, cleaning, and dry-cleaning establishments
    k. Personal services such as barber, beauty shops, copy shops, mail shops, tanning salons, shoe repair, and tailor shops
    l. Professional, administrative, business, and medical offices
    m. Restaurants, excluding drive thru
    n. Retail sales of new merchandise
    o. Repair services for small appliances, bicycles, watches, musical instruments, and similar items.
    p. Sporting goods equipment rental, sales, and service
    q. Residential, multifamily attached, mixed-use, live-work, nightly rental *(different compared to the C-1 Zone)*

The following uses shall be prohibited in the commercial zone:
    r. Thrift stores
    s. Pawn Shops
    t. Sexually oriented businesses
    u. Any use not expressly permitted above, unless approved by the City Council.

5. The development of the commercial district is anticipated on being the third phase of the site.

6. Building Setbacks:

Front Setback	IBC Standards
Rear Setback	IBC Standards
Side Setback	IBC Standards
Corner Side Setback	IBC Standards

*IBC= International Building Code

7. Maximum building height is 40 feet. City Council also has the ability to approve a building in excess of 40 feet up to 45 feet. This process will be an administrative approval process.

8. Parking Requirement:

Service	Parking Requirement	Parking Stalls
Retail (6,800)	4.0 per 1,000 square feet	27
Office (31,285)	3.5 per 1,000 square feet	109
Total Parking Stalls:		**136**

9. Landscaping has been demonstrated on the conceptual plan around the perimeter of the two commercial buildings and along Alpine Highway.

10. The PD District requires 10% of the net developable area to be commercial recreation areas. The applicant is demonstrating 22.1% or 13,195 square feet. The commercial district amenities are commercial patio space located in front of the commercial storefronts.

11. Architecture standards have been established for the commercial district. Materials that are allowed are glass, brick, metal, tile, and fiber board.

12. A lighting plan has been provided demonstrating the lighting facing downwards.

Residential District:

1. The residential district will have three 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 70 residential units.

3. The greenspace around the residential units will be community open space and maintained by the HOA.

4. The PD District requires 20% of the net developable area to have a recreation area for the residential district. Currently, the develop is demonstrating 32.5% of the net developable area or 62,592 square feet as residential recreational area.

5. The open space amenity will be built in phase 1. Construction on the open space amenity located int eh center of the project will being no later than when 50% of the all the residential units have been sold.

6. Recreation area in the Apple Creek development demonstrates a courtyard with BBQ stations, two fire pits, terrace hardscape sitting area, and greenspace.

7. Parking Requirement:

	Stalls per unit	Total Stalls	Visitor Stalls
Mixed Use / Loft District	2 stalls per unit	60	109*
Townhome District	2 stalls per unit	68	64
Twin-home District	2 stalls per unit	12	6
Total Parking (319 total stalls)		140	179

*Utilizes the commercial parking. Without counting this number, it is 210 Residential available stalls.

8. Architecture standards have been established for the residential districts. Materials that are allowed to be used are brick, rock, masonry, fiber cement composite. No more than 40% of the townhomes & twin-homes can be a single material and the remaining 60% of the townhomes & twin-homes shall have at least three materials on the exterior.

Mixed Use / Loft Homes:

1. The mixed-use district includes 30 condos. The building is listed as building C and is in a separate building from the commercial/office space.

2. The maximum density permitted in the loft homes is 9.03 dwelling units per acre.

Acreage	No. of Units	Density (Units/Acre)
3.32	30	9.03

3. The minimum unit size is 850 square feet and there is no maximum unit size. There will be two- and three-bedroom condos available. No one-bedroom condo will be available.

4. The building height is 40 feet, but the City Council can approve a building in excess of 40 feet with a maximum height of 45 feet.

5. The Mixed Use / Loft Homes are anticipated on being built in phase two.

6. Parking is two stalls per unit with designated visitor stalls provided. The total number of available parking stalls for the loft district is 169 stalls or 5.63 stalls per unit. Without counting the commercial building parking stalls as available visitor parking the total designated available condo stalls are 60 or 2 stalls per unit.

Townhome District:

1. Townhome lots are linear groupings from two to eight units. Rear and front-loaded townhomes are allowed in this district. Each home will have a two-car garage.

2. Townhomes are located on the west side of the property along Town Center Drive. The townhome lots are anticipated to be in phase one.

3. The maximum density permitted in the townhome lots is 20 dwelling units per acre.

Acreage	No. of Units	Density (Units/Acre)

1.7	34	20

4. Setbacks:

Front Setback	5 feet
Side Setback	10 feet between attached units
Rear Setback	None
Corner Setback	5 feet

5. The building height maximum is 40 Feet. Buildings will not cantilever into the road right of ways so a minimum 28' clearance is maintained in the road right of way for emergency vehicles.

6. No minimum home size has been established but a minimum lot size has been established as 1,500 square feet.

Twin-home Residential:

1. Twin-homes lots are linear groupings of two units with a shared wall. Twin-homes will be rear loaded and have a garage.

2. Twin-homes will be located along 10700 North.

3. The twin-home district is anticipated to be in phase one.

4. The maximum density permitted in the twin-home lots is 7.5 dwelling units per acre.

Acreage	No. of Units	Density (Units/Acre)
.80	6	7.5

5. Setbacks:

Front Setback	10 Feet
Side Setback	10 Feet between each twin-home unit
Rear Setback	None
Corner Setback	5'

7. The building height maximum is 40 Feet. Buildings will not cantilever into the road right of ways so a minimum 28' clearance is maintained in the road right of way for emergency vehicles.

8. No minimum home size has been established but a minimum lot size has been established as 2,800 square feet.

CITIZEN PARTICIPATION:

The applicant held a neighborhood meeting on July 9, 2019. Three residents attended the meeting.

Notice of the first Planning Commission meeting was published in the Daily Herald on

August 11, 2019 and posted on the state website August 8, 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 August 12, 2019. Notice of the second Planning Commission meeting was posted on the state website October 31, 2019 and in the daily herald November 3, 2019. Notification of the public hearing associated with the meeting was mailed to all property owners within 500 feet on November 4, 2019.

Notice of the first City Council meeting was published in the Daily Herald September 1, 2019, posted on the state website August 29, 2019, and notification of the public hearing was mailed to all property owners within 500 feet of the proposed site on August 29, 2019. Notice of the second City Council meeting was published in the Daily Herald November 17, 2019, posted on the state website November 14, 2019, and notification of the public hearing was mailed to all property owners within 500 feet of the proposed site on November 18, 2019.

Six written correspondence has been received concerned about the project.

ANALYSIS:

Surrounding Uses

- The General Plan designation for this property is mixed use development. The property to the north is Highland Vista Subdivision and Ace Hardware, to the west is vacant land owned by Highland City and the Lone Peak Police station, to the south is Town Center Meadows Park, and to the east is Utah Community Credit Union and Alpine Highway. The proposed development is in conformance with the General Plan and compatible with the surrounding uses.

Site Access

- Access to the commercial district will be from Alpine Highway and the shared access easement with Ace Hardware to the east. Access to the residential district will be from Alpine Highway, shared access on 10700 N, and a shared access easement with Ace Hardware to the east.

Recreation Areas

- The purpose of recreation areas is to provide meaningful areas for residents. Section 3-520.5 states: "Recreation areas shall be an integral part of a PD development, shall be provided in an amount commensurate to the size of the development, in minimum amounts not less than set forth below and shall, to the extent possible, be designed central to the internal functions of the site."

- Section 3-520.5 requires a project to have a minimum of 20% of the net developable area to be developed as recreation areas. The following areas can be counted as private parks, recreation areas, club houses, sport courts, tot lots, multiuse fields, and other areas acceptable as determined by the City Council. Areas that cannot be included are: areas less than 5,000 square feet, public rights or way, streets, vehicular drives, and parking landscape.

- While the site includes 30% open space, the proposed open space/recreation area plan includes areas that do not qualify as a recreation area. It is also unclear if the units will have private yards.

- The applicant is proposing a community courtyard, located between the condo building and the commercial building. It will include terraced hardscape sitting area, BBQ stations, and fire pits.

- The commercial district is demonstrating outdoor patio seating for the pedestrians to utilize. The courtyard can also be accessed by pedestrians from the commercial district.

- Staff is concerned about the location of the main recreation area as it relates to the townhomes and twin-homes. The applicant is proposing that construction of the main amenity be constructed no later than when 50% of the residential units are constructed.

Architectural Design and Theme

- One of the primary purposes of a PD District is for the City to know the type and quality of the project. The PD shows illustrative examples and architectural renderings. However, the proposal does not stipulate compliance with these renderings. Rather it provides some general design guidelines that most townhomes would easily meet. For example, the proposed range for the roof pitch is 4:12 to 12:12.

- The proposed PD masterplan provided architectural standards and guidelines. They include brick, stucco, rock, brick, fiber cement composite, metal, tile, fiber board, or other similar materials.

- The standards also required that 60% of the townhomes & twin-homes must utilize three or more materials on the exterior of the home.

- Section 4-713 Architecture Design of the development code doesn't list modern farmhouse as an architecture style for the Town Center Overlay Zone. The proposed project deviates from the development code for this.

- The proposed PD masterplan architecture design standards deviates from the Highland City Design Standards.

Townhome & Twin Home

- During Planning Commission, the applicant said the minimum home size has been established but no wording is listed under each section. If a minimum is established, the applicant will need to update the packet with the minimum size. The minimum lot size has been established for both home styles.

Utilities

- Utilities will connect to the utilities on the perimeter of the site. The buildings will require a looped system and sprinklers for fire flow.

- The utility master plan will need to be updated and redrawn by an engineer. A stipulation has been created for this.

- Garbage for the town and twin homes will be traditional residential pickup. Cans proposed to be stored inside the garage on non-pickup days.

Parking and Circulation

- The applicant has parking standards for both the residential district and commercial district. Parking standards also include guest parking stalls.

- The proposed parking standards for the commercial area is based on net leasable area rather than gross square footage. The Development Code requirement is based on gross square footage.

- The site will provide 140 residential parking stalls and 179 visitor parking stalls. The commercial district is demonstrating 136 parking stalls. The total available parking for the proposed project is 346 stalls.

- The private road is 28 feet and 24 feet. The road will be maintained by the HOA. The minimum requirement is 28 feet. A 28-foot main road should be provided through the site. A stipulation has been included to address this issue.

- Section 3-4726 of the Development Code for Parking:
  The proposed number of spaces matches the requirement of the development code.

Use	**Development Code for TCO**	**Apple Creek**
Retail (Stalls / 1,000 Sq. Ft)	4.0 (27 stalls)	4.0 (27 stalls)
Office (Stalls / 1,000 Sq. Ft)	3.5 (109 stalls)	3.5 (109 stalls)
Residential (Stalls / Unit)	3.0 (210 stalls)	Townhomes – 2.0 (68) Twin-homes – 2.0 (12) Loft Condos – 2.0 (60)
Visitor Parking	Included Above	Townhomes – Driveway & designated stalls (64) Twin-homes – designated stalls (6) *Loft Condos- Commercial parking (109)*
Total Stalls	346	346

  TCO= Town Center Overlay

Utah Department of Transportation (UDOT)

- Utah Department of Transportation (UDOT) confirmed that there are no current plans to signalize the 10700 North and Alpine Highway intersection. UDOT would

like to work with the City to develop an access plan for Alpine Highway.

- UDOT has confirmed that the proposed project can have access onto Alpine Highway in the proposed location.

- UDOT has requested that the median be removed or modified to accommodate northbound (left hand turn) traffic. If this is not approved by the City, they will still allow southbound (right hand turn) traffic from the Alpine Highway road access from the site.

Landscaping

- A landscape concept plan was provided for the whole development. The landscaping will be maintained by the HOA.

- On Alpine Highway there is already a current 29-foot parkway detail.

- The landscaping will include a combination of sod, trees, shrubs, and flowers.

Building Height

- Section 3-4713 of the development code for building height says the Town Center Commercial Retail district has a maximum height of 40 feet and all the other town center districts have a maximum height of 50 feet. The applicant is proposing 40 feet for the condo/commercial building height with the ability to increase to 45 feet.

- The applicant is proposing that the City Council may administratively approve a building height increase of up to 5' for the condo/commercial building. This allows the mixed-use building to have a maximum height of 45 feet.

- The applicant is proposing 40 feet maximum height for the townhomes and twin-homes. The mixed-use development has a 40 feet maximum height or 45 feet if City Council administratively approves it. Highland Vista's maximum height is 36'11" and Toscana is 36'.

Density

- Section 3-4704 of the Development Code has a maximum density of 229 residential units for the Town Center and a maximum of 12 units per acre for any given development. The primary element of the PD is the townhome development. The proposed density of 20 units per acre the townhomes exceeds any individual project approved in the Town Center or the City.

- Density for surrounding residential uses:

	Toscana	Highland Vista	Apple Creek
Acres	8.02	7.77	5.84
Residential Units	139	80	70
Units / Acre	17.34	10.3	12

- The maximum overall density of Ridgeview will be between 4.84-9.4 units per acre.

The maximum density per pod within Ridgeview is 12 units per acre.

Uses

- The PD Districts states that there will be a maximum of 6,800 and 32,000 square feet of office. However, there are no restrictions in the uses in the buildings within the District. If the mix of uses differs than what is proposed the site would not meet minimum parking requirements. In addition, this will be difficult to enforce long term.

- Residential uses are currently not permitted in the Town Center Overlay zone.

General

- Section 3-612 of the Development Code: For all nonresidential development that abuts a residential district will need to provide a 6-foot theme wall. A fence concept plan was provided for the development that demonstrated a 6-foot trex composite or aluminum fence. The development code requires precast concrete, concrete, masonry block, brick, stone or a similar solid, durable, equal or better-quality material. The City Council should discuss if this type of fencing is adequate.

- The Land Use Vision under the general plan says "Completion of the Highland Town Center as a mixed-use place, with commercial uses located at ground level and residential uses above. This will provide a wider range of housing options and improve access to moderate-income housing." The proposed development meets the general plans vision.

Major changes from the August 27, 2019 Planning Commission meeting:

- Decreased the number of residential units from 121 to 70 and from 21 units per acre to 12 units per acres.

- Increased the available parking from 300 to 346 stalls.

- The residential recreation amenity changed from a swimming pool and clubhouse to a courtyard with BBQ and fire pits. This amenity must be complete in phase 1.

- There is no phasing plan for the commercial building if it is left vacant after 18 months. The previous plan had the ability to switch the commercial building to residential units if left vacant after 18 months.

- The commercial building switched from one large commercial building with residential units on the next two floors, to two separate commercial/office buildings. The lofts moved to their own building. Both buildings are still three stories.

- The lofts minimum size increased from 500 square feet minimum to 850 square feet. The loft building no longer offers one-bedroom apartments but are still offering two- to three-bedroom condo units.

- The phasing plan has changed to be broken up into three phases. Phase one is the townhomes and twin-homes. The commercial building will be the last phase.

- UDOT has reviewed the plan and have given approval for access onto Alpine Highway. UDOT would prefer the median to be removed to allow northbound/left hand turns traffic.

- Commercial building height decreased from 45' to 40' with City Council still having the ability to increase 5'.

- The architecture design guidelines have been established for both the commercial and residential district. Materials, facades, and sign standards have been established. 60% of the townhomes and twin-homes are required to utilize 3 or more materials.

DISCUSSION ITEMS:

The following items should be considered by the City Council as they discuss this project:

- Is the density of 20 units per acre for the townhomes appropriate as this exceeds any individual project in the town center or the city?
- Should the townhomes have a centralized recreation area?
- Should the building height be allowed to be increased to 45 feet? This is 9 feet higher than any existing development.
- Is the proposed amount of parking sufficient for the development?
- If a fitness center is approved, is the current parking standards sufficient for the use?
- Are the setbacks for the twin home and townhome district sufficient for the proposed site?
- Do the proposed architectural and development standards represent the quality desired for Highland?
- Does the site have adequate access to ensure adequate circulation?
- At which point should the main recreation element be completed?
- Is the location of guest/visitor parking adequate?
- How will the percent of retail and office space be enforced?
- Is the proposed phasing plan sufficient to make sure commercial is developed?
- Does the proposed open space plan meet the requirements for recreation areas?
- Does the proposed PD District included sufficient standards to meet the intent of a PD District?

PLANNING COMMISSION ACTION:

The Planning Commission held a public hearing on November 19, 2019. There were three resident comments for the proposed plan. Commissioner Abbot and Commissioner Jones moved to recommend approval of the proposed rezoning subject to the following stipulations:

1. Development shall comply with the Apple Creek Plan and Narrative date stamped November 7, 2019 except as modified by these stipulations:
2. All public improvements shall be installed as required by the City Engineer and City Fire Marshall.
3. The civil construction plans shall meet all requirements as determined by the City Engineer.

4. The main recreation area be completed prior to 50% of the residential units being issued a building permit.
5. The townhome area be designed to include a central recreation area.
6. All private roadways shall be a minimum of 28 feet as determined by the Fire Marshall.
7. The applicant shall revise the open space plan to identify those areas that meet the requirements of Section 3-520.
8. Trash and recycling containers are to be stored in garage or behind a side yard screen wall. They shall be placed behind curb lines in a designated location for each unit. The location shall be a concrete pad. The location where the containers are to be stored shall be shown on the site plan. If the containers are stored on the garage, the garage shall be enlarged to accommodate the containers.
9. Architecture should be tied with the surrounding buildings architectural elements.
10. Future development of commercial should be addressed.
11. SR-74 intersection median removal should be completed at the end of phase 1 and paid for by the developer.

The motion was seconded by Commissioner Jones. Commissioners Abbot, Jones, and Campbell voted in favor of the motion. Commissioners Bills and Ball voted in opposition of the motion. Since the Commission is a seven-member body, a minimum of four votes is needed to pass a motion. As a result, the motion failed.

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.

RECOMMENDATION:

Density

The overall density of the project, the density of each phase, and the total number of units is a policy decision that the City Council will need to make. Staff notes that the proposed projects exceeds the maximum number of units allowed in the Town Center and maximum density for a residential project as allowed in Section 3-4704. Further the proposed density of 20 units per acre for the townhome phase exceeds any individual project in Highland. The project is primarily focused on phase one. The Council should also consider if the project is what the City envisions if phase two and three are not constructed and what the future development possibilities are if those phases are not constructed. A Planned

Development District allows the Council to consider alternatives. The Council should provide feedback to the property owner on acceptable densities.

Development Plan – District
The City Council has broad discretion during the review of legislative actions. The adoption of a Planned Development District is a legislative action. The development plan approved at the time of rezoning is an integral part of the approval of the Planned Development District. All development standards and performance requirements for the district are specified by the development plan. Once the development plan is approved all reviews become an administrative action. Review and approval is limited to compliance with the standards set forth in the development plan.

It is essential that the development standards and performance requirements have site specific standards for land uses, architecture, site layout, etc., to ensure that what is built consistent with the General Plan and the City's standards for the property.

Staff believes that the proposed Planned Development District with corresponding development plan, development and performance standards do not have the specific standards for land uses, architecture, site layout, etc. to ensure that what is developed will be consistent with the City's vision and existing standards. The following are examples of staff's concerns. This is not a comprehensive list of the concerns.

- Architecture and Design Standards – According to the development plan, the elevations shown are representative images only. This means that the builder will not have to "match" the architecture shown. Design Standards have been provided however, they are too general to have any real meaning. Further, an elevation for the standalone condominium building hasn't been provided.
- Commercial/Office Uses: The development plan limits the amount of office and retail square footage. However, there is no regulatory language or discussion in the document on how this is to be implemented. In addition, the permitted use list allows both retail and office uses. Staff is supportive of a general commercial building, however the parking calculations are based on certain square footages of retail and office.
- Circulation: The proposed phasing plan does not address timing of phase two or three. As a result, access would only include one access to 10700 North which is a local street. This would not be permitted by the Development Code or Fire Code.
- Site Design Issues: There are several design issues that have not been addressed these include the Parkway Detail on Alpine Highway, access, location of guest parking, site circulation, parking phasing, recreation amenities, calculation or recreation areas, deliveries, emergency access, road widths as it relates to Fire codes, etc.
- There are also several inconsistencies between the exhibits, texts, and what has been stated. These include but not limited to:

- Home and Unit Size: The minimum home and unit size is 850 square feet according to Exhibit F, however in public meetings, the applicant has stated that the units are larger than previous submittals.
- Private Yards – The exhibits show private yards however there are no standards in Exhibit F.
- Building Height – it was stated at the Planning Commission meeting that the building height for the townhomes wasn't planned to be 40' however that's the maximum listed.

The above list is not intended to represent all of the issues and concerns. Rather it is intended to show why staff is concerned that the development plan does not include the required development and performance standards do not have the specific standards for land uses, architecture, site layout, etc. to ensure that what is developed will be consistent with the City's existing standards. In the recent past the Council has been in situations where what was expected was not was delivered. Staff's goal is to ensure that what is expected is what is delivered when the project is built. Therefore, staff finds:

1. The proposed PD is **NOT** consistent with the General Plan; and
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 **NOT** consistent with or exceed the desired quality of development for the area.

The proposed PD only meets findings 2 and 3. This is not sufficient to justify approval of the rezoning.

PROPOSED MOTION:

I move that the City Council **DENY** case PD-19-03 a request to rezone 5.84 acres from Town Center Mixed the proposed rezoning based on the finding that the application does not meet all of the required findings.

ALTERNATIVE MOTION:

I move that the City Council continue the rezoning and direct the applicant to revise the development plan as follows: (The Council should provide appropriate direction relating to density, development and performance standards, phasing, etc.)

FISCAL IMPACT:

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

ATTACHMENTS:

1. Vicinity Map
2. General Plan and Current Zoning Map

3. Citizen Communication
4. PD Development Agreement and Narrative with updated traffic study
5. UDOT Response
6. Staff Review Comments with applicant response
7. Minutes from Neighborhood Meeting
8. Planning Commission Minutes from November 19, 2019

ATTACHMENT 1:



Utah County Parcel Map

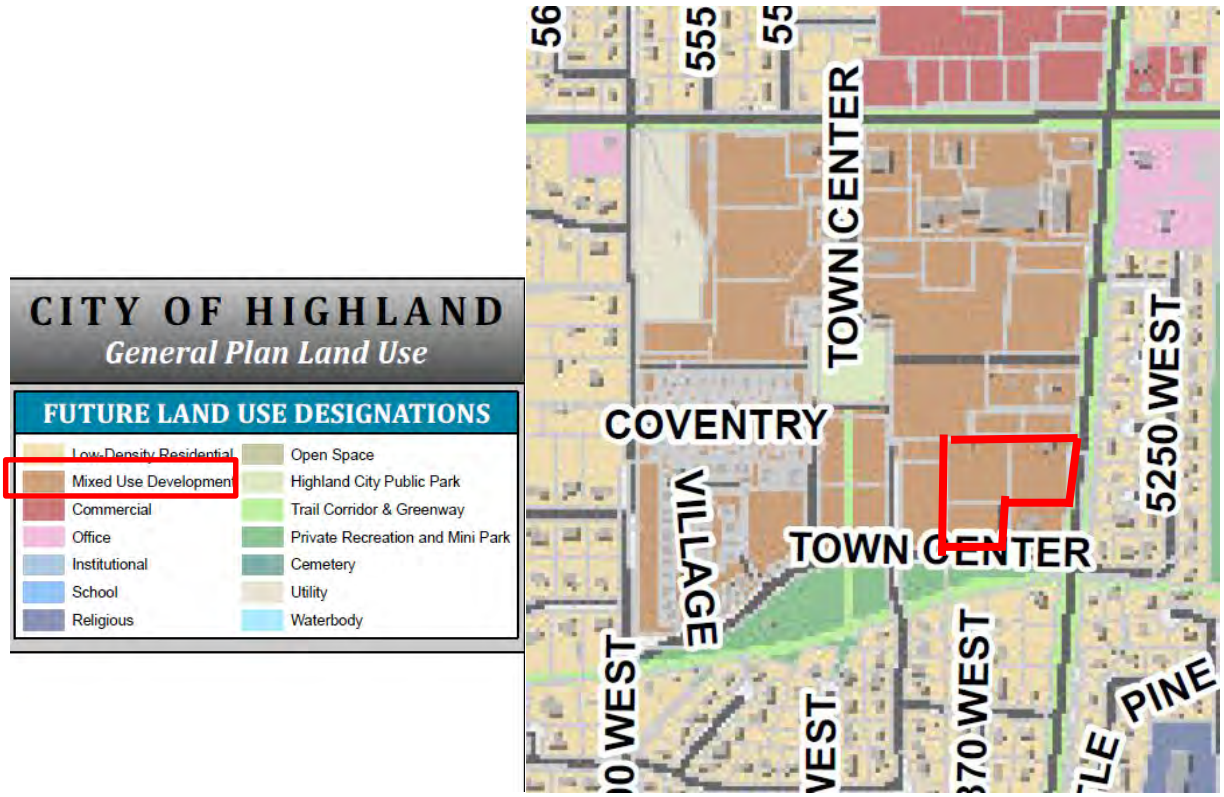
This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorect data or variations with an actual survey

Date: 7/9/2019

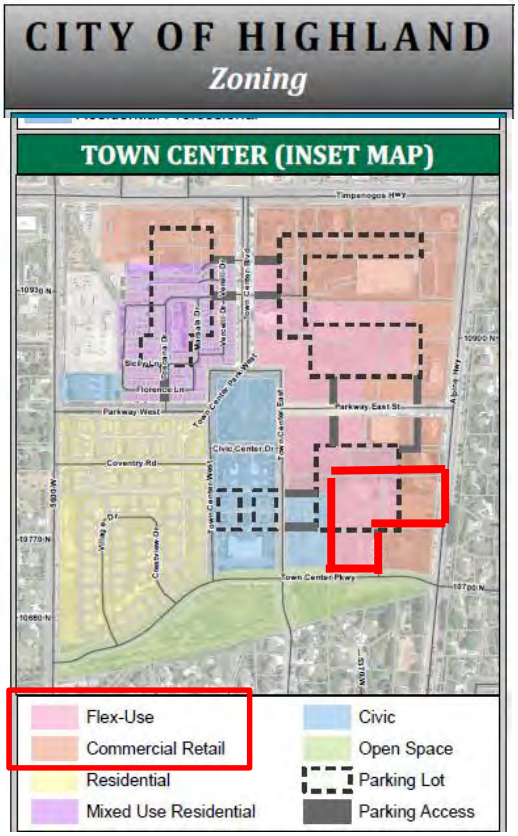
N

ATTACHMENT 2:

General Plan Land Use



Zoning



Attachment 3:

Date: November 14, 2019

Subject: Email Correspondence

Email from Sara McGill dated July 9, 2019:

Dear Planning Commission -

We are residents living at 5282 West 10800 North, east of the UCCU, in the Cornerstone sub-division. We would like to give our input as a proximate resident that we should stay the course with what we believe was recommended previously (when a proposal for mixed use was presented a few years ago - by this same company?). Please delay development of this piece of land until the town homes that are currently being constructed (Blackstone?) is completed and sold and we see the residential/traffic impact. That road, the Alpine Highway, is so hard coming out of our neighborhood year round, but especially when school is in. We are so delayed in in the mornings and evenings. It is not unusual to have to wait at length to turn left. We are very very concerned about this. Will they install a light? A roundabout? Would they pay for a 7' pre-cast privacy fence along our Cornerstone sub-division for the increase in headlights at night and noise increase? (I know they won't but our city owned dilapidated fence concerns us)

We really wish Highland could find some other wonderful use for that land besides multi-unit dense housing. We wish we could "share the wealth" of dense housing/businesses with other areas of Highland instead of packing them into the central area that is already a traffic problem.

Thank you for listening. I am out of town or we would attend the meeting tonight. We appreciate your service and want to keep Highland growing in a way that benefits current residents as well as future needs.

Respectfully-

Johnny & Sara McGill

Email from Sara McGill dated November 19, 2019:

Dear Planning Commission –

I am unable to attend the meeting tonight due to another meeting I must attend, but I wanted to continue to express my concerns about the project. Yes, he has reduced the number of units but with Blackstone reality unfolding, these concerns grow. A current and accurate traffic study should be considered, and the traffic from Blackstone added to the percentage. The density is a huge concern with the residents in our neighborhood directly across the Alpine Hwy. Please carefully consider this from a perspective of what it really will be and not just what we "hope" happens in Highland and not because this is his 3rd or 4th go around. Stay strong for current Highland residents. We appreciate your service.

Respectfully -

Sara McGill

Email from Dan Stratton on 8/14/19:

I attended the neighborhood meeting a few weeks ago on the Apple Creek Lofts development proposal. I live directly across Alpine Highway from this proposed development and would like to pass along my concerns for your consideration.

The top deck of the main building (page 36 of 115 and 60 of 115 of https://www.highlandcity.org/AgendaCenter/ViewFile/Agenda/_05282019-445) represents a potential noise concern. Under 3-4521 of the Development code (https://highland.municipalcodeonline.com/book?type=development#name=3-4521_Nuisances) noise may not exceed 45 d.b.a. during nighttime operations. Please ask the developer how they will be able to get residents to comply with this requirement once built. I will admit my main concern is my (and my neighbors) bedroom window is on a direct line with this 3rd story gathering place. Given the height of this outdoor patio, I fear noise generated from normal activity of the target client (single young professional) will carry long distances and could cause trouble with this city ordinance. I would ask the planning commission work with the developer to adequately plan for this situation.

I am also curious as to what is meant by the term “nightly rental” as indicated in units 156, 167 & 158 of first floor plan (page 34 of 115). Is this intended as an Airbnb? I am unfamiliar with this turn. Please make sure the usage of this space is within guidelines for the city development.

Thank you,

Dan Stratton

5278 W 10740 N

Email from Tanya Colledge on 9/16/19:

Mayor and Council Members,

I'm writing today to express my concern for the proposed Apple Creek Development.

As Highland residents, I know we're often labeled with a NIMBY mentality. And while some may be right, that I'm immediately concerned about those issues that directly affect my neighborhood, I have a general love for Highland as a whole and our community, which is why I write today.

Those that live in the city, as well as in and around the town center, are hopefully aware that the master plan has always shown that this would be a higher density area. This knowledge actually factored into my decision not to buy a home that was adjacent to the town center knowing that the density would only be increasing over the years as that area was fully built out. However, one of my biggest concerns is related to how the developers continue to come in asking for increased density or variance after variance to make their development work and improve their profits.

I have a few specific concerns for this development:

1. The current plan already allows for a larger density appropriate to its use and designation (12 units/acre maximum). Why should this developer be approved to nearly double that density? And, per the developer's plan, if the commercial space is not adequately filled within a short period of time, then

they are requesting to be able to convert that space to additional residential housing, which will legitimately double the density to more than 24 units/acre.

2. Parking is already at a premium in the town center area for anyone who lives or visits there regularly. And yet, their plan allows for more than 100 LESS PARKING STALLS than would be required for this level of occupancy.

3. Traffic has already been a problem in this area and we have yet to see the full effects of the build out from the other developments in the town center.

Is anyone else ever curious that the traffic studies always seem to show only negligible effects on traffic? The study does not address projected traffic from anything but their own development.

4. Setbacks - yet another variance request. Most of the other developers in the town center area have been required to bide by the setbacks, why should this development be an exception?

5. Height - again, another variance.

It always seems remiss to me why we have all of the information in the master plan and then our building code and then waiver whatever seems might be an impediment for the developer. Again, the job of the city is not to ease the pain for developers or to enhance their profit margin.

I've often been pleased with the planning commission's recommendations or lack thereof for a project, even if they don't always align with my own personal opinion. I believe that they generally exercise due diligence in weighing options for the betterment of the city. However, in this instance, I think they really missed the mark in recommending this project forward. It seems like we consistently have developers coming in telling us "the next guy will be worse" and we cower and make choices out of fear for another worse option.

Please exercise your due diligence in reviewing all of the variances and exceptions that are being asked for and deny this development plan until they are able to return with a plan that more accurately reflets the density for this area.

Sincerely,

Tanya Colledge

Highland, UT 84003

<u>Email from Tanner Mecham on 9/16/19:</u>

Hi my name is Tanner Mecham. I'm 14 and my family lives south of the police department. I used to be able to ride my skateboard over to the food places but now I'm not allowed too. I'm not allowed to anymore because of all the cars and all the crazy drivers. Please stop ruining highland, there are so many other options. I love my city please please do something good for the environment and add a park with lots of trees! Add an extending park from the park south of the police station to the land west of the bank. Please the city council is ruining highland my favorite town. Please do not put in the townhomes right across the street from the police department!! Why would you let this happen, I am sooooo not happy and I know everyone else in highland isn't either. Highland should do something good for people

not just striking it rich. My family moved here to get away from high density housing. We found beautiful highland and now we have to consider moving again. Please reconsider your actions it can't be too late!! PLEASE SAVE HIGHLAND!!!!!

Sincerely Tanner Mecham

Letter from George Ramjou on 9/17/19:

To: Mayor and City Council Members

Subject: Opinions on the Apple Creek Proposal

DISCUSSION ITEMS:

The following items should be considered by the Council as they discuss this project:

- Is the overall density of 21 units per acre appropriate for this location? The proposed density exceeds the maximum of 12 units per acre in the Town Center. 21 units is too high for Highland. Stay with 12 units.
- Should the commercial district be allowed to transition to residential if vacant after 18 months? This would add another 20 units to the project and increase the maximum number of units to 141 and the overall density to 24.14 units per acre. 24 units per acre is too high. Keep density to 12 units as recommended by the zoning
- Should the building height be allowed to be increased to 50 feet? This is 14 feet higher than any existing development. No!!!!!
- Is the proposed amount of parking sufficient for the development? The proposed number of parking spaces is 103 less than what is required by the Development Code. Parking is an issue in the Town Center particularly in the winter. No exceptions should be made to the Development Code relative to parking.
- If a fitness center is approved, is the current parking standards sufficient for the use? This needs to be evaluated.
- Are the setbacks for the twin home and townhome district sufficient for the proposed site? A staff determination should be made.
- Do the proposed architectural and development standards represent the quality desired for Highland? Architecturally and color-wise, what is proposed would not blend well with existing developments.
- Will the proposed development standards ensure that the represented product will be constructed if approved? If not, what standards need to be added? Staff needs to make a determination.
- If UDOT doesn't grant access on Alpine Highway, will there be enough access points for the proposed development? The development should not be approved without access to Alpine Highway.
- Will the site have adequate access to ensure commercial space is successful? Does the traffic analysis indicate adequate access? If not, development should not be approved.
- Should they be allowed to do a nightly rental outside of Highland City's short-term rental regulation? Nighty rentals outside of the City's regulations should not be allowed.

Thanks,
George Ramjoue, Highland, Utah 84003

Email from Wade Miller on 9/187/19:

Nathan –

We'd like to voice our opinion that no changes be made to allow developers to come in and change zoning ordinances for higher density building. The infrastructure is just not there. I've heard that the Town Center land has already exceeded by developers.

Sincerely,

Wade & Pat Miller

APPLE CREEK PLANNED DEVELOPMENT



TABLE OF CONTENTS

TABLE OF CONTENTS.....2

PROJECT INTRODUCTION

Project Description..... 3-4

Project Site & Location..... 5

MASTER PLAN

Master Plan..... 6-8

Density & Parking 9-14

DISTRICTS

Mixed-Use District.....15-24

Townhome District..... 25-30

Twin-Home District..... 31-37

OPEN SPACE & RECREATION AMENITIES

Open Space..... 38-44

Phasing Plan.....45

DESIGN GUIDELINES

Design Guidelines.....46

Design Examples.....48–55

MISCELLANEOUS

Monuments & Signage.....57-59

Trash Receptacles..... 60

Fencing Plan..... 61

Circulation Plan.....62

Utility Plan..... 63

COMPATIBILITY.....64-67

JUSTIFICATION & MITIGATION..... 68-75

EXHIBITS

Legal Descriptions 76-77

TCO Land Use Table.....78-80

Mixed-Use Permitted Uses Table..... 81-82

Road Cross Section..... 83-84

Townhome & Twin-home Homesite Example.....85-88

Commercial & Residential Bulk Use &
Intensity Requirements.....89-91

Traffic Study..... 92-96

PROJECT INTRODUCTION

Project Description

The Apple Creek Planned Development ("Apple Creek") is an approximately 5.88 acre (see exhibit A - Legal Description) mixed-use development located within the Town Center Overlay Zone ("TCO"). Apple Creek consists of a maximum of 70 residential units, 32,000 sf of office (to be phased in 2 buildings), and 6,800 square feet of retail space.

TCO Land Use Map & Zoning Designation

The current zoning designation for Apple Creek is Town Center Commercial Zoning and Town Center Flex Zoning (see Exhibit B - TCO Land Use Map and Zoning Designation).

The Town Center Overlay was established in 1999 with the expressed purpose of creating a "City Center" - an environment rich in amenities, high-density urban housing, and a vibrant lifestyle powered by retail shops. In furtherance of that vision, the City of Highland developed the Highland City Police station, a fire station, a splash pad, a park, and the Highland City Hall all within TCO in an effort to invigorate the Town Center. However, none of the existing high-density developments within the TCO have captured the original intent of the TCO Zone…until now.

The developers of Apple Creek have developed some of the most prominent master-planned communities in the state, including Highland City's own Beacon Hills - a several hundred acre master-planned community that includes the Twin Bridges subdivision and over 300 single family lots with high-end custom homes, generous amounts open space, and a dedicated 22 acre city park. The Developers are also Highland City residents who are invested in the community and want to see the Town Center developed with the same level of commitment they displayed in developing Beacon Hills and Twin Bridges. To that end, Apple Creek includes up to 32,000 sf of commercial office space and up to 6,800 sf of commercial retail space specifically designed with restaurants in mind. The architectural style is "modern farmhouse" consistent with Highland's rich Americana Heritage. Special care has been taken in addressing how the project is experienced, specifically on Town Center Drive (10700) and SR 74, ensuring the face of the development looks outward with high-level architecture and quality finishes.

In an effort to ensure that Apple Creek is developed in a manner consistent with the original intent of the TCO, the following outlines in detail how that vision will come to life.

SITE & LOCATION



MASTER PLAN



TABLE OF USES	
USE	UNITS
TOWNHOMES	34
TWIN-HOMES	6
LOFT CONDOS	30
RESIDENTIAL TOTAL	70
RETAIL	6,700
OFFICE	31,285
COMMERICIAL TOTAL	37,985

Apple Creek Master Plan Goals:

The goal of the Apple Creek Master Planned Development is to provide a vibrant mixed-use environment with commercial and a variety of housing types. To accomplish this goal, Apple Creek is divided into the following three districts:

- The Mixed-Use District:
  - 30 loft-style condos,
  - 32,000 sf of commercial office space, and
  - 6,800 sf of ground floor retail commercial
- The Townhome District: 34 townhomes
- The Twin-home District: 6 twin-homes

Apple Creek Home Owners Association ("APHOA"):

All residents within the Apple Creek will be subject to the Apple Creek Home Owners Association (APHOA). The APHOA will maintain all onsite amenities and open space. The members of the APHOA will be bound to abide by the APHOA rules and regulations. Residents will be assessed monthly dues and will be subject to the bylaws of the APHOA. The APHOA bylaws and enforcement will be based on the approved Apple Creek Planned Development. The APHOA will maintain all roads and monuments within Apple Creek.

Architectural Guidelines:

The following architectural guidelines will apply (see Design Guidelines and Design Examples):

- Architectural Style: Modern Farmhouse
- Building Materials: Stone, brick or masonry, stucco, Hardie board (fiber cement composite siding or similar), timber, eifis (commercial), tile (accent material only), metal (accent material only), concrete (accent material only)
- Colors: Limited to soft shades typical of modern farmhouse and generally consistent with colors shown in the design examples
- Windows: Wood, metal, wood clad, or vinyl.
- Exterior doors: Finished in an approved color to match the trim or to mildly contrast the trim and siding.
- Roof: Roof pitches between 4:12 and 12:12. Flat and parapet walls for modern/contemporary application

Infrastructure & Utilities:

The Apple Creek PD is bordered by two prominent roads: Town Center Drive (10700) to the south and SR 74 to the east. All public utilities sufficient for the development of Apple Creek are stubbed to the site. All on site improvements will be performed by the developer and will follow, conceptual, the Utility Plan contained herein. Apple Creek will connect to the Highland City culinary water and secondary water lines stubbed to the Property.

Development Code:

Further detail regarding the Apple Creek development standards are outlined herein. The requirements of the Development Code, as amended, shall apply except where explicitly stated otherwise herein by this PD.

DENSITY

Density Background:
From 1999 to 2017, the Town Center Overlay was allocated a total of 342 residential units. The Toscana development ultimately resulted in 144 units and the Blackstone development resulted in 80 residential units, leaving 118 residential units to be developed in Apple Creek. However, in 2017, the Highland City Council voted to remove all residential from the Town Center Overlay Zone. This de facto rezone removed the 118 residential units from Apple Creek, adversely affecting the Property at the exclusion of all other properties within the Town Center Overlay.

Unit Per Acre ("UPA") Background:
The Town Center Mixed Use Residential Zone (TCMUR), which is located within the Town Center Overlay, currently allows for 22.7 upa. The Toscana development, located within the TCMUR, was approved for a density of 22.7 upa. However, Toscana ultimately elected, at its discretion, to develop only 144 units, or 18.7 upa.

Apple Creek Density
The maximum overall density for Apple Creek is 70 units as shown in the Density Table. Each District has a maximum number of units that may be developed within the District as shown in the Density Table. However, District boundaries may be adjusted to accommodate different lot layouts and densities, provided that the overall number of units in each District shall not increase by more than 15% from what is now shown in the Density Table.

The maximum allowable office space is 32,000 net leasable sf and the maximum allowable ground floor commercial space is 6,800 net leasable sf.



DENSITY TABLE	
USE	UNITS
TOWNHOMES	34
TWIN-HOMES	6
LOFT CONDOS	30
TOTAL	70
TOTAL ACRES	5.88
TOTAL UPA	12

PARKING

Parking Requirements:

Mixed Use District - Commercial Parking: Commercial parking is calculated as 4 stalls per 1,000 square feet of net leasable area of "restaurant" space, and 3.5 stalls per 1,000 square foot of net usable area for all other commercial uses described in the Mixed-Use District Permitted Uses Table (see Exhibit C - Mixed Use District Permitted Uses Table).

Mixed Use District Condo Parking: Private parking for residential condos within the Mixed-Use District is calculated as a minimum of 2 stalls for every 2-bedroom and 3-bedroom unit. There are no one-bedroom units.

Mixed Use District Condo Visitor Parking: A total of .5 stalls per condo unit will be provided for visitor parking, which amounts to 15 visitor stalls. However, because residential and commercial are reciprocal uses, the 109 commercial parking stalls will satisfy the condo visitor parking requirement. If the condo development is completed prior to the commercial development, the developer will develop the 15 condo visitor stalls. However, when the commercial parking is completed, because the commercial and residential are compatible uses, the commercial parking will be used to meet the total visitor parking requirement for the 30 condos. At that point, the 15 visitor stalls allocated to the condos will be reallocated to the commercial parking and counted toward the commercial parking requirements.

Townhome and Twin-home District: Private parking for the Twin-home and Townhome Districts is calculated as a minimum of 2 stalls per every Twin-home and Townhome unit. Private parking is located in the garage.

Townhome and Twin-home Visitor Parking: One visitor stall for every townhome and twin home unit will also be provided. All Townhome units located on the western side of the property will have driveways as shown the Parking Table. Driveway stalls in the Twin-home and Townhome Districts are counted toward the visitor parking requirement if each driveway stall is a minimum of 18' in depth and 9' wide. For those units without a driveway, surface stalls within the Mixed Use District that are designated as visitor stalls, will be counted toward the townhome and twin home district visitor parking requirement.



PARKING TABLE

USE	UNITS	STALLS PER UNIT	TOTAL STALLS	VISITOR STALLS	TOTAL STALLS W/ VISITOR	LOCATION OF VISITOR STALLS
TOWNHOMES	34	2.00	68	64	3.88	59 DRIVEWAY/ 5 SURFACE
TWIN-HOMES	6	2.00	12	6	3.00	SURFACE
LOFT CONDOS	30	2.00	60	109	5.63	COMMERCIAL
RESIDENTIAL TOTALS	70	2.00	140	179		
RETAIL	6,800	4.00	27	NA		SURFACE
COMMERCIAL	31,285	3.5	109	NA		SURFACE
COMMERICIAL TOTAL	38,085	NA	197	NA		

NOTE:

1. There are a total of 27 stalls provided in the commercial retail parking. All 27 commercial stalls may be used for visitor parking in "off peak" hours (9pm-10am) and while retail is closed on Sundays

3. There are 110 commercial office stalls, which may be used to satisfy the residential visitor parking requirement

4. Although not included in the visitor parking calculation, additional visitor parking is available curbside along Town Center Parkway consistent with the on street parking permitted on West Parkway East (in front of Norton Performance and Ace Hardware).

MIXED-USE DISTRICT

MIXED-USE DISTRICT



MIXED-USE DISTRICT:

The Apple Creek Mixed-Use District consists of a maximum of 30 loft-style condos, 32,000 sf of commercial office, and 6,800 sf of retail.

GOAL: The goal of the Mixed Use District is to provide (a) a true commercial experience currently unavailable in the Town Center, and (b) housing with the ease and convenience of living with immediate access to ground floor commercial and a variety of in-house amenities. The commercial space is oriented toward SR 74, where visibility and exposure to traffic counts are high. The loft apartments are also located on SR 74 and within the Mixed-Use District as a buffer from the noise and proximity to SR 74 and busy commercial activity.

Mixed-Use Commercial:

- Ground floor commercial retail space will be a maximum of 6,800 sf
- Commercial office space will be a maximum of 32,000 sf.

Permitted Uses: (see Exhibit C - Mixed-Use District Permitted Uses Table).

Prohibited Uses: The following uses shall be prohibited in the Mixed-Use District:

- Thrift stores
- Pawn shops
- Sexually oriented businesses

Conditional Uses:

- Fitness Center

Unit Size:

Residential condo units within the Mixed-Use District range in size from 850 sf - 2,000 sf. Although sizes of individual units may vary, the minimum unit size is 850 sf. There is no maximum unit size.

Access:

The Mixed-Use District proposes three access points: two right-in/right-out access points off of SR 74 (subject to UDOT approval) and one full access point off of 10700.

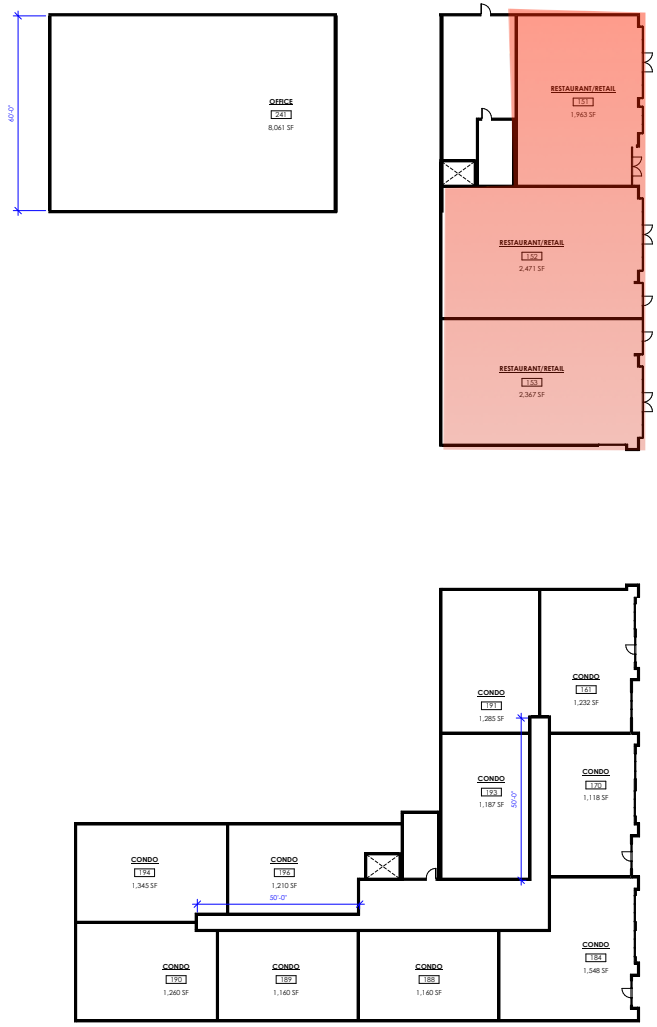
Building Height: *(see Exhibit F - Mixed-Use Bulk & Intensity Requirements)*

Building Height: Three Stories (40’ in height). City council shall have administrative authority to approve buildings in excess of 40’ in height based on the floor to ceiling heights per floor of the buildings, but in no case shall the buildings be in excess of three stories or 45’.

MIXED-USE DISTRICT

CONCEPTUAL FLOOR PLANS & ELEVATIONS


PICCOLO
COPPER KETTLE
CHOM



1 A201 **LEVEL 01 PLAN**
1/16" = 1'-0"

Note: demising walls within the commercial may vary to accommodate individual tenants needs. Office building maybe phased in to two separate buildings to accommodate lease up.

RETAIL & RESTAURANT AREA CALCULATIONS

Room Number	Name	Area
151	RESTAURANT/RETAIL	Redundant Room
152	RESTAURANT/RETAIL	4,440 SF
153	RESTAURANT/RETAIL	2,367 SF
		6,807 SF

LOFTS BLDG	CONDOS
FIRST	10
SECOND	10
THIRD	10
TOTAL UNITS	**30**

OFFICE AREA CALCULATIONS

Room Number	Name	Area
241	OFFICE	8,061 SF
242	OFFICE	14,722 SF
243	OFFICE	14,322 SF
		37,105 SF

NORTH

aeurbia architects and engineers
2875 south decker lake drive, suite 275
salt lake city, utah 84119
phone: 801.746.6686 • fax: 801.575.6488
webpage: aeurbia.com

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APPLE CREEK LOFTS
MCKAY CHRISTENSEN
HIGHLAND, UT

Revision Schedule

MARK	DESCRIPTION	Revision Date

AE2018.186
LEVEL 01 PLAN

CONSTRUCTION DOCUMENTS

DATE: MONTH DAY, YEAR

SHEET #:
A201

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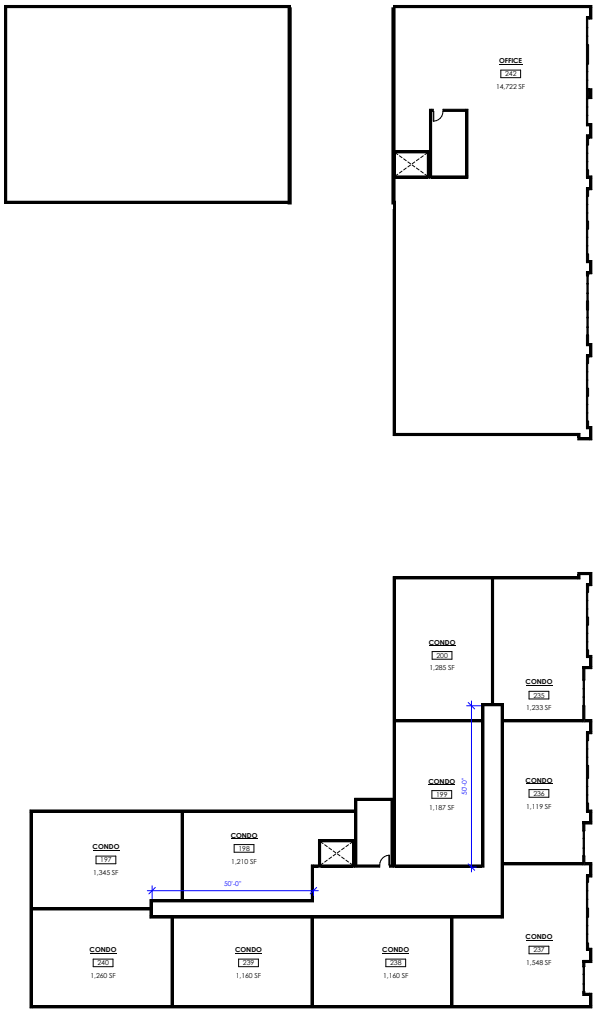

1 A202 **LEVEL 02 PLAN**
1/16" = 1'-0"

LOFTS BLDG	CONDOS
FIRST	10
SECOND	10
THIRD	10
TOTAL UNITS	**30**

NORTH

aeurbia
architects and engineers
2875 south decker lake drive, suite 275
salt lake city, utah 84119
phone: 801.746.0456 - fax: 801.575.6496
webpage: aeurbia.com

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APPLE CREEK LOFTS
MCKAY CHRISTENSEN
HIGHLAND, UT

Revision Schedule

MARK	DESCRIPTION	Revision Date

AE2018.186

LEVEL 02 PLAN

CONSTRUCTION DOCUMENTS

DATE: MONTH DAY, YEAR

SHEET #:

A202

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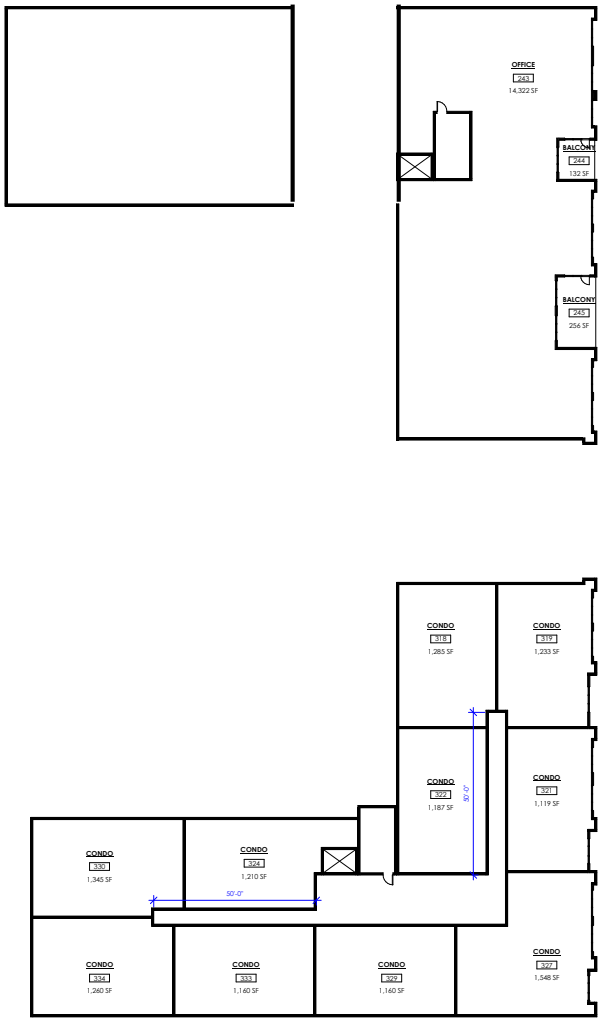

1 A203 **THIRD LEVEL FLOOR PLAN**
1/16" = 1'-0"

LOFTS BLDG	CONDOS
FIRST	10
SECOND	10
THIRD	10
TOTAL UNITS	**30**



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APPLE CREEK LOFTS
MCKAY CHRISTENSEN
HIGHLAND, UT

Revision Schedule

MARK	DESCRIPTION	Revision Date

AE2018.186

LEVEL 03 PLAN

DATE: MONTH DAY, YEAR

SHEET #:

A203

CONSTRUCTION DOCUMENTS

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APPLE CRE
CHOM
COPPER KETTLE

TOWNHOME DISTRICT

TOWNHOME DISTRICT



TOWNHOME DISTRICT:
The Apple Creek Townhome District consists of 34 townhomes.

Goals:
The goal of the Townhome District is to provide well designed townhome product that, among other things, addresses the western boundary of the Townhome District. Special care will be taken to ensure the architectural design is consistent with the Apple Creek theme and provides a quality facade to interface with the City Parcel to the west.

Permitted Uses:
Attached townhomes. Townhomes 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. Each Townhome may have a basement and other permitted uses within the R 1-40 zone of the Highland City Development Code.

Building Height:
Three stories (not to exceed 40' in height). No step back to vertical facade of the buildings shall be required. Buildings will not cantilever into the road right of way such that a minimum vertical clear distance of 28' for the road right of way is maintained.

Road Width & Cross Section*:*
Road widths within the Townhome District are 28' wide measured from top back of curb to top back of curb with 24' of asphalt (see Exhibit D - Road Cross Section)

Location & Setbacks (see Exhibit E- Townhome and Twin-home Homesite):
Front set-back: 5' minimum from property line
Side set-back: 5' minimum from property line and 10' between each grouping of attached townhome units
Rear set-back: none

Yard:
Yards may be located on the front, side, or rear of the units.

Perimeter Walls & Fences:
In the Townhome District an open, rural, natural seating is preferred, encouraging connectivity within Apple Creek and to the western property to boundary. Perimeter and internal fencing will be installed consistent with the attached fencing plan.

TOWNHOME DISTRICT

CONCEPTUAL ELEVATIONS



Preliminary - subject to change



TWIN-HOME DISTRICT

TWIN - HOME DISTRICT



TWIN-HOME DISTRICT:
The Apple Creek Twin-home District consists of 6 twin-homes fronting 10700.

Goals:
The goal of the Twin-home District is to provide a beautiful face of the project fronting Town Center Drive (10700), while transitioning to lower density, two-story buildings, blending Apple Creek to the more suburban-style cottages and villages developments to the west. Special care will be taken to ensure the architectural design is consistent with the Apple Creek theme and provides a quality facade to Town Center Drive (10700).

Permitted Uses:
Attached twin-homes. Twin-homes can come in linear groupings of two units with shared walls. Twin-homes are rear loaded. Each unit has its own garage, and front entrance. Each Twin-home may have a basement and other permitted uses within the R 1-40 zone of the Highland City Development Code.

Building Height:
Two stories (not to exceed 40' in height). No step back to vertical facade of the buildings shall be required. Buildings will not cantilever into the road right-of-way such that a minimum vertical clear distance of 28' for the road right-of-way is maintained.

Location and Setbacks (see Exhibit E - Townhome and Twin-Home Homesite):
- Front set-back: 10' minimum
- Side set-back: 5' minimum from property line and 10' feet between each twin-home unit
- Rear set-back: none

***Road Width*:**
Road widths within the Townhome District are 28' wide measured from top back of curb to top back of curb with 24' of asphalt (see Exhibit D - Road Cross Section)

Yard:
Yards may be located on the front, side, or rear of the units.

Perimeter Walls & Fences:
In the Townhome District an open, rural, natural seating is preferred, encouraging connectivity within Apple Creek and to the western property to boundary. Perimeter and internal fencing will be installed consistent with the attached fencing plan.



Preliminary - sub


1071
1073
aeurbia
architects and engineers



urbia
chitects and engineers



SIDE-YARD COURTYARD / FIRE PIT

OPEN SPACE

Open Space Narrative

Residential:

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 limited to parks, tot lots, contiguous grass areas over 5,000 square feet in size, trail corridors (including trails along roadways), the parkway landscape buffer along SR 74, which shall be measured from the back of curb, swimming pools, indoor and outdoor club house space, outdoor deck/gathering areas in the Mixed-Use District, commercial patio space over and above the required 10% commercial open space, and front yard corridors in the Townhome and Twin-home Districts. The residential 20% open space requirement must be met for the overall residential net area and any open spaces within one district can count towards meeting the total 20% requirement. Any area not included in the front-yard or side-yard as depicted in the Homesite Exhibit will be considered open space and will be maintained by the HOA. Open space landscaping will be a combination of sod and trees, with shrubs and flowers planted in select locations.

Commercial:

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 or hard-scape area within the commercial development. This also includes landscaping around the perimeter of buildings, parking islands, and along adjacent street buffers outside of the public or private right-of-way.

Amenities:

Outdoor amenities will include three main gathering areas with fire pits, bbq's, and covered trellis'.



Open Space . Apple Creek at Highland City Center . Highland, Utah

Commercial / Office:	59,647 S.F.	
Open Space:	13,195 S.F.	22.1 %
Residential:	192,794 S.F.	
Open Space:	62,592 S.F.	32.5 %
Total Site:	252,441 S.F.	
Open Space	75,787 S.F.	30.0 %

Parking . Apple Creek at Highland City Center . Highland, Utah

Retail	28 stalls
Office:	110 Stalls
Residential:	
Condominiums	60 Stalls
Town Homes	58 In Driveways 13 Stalls

*Commercial space calculated at net rentable

COURTYARD



Outdoor Amenities:

True to the design criteria for successful mixed-use developments, the outdoor amenities are purposefully located in the core of the Apple Creek development with the intent to invite residents, commercial office tenants, and retail customers to live, work, and dine in one location.

The commercial retail area includes outdoor patio space located in front of the commercial storefronts, creating an active environment - inviting visitors in to dine.

The interior courtyard, located between the condo building and the commercial buildings, is intended to be a passive area that can be used by the entire Apple Creek development for gathering. Included in the courtyard is a terraced hardscape sitting area with trellis and generous landscaping with trees for shade. There are two Bbq stations covered by arbors and two large fire pits to sit around to warm patrons in the evenings.

COMMERCIAL OPEN SPACE/OUTDOOR PATIO

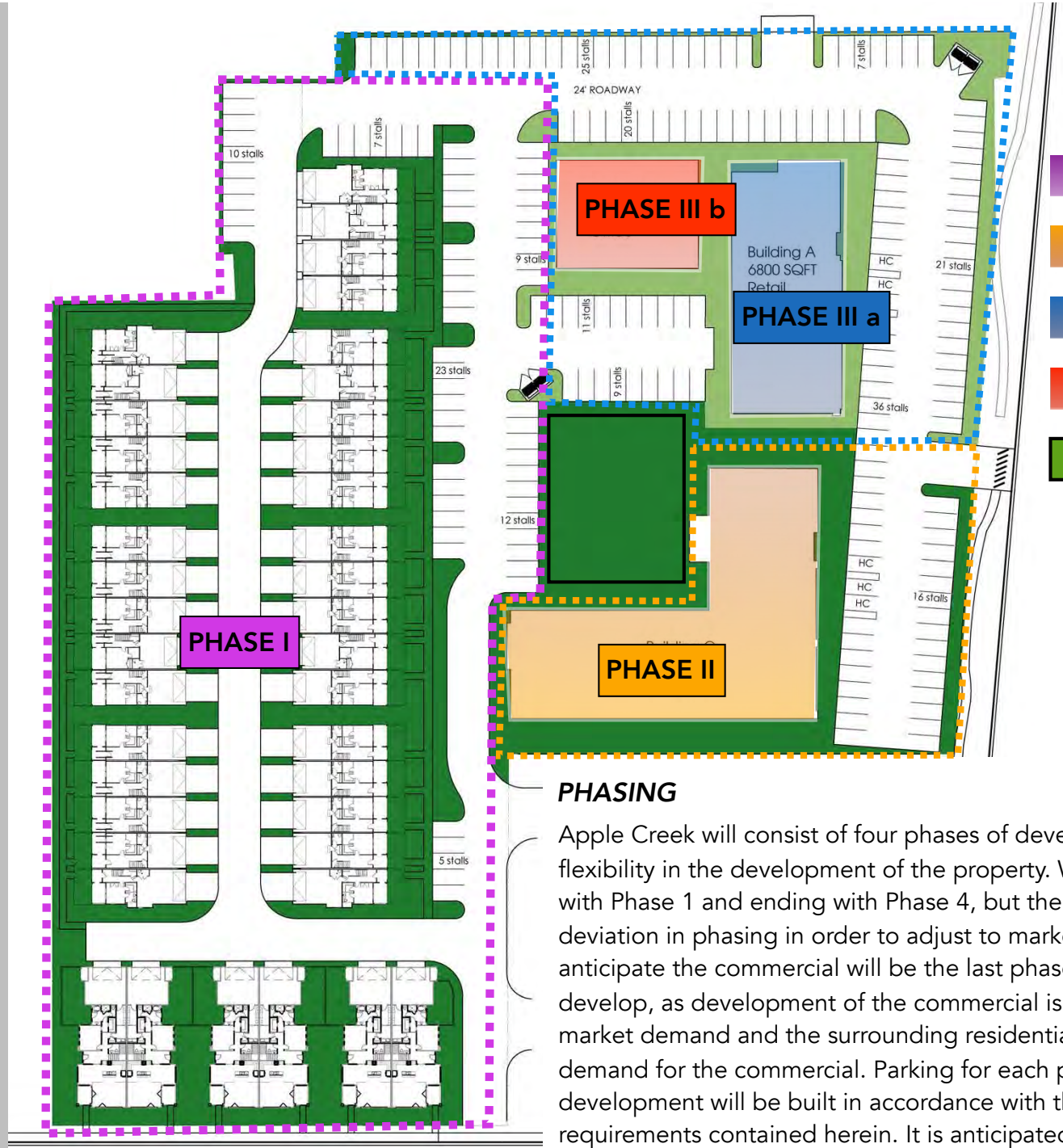


CONVERTIBLE OUTDOOR DINING




APPLE CREEK

PHASING PLAN



PHASING

Apple Creek will consist of four phases of development to allow for flexibility in the development of the property. We anticipate starting with Phase 1 and ending with Phase 4, 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 the commercial is dependent upon market demand and the surrounding residential will help facilitate demand for the commercial. Parking for each phase of development will be built in accordance with the parking requirements contained herein. It is anticipated that the open space amenity located in the center of the project will be developed in Phase I; however, construction on the open space must begin no later than when 50% of all of the residential units have been sold.

DESIGN GUIDELINES

Architectural Design Guidelines

Commercial:

Theme and Unity: The planning and design character within Apple Creek is for a mixed-use development including commercial retail/restaurant, office, and residential. Apple Creek will be organized around compatible architectural building statements in terms of character, materials, texture and color of buildings.

Orientation: Commercial 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, brick, 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: The primary facade on commercial structures shall incorporate a building canopy, awning, or similar weather protection along the building's principal first floor public entrance.

Sign Standards: Signage shall comply with the requirements of the Highland Municipal Code, except as provided for in this section and in the exhibits.

Residential:

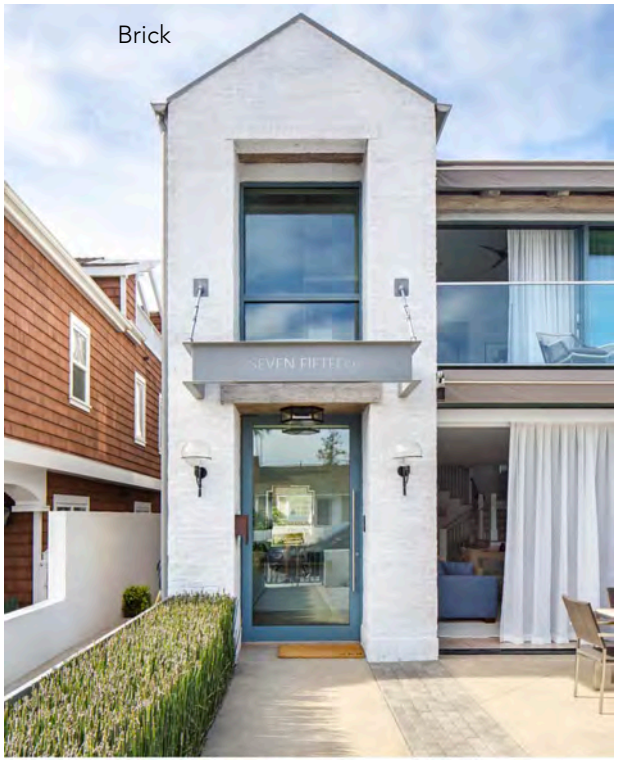
Exterior Materials : Stone, brick, masonry or fiber cement composite siding or approved similar by the Architectural Review Committee (“ARC”), stucco, metal (accent material only), concrete (accent material only).

Single Material : No more than 40% of townhomes and twin-homes can be a single material. Permissible materials for a single-material home are brick, rock, or masonry or fiber cement composite or approved similar. The remaining 60% of the townhomes and twin homes shall have at least three materials on the exterior of the homes. Permissible exterior materials are stone, brick, stucco, or accent material listed above.

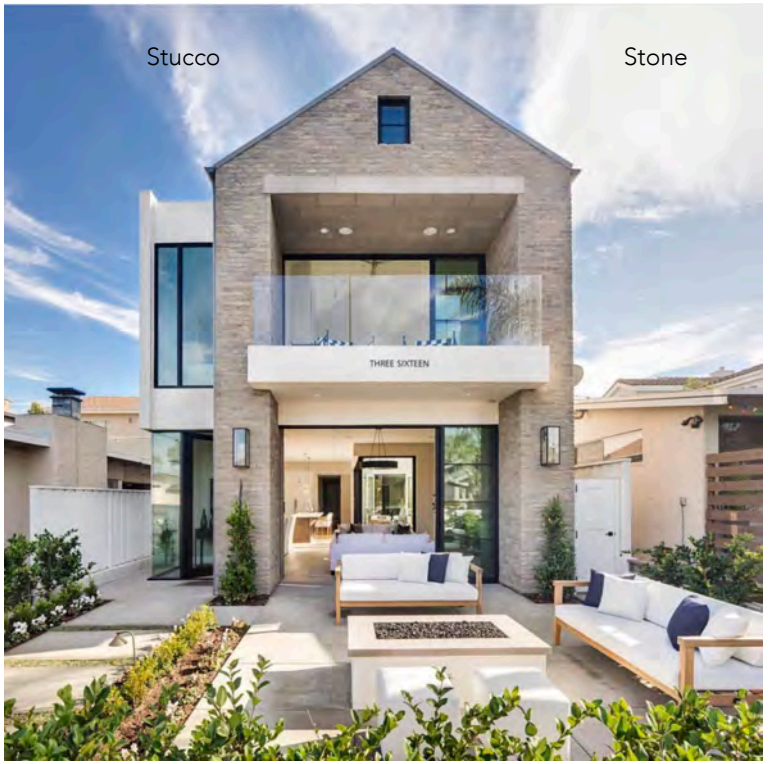
Window Treatment : All windows should have framed-in wood or vinyl, composite board, brick, stone or stucco trim that is a minimum of four (4) inches in width.

Colors : Natural earth tones – greys, tans, browns, soft blues, whites, reds, greens with accent colors as approved by the ARC. Internally illuminated cabinet wall signs are conditionally permitted, except shall be permitted to display a logo or individual alphanumeric characters.

DESIGN EXAMPLES


Brick


Metal Awnings


Stucco
Stone


Hardie Board


Stucco


Hardie Siding

TWIN-HOME MATERIAL EXAMPLES



POTENTIAL COLOR PACKAGE



WHITE BRICK - WHITE HARDIE BOARD & STUCCO

POTENTIAL COLOR PACKAGE



GREY BRICK - WHITE HARDIE BOARD & STUCCO

POTENTIAL COLOR PACKAGE



WHITE BRICK - GREY HARDIE BOARD & STUCCO

TOWNHOME MATERIAL EXAMPLES



MIXED-USE MATERIAL EXAMPLES



MISCELLANEOUS

MONUMENTS & SIGNAGE



Note: 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.



3’ x 8’ Concrete, stucco, or fiber cement sign

Raised metal letters with backlighting

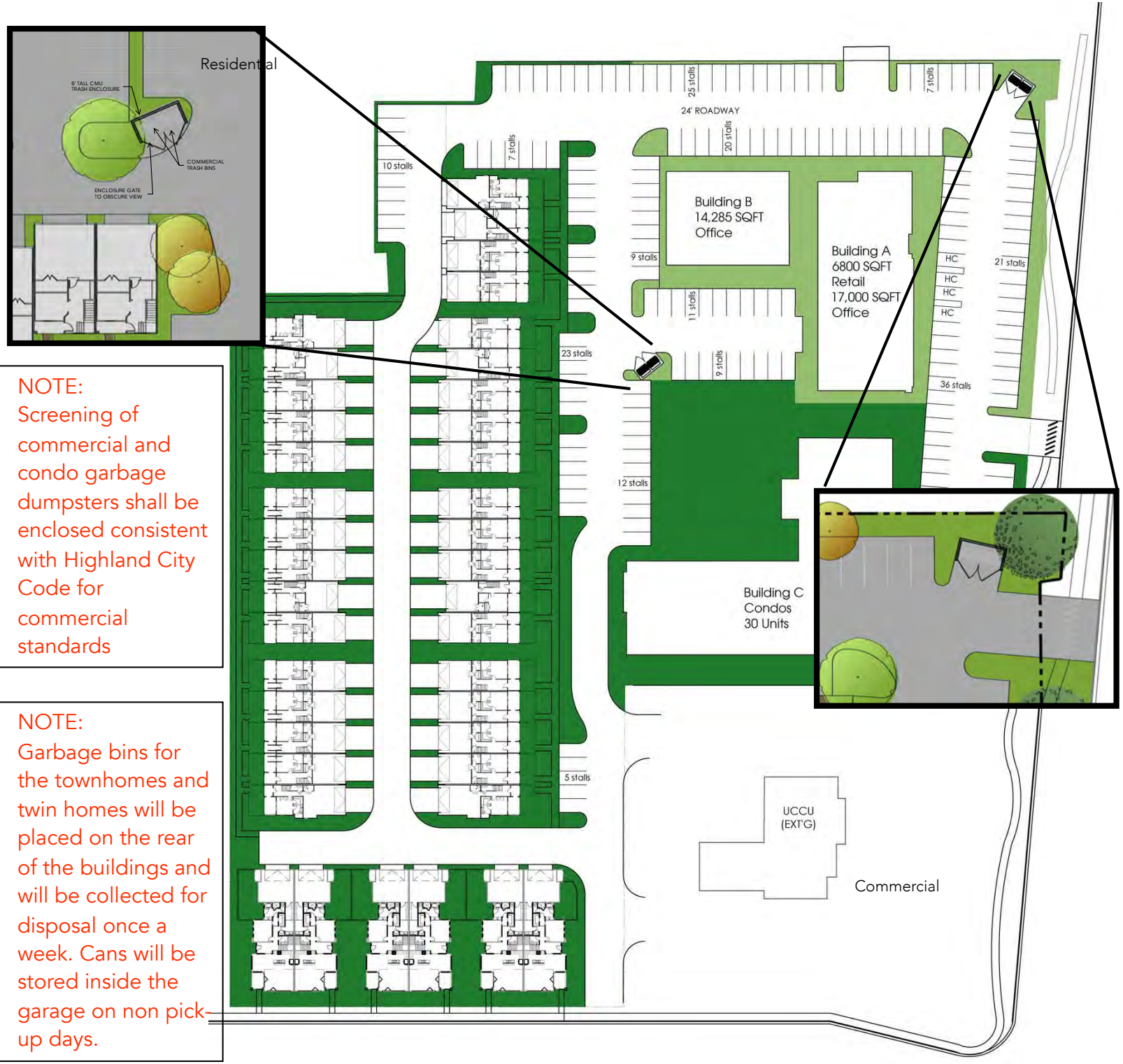
4” Metal trim detail

4” x 8” brick veneer on base and column

Conceptual Entry Monument



TRASH & DUMPSTERS



NOTE:
Screening of commercial and condo garbage dumpsters shall be enclosed consistent with Highland City Code for commercial standards

NOTE:
Garbage bins for the townhomes and twin homes will be placed on the rear of the buildings and will be collected for disposal once a week. Cans will be stored inside the garage on non pick-up days.

FENCING PLAN

Note 1: Existing fence bordering Ace Hardware will remain except where are opening is needed for access easement.

Note 2: Perimeter fencing will be placed on property line bordering the City Parcel with periodic openings for pedestrian connectivity.



Perimeter Fencing:
Brick columns every 50' with aluminum fencing in between

Townhome & Twin Home Courtyard Fencing:
Will be a combination of a 24" solid brick base with aluminum fencing above as shown in the renderings or all aluminum.

CIRCULATION PLAN



NOTE:

1. The circulation plan contemplates full access from Alpine Hwy. Exact location of an access point is subject to UDOT approval.
2. Circulation plan accounts for access by emergency vehicles
3. Permitted road widths shown in Exhibit E.
4. Drive aisle width in the parking lot is 24′ and parking stalls are 18′ in length.

UTILITY PLAN



- Water Value
- Exist water line
- 8" water line
- Exist sewer line
- 8" sewer line
- Exist Sewer Manhole
- Storm Sump: Every 300'
- Exist storm drain
- PI Valve
- Existing PI Line
- PI Line
- Exist electrical
- Exist Fire Hydrant
- Proposed fire hydrant

COMPATIBILITY

Compatibility

All of the districts within Apple Creek are designed with careful attention to the streetscape and surrounding property (see corresponding compatibility map). With this in mind, all of the buildings within Apple Creek are designed to face outward toward major thoroughfares (10700 and SR 74) revealing beautifully designed architecture, rather than fences and backs of buildings.

Mixed Use District

Apple Creek commercial space and high-density residential apartments are purposefully located fronting SR 74. The commercial requires high traffic counts and visibility provided by the roughly 15,000 cars per day on SR 74. The high-density residential provides a buffer separating the townhomes and twin-homes from the noise and business of the commercial activity. Residents of the apartments relish a more vibrant lifestyle with walkability and proximity to commercial activity.

Townhome District

The townhomes along the west boundary of Apple Creek face outward toward the property owned by Highland City. It is possible the townhome units on the westerly boundary may not be seen at all depending on how City parcel is developed. Nevertheless, the townhomes are designed with the intention of integrating with the City Parcel to the west.

Twin-home District

The Twin-home District at Apple Creek faces out toward Town Center Drive (10700) - a less trafficked road than SR 74. Town Center Drive leads to the heart of the Town Center, but also connects to the lower density two-story attached Cottages and Villages developments.

The Twin-homes at Apple Creek are designed to be a lower density, two-story product, visually connecting the experience along Town Center Drive to the Cottages and the Villages.

COMPATIBILITY MAP





COMMERCIAL LIGHTING PLAN

1. Limited Lumins on retail signs
2. Down facing sconces to reduce light pollution
3. Recessed cans under awnings
4. Bollard lighting at entry to parking

NOTE: LIGHTS ARE TO BE FULLY SHIELDED. 'SAG' LIGHTING NOT ALLOWED. LIGHTS NOT TO EXCEED 1 FOOT CANDLE AT PROPERTY LINE

JUSTIFICATION & MITIGATION

CURRENT ZONING ALLOWS

GAS STATION



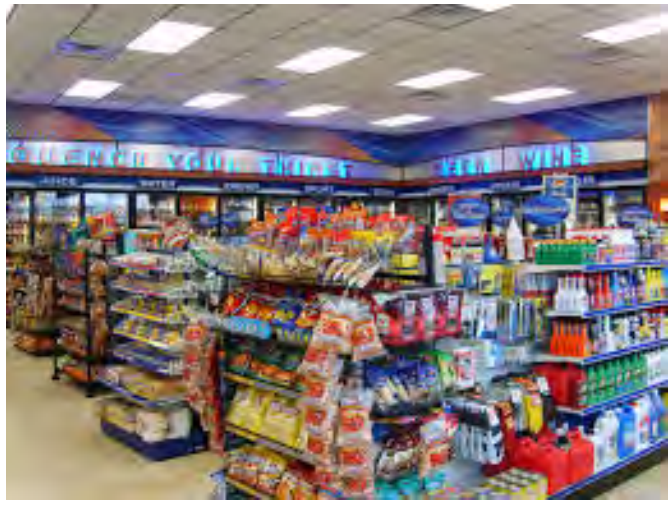




CONVENIENCE STORE







MOTORCYCLE DEALERSHIP







Justification & Mitigation

The Town Center Overlay was established in 1999 with the expressed purpose of creating a "City Center" - an environment rich in amenities, high-density urban housing, and a vibrant lifestyle powered by retail shops. In furtherance of that vision, the City of Highland developed the Highland City Police station, a fire station, a splash pad, a park, and the Highland City Hall all within TCO in an effort to invigorate the Town Center. However, since the time there have been two major developments within the Town Center. None of the existing developments within the TCO have captured the original intent of the TCO Zone…until now.

Commercial Space

There is not another mixed-use development within the Town Center that offers ANY viable commercial space. See examples below:







By Contrast, Apple Creek includes a minimum of 6,800 sf of commercial and approximately 7,000 sf of outdoor patio space.







Architectural Design & Streetscape on Town Center Drive & SR 74

Apple Creek also is designed with careful attention to how the project is seen from major thoroughfares bordering the property. As a result, Apple Creek is designed so the buildings along major thoroughfares and adjacent properties are facing outward, revealing the most detailed architecture to engage the community. Additionally, the product types within Apple Creek transition from higher-density along SR 74 to lower-density on Town Center Drive in an attempt to blend with the lower-density housing south and west of Apple Creek.

SR 74

The Mixed Use District has a vibrant active atmosphere matching the activity along SR 74, while also providing a rich architectural design with a strong retail base and upper floors with windows and balconies overlooking the busy commercial below.

Town Center Drive (10700)

Twin-homes are designed to look like a BIG HOUSE, with one entry facing the street and the other entry on the side of the unit, giving the impression each twin-home is one large single-family home.

Below are current streetscape examples in the TCO:







By Contrast…the following images reflect the conceptual design of the product types within the Mixed-Use and Twin-home Districts, fronting the only two thoroughfares bordering Apple Creek (SR 74 & Town Center Drive).



FRONTING SR 74



FRONTING TOWN CENTER DRIVE (10700)

Conceptual Entry Monument





Apple Creek provides more open space than the other projects in the Town Center

EXHIBIT A
LEGAL
DESCRIPTIONS

EXHIBIT B -LEGAL DESCRIPTIONS

Parcel 1:

EXHIBIT "A"

Commencing at a point on the West line of Utah Highway 74, which point is 1885.75 feet East, more or less, along the section line from the West Quarter corner of Section 36, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence North 100.38 feet along the Westerly line of said Highway right-of-way; thence West 219.99 feet; thence South 100 feet; thence East 211.24 feet, more or less, to a fence and the point of beginning.

Parcel 2:

Commencing East along the section line 1885.75 feet, more or less, to the West line of Highway 74; thence North 100.38 feet along the Westerly line of said Highway right of way; thence West 219.99 feet to the point of beginning from the West Quarter corner; Section 36, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence West 219.99 feet; thence South 100 feet; thence East 219.99 feet; thence North 100 feet to the point of beginning.

Parcel 3:

Commencing at a point which is West 1194.23 feet and North .38 feet from the center of Section 36, Township 4 South, Range 1 East, Salt Lake Base and Meridian, which point is the Southwest corner of property owned by Willard L. Spykes and Lujeanne Spykes; thence South 27.459 feet; thence North 89°51'07" East 124.169 feet; thence South 89°45'43" East 96.25 feet; thence North 89°43'16" East 199.36 feet; thence North 37°39'07" East 33.076 feet to the South line of Spykes; thence North 89°54'04" West 219.99 feet; thence West 219.99 feet to the point of beginning.

Parcel 4:

Beginning North 0°08'13" East 100.00 feet along the section line and East 1511.28 feet from the West Quarter corner of Section 36, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence North 4°58'27" East 25.10 feet; thence East 381.44 feet; thence South 4 °58'27" West 25.10 feet along the Westerly line of Alpine Highway; thence West 381.44 feet to the point of beginning.

Parcel 1:

EXHIBIT "A"

Lot 1, HIGHLAND TOWNE CENTER BUSINESS PARK - AMENDED PLAT B SUBDIVISION, according to the official plat thereof on file in the office of the recorder, Utah County, Utah.

Parcel 2:

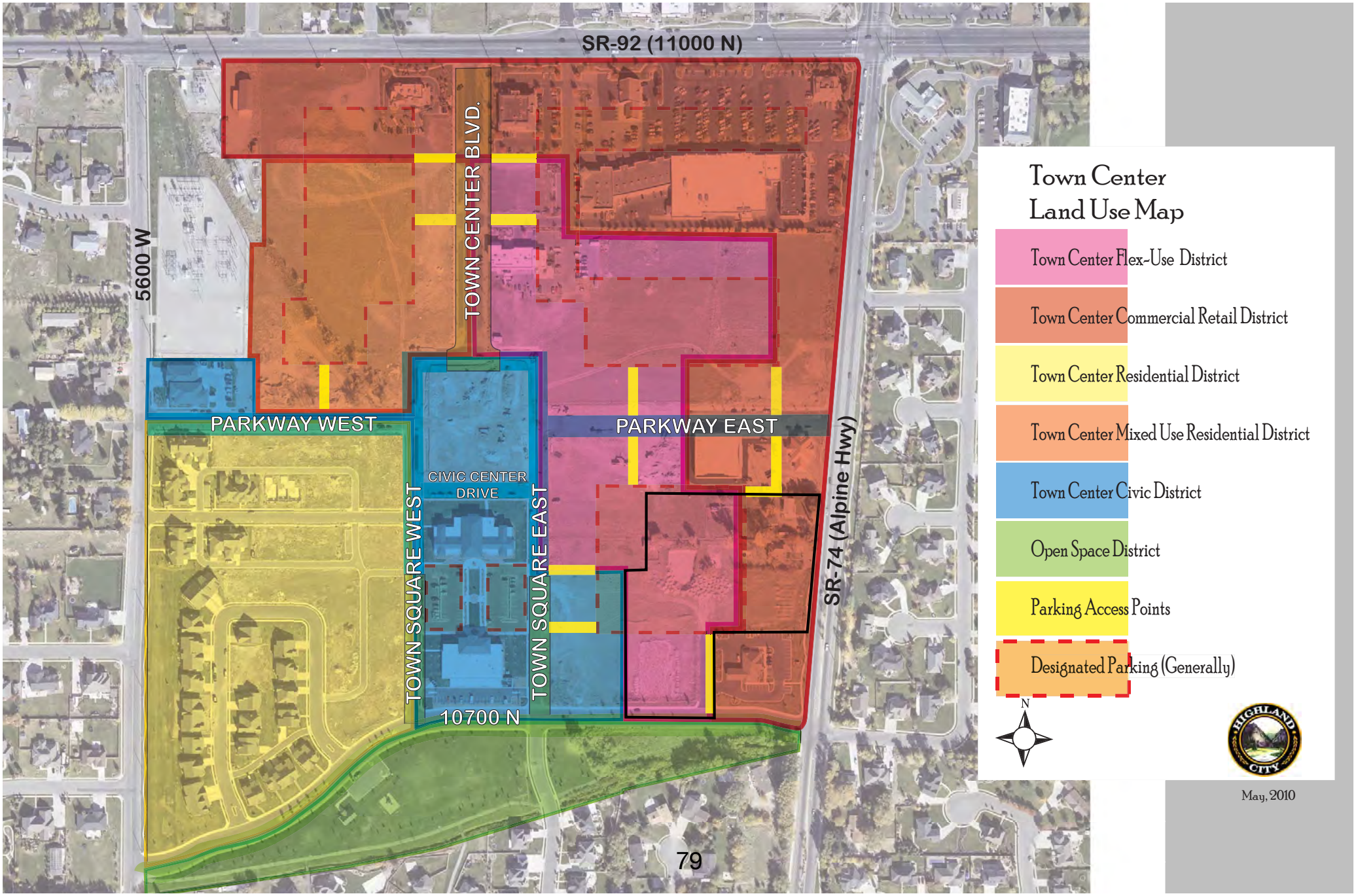
Lot 4, HIGHLAND TOWNE CENTER BUSINESS PARK - AMENDED PLAT B SUBDIVISION, according to the official plat thereof on file in the office of the recorder, Utah County, Utah.

Parcel 3:

Lot 3, HIGHLAND TOWNE CENTER BUSINESS PARK SUBDIVISION, according to the official plat thereof on file in the office of the Utah County Recorder.

EXHIBIT B
TCO LAND-USE TABLE
&
ZONING
DESIGNATION

TCO LAND USE MAP

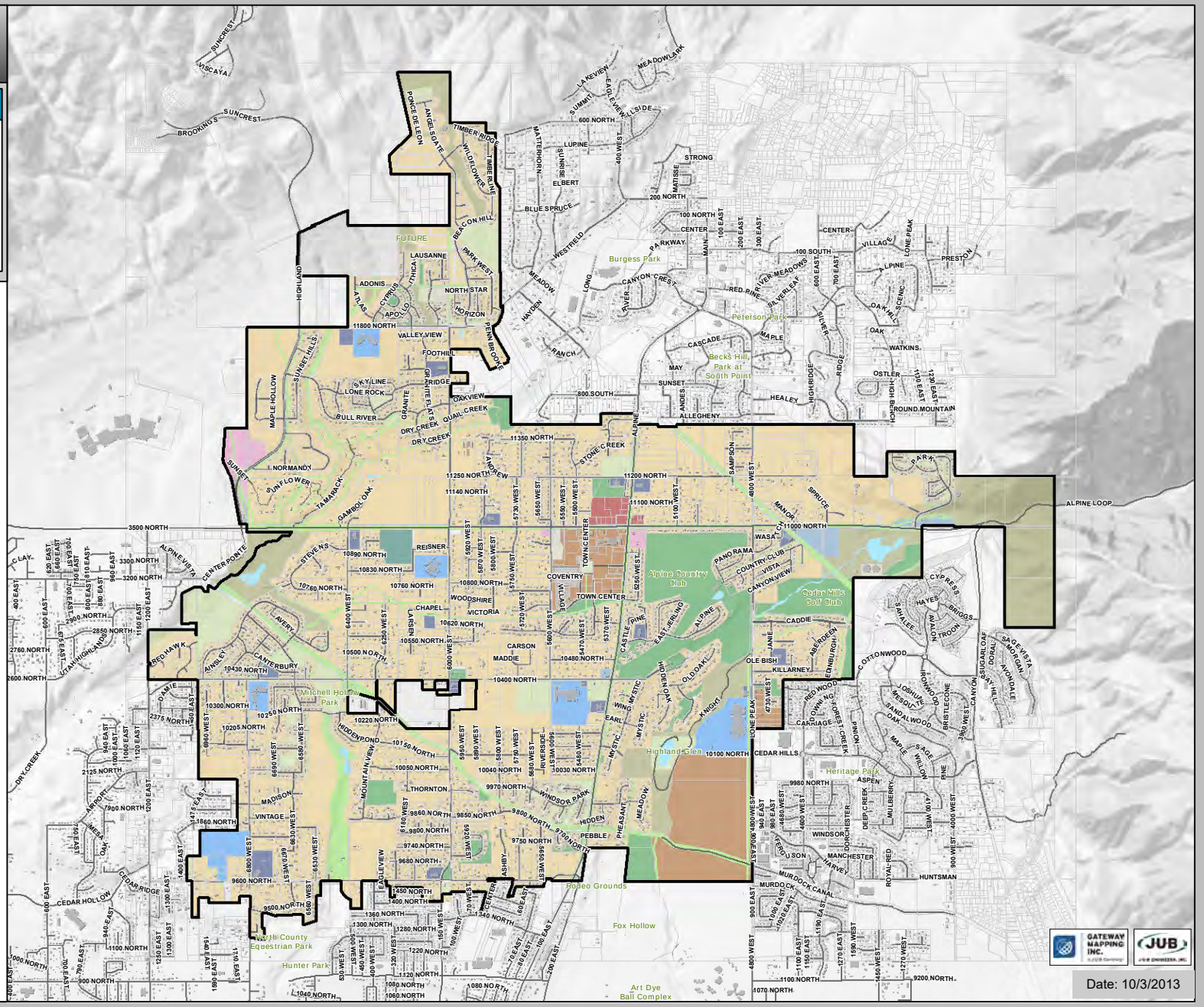


MIXED-USE ZONING DESIGNATION

CITY OF HIGHLAND
General Plan Land Use

FUTURE LAND USE DESIGNATIONS

- Low-Density Residential
- Mixed Use Development
- Commercial
- Office
- Institutional
- School
- Religious
- Open Space
- Highland City Public Park
- Trail Corridor & Greenway
- Private Recreation and Mini Park
- Cemetery
- Utility
- Waterbody



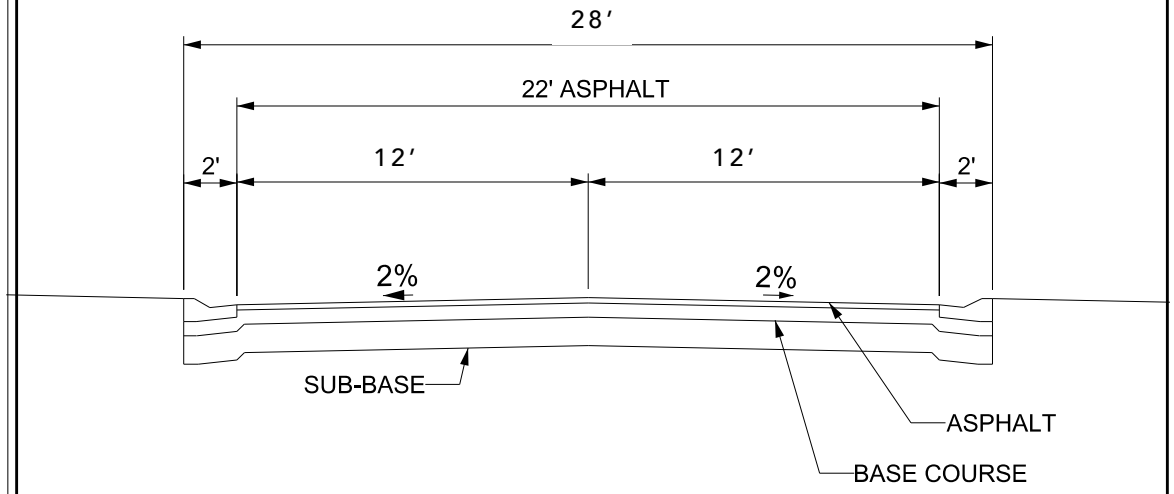
0 2,500 5,000
FEET

HIGHLAND CITY

EXHIBIT - C
MIXED-USE DISTRICT
PERMITTED USES TABLE

MIXED-USE DISTRICT PERMITTED USES TABLE
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
FOOD INCLUING GROCERY AND C-STORE
INDOOR RECREATIONAL FACILITIES
LAUNDRY, CLEANING, AND DRY CLEANING ESTABLISHMENTS
PERSONAL SERVICES SUCH AS BARBER, BEAUTY SHOPS, COPY SHOPS, MAIL SHOPS, TANNING SALONS, SHOE REPAIR, TAILOR SHOP, AND HEALTH SPAS
PROFESSIONAL, ADMINISTRATIVE, BUSINESS, AND MEDICAL OFFICES
RESIDENTIAL, MULTIFAMILY ATTACHED, MIXED-USE, LIVE-WORK
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.

EXHIBIT - D
ROAD CROSS SECTION



MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

Title:

Location: PLEASANT GROVE, UTAH

Drawing Name: TOWNHOME PRIVATE DR DETAIL

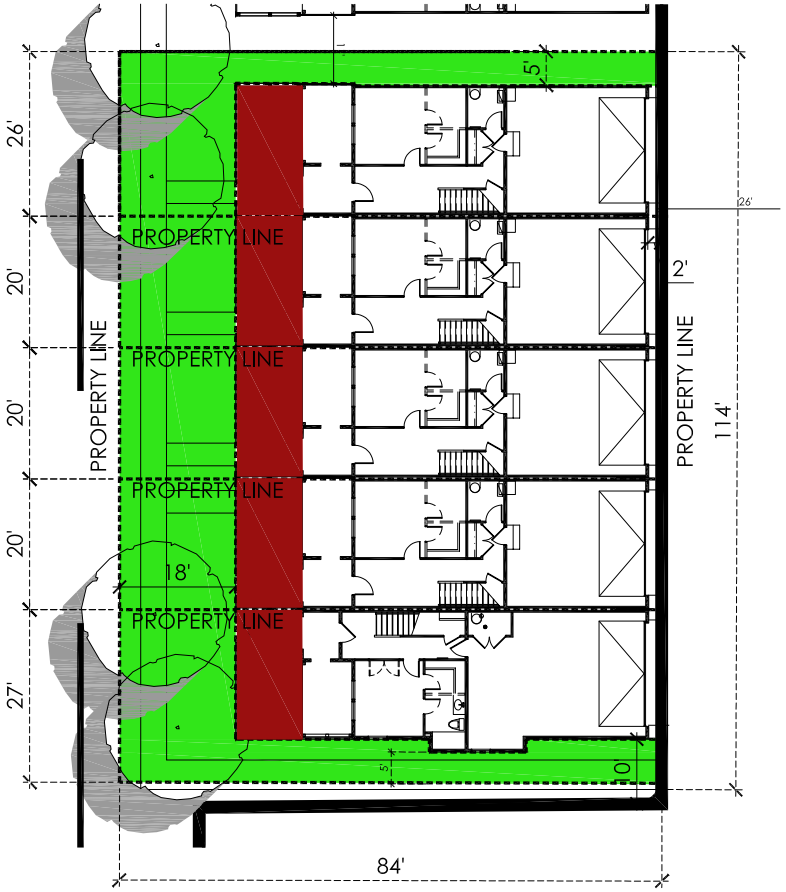
PROJECT NO. 2018.091

1

EXHIBIT - E
TOWNHOME & TWIN-HOME HOMESITE


25 stalls
7 stalls
24' ROADWAY
20 stalls
10 stalls
7 stalls
Building B
14,285 SQFT
Office
Building A
6800 SQFT
Retail
17,000 SQFT
Office
9 stalls
11 stalls
HC
HC
HC
HC
21 stalls
23 stalls
9 stalls
36 stalls
12 stalls
HC
HC
HC
16 stalls
Building C
Condos
30 Units
5 stalls
UCCU
(EXT'G)

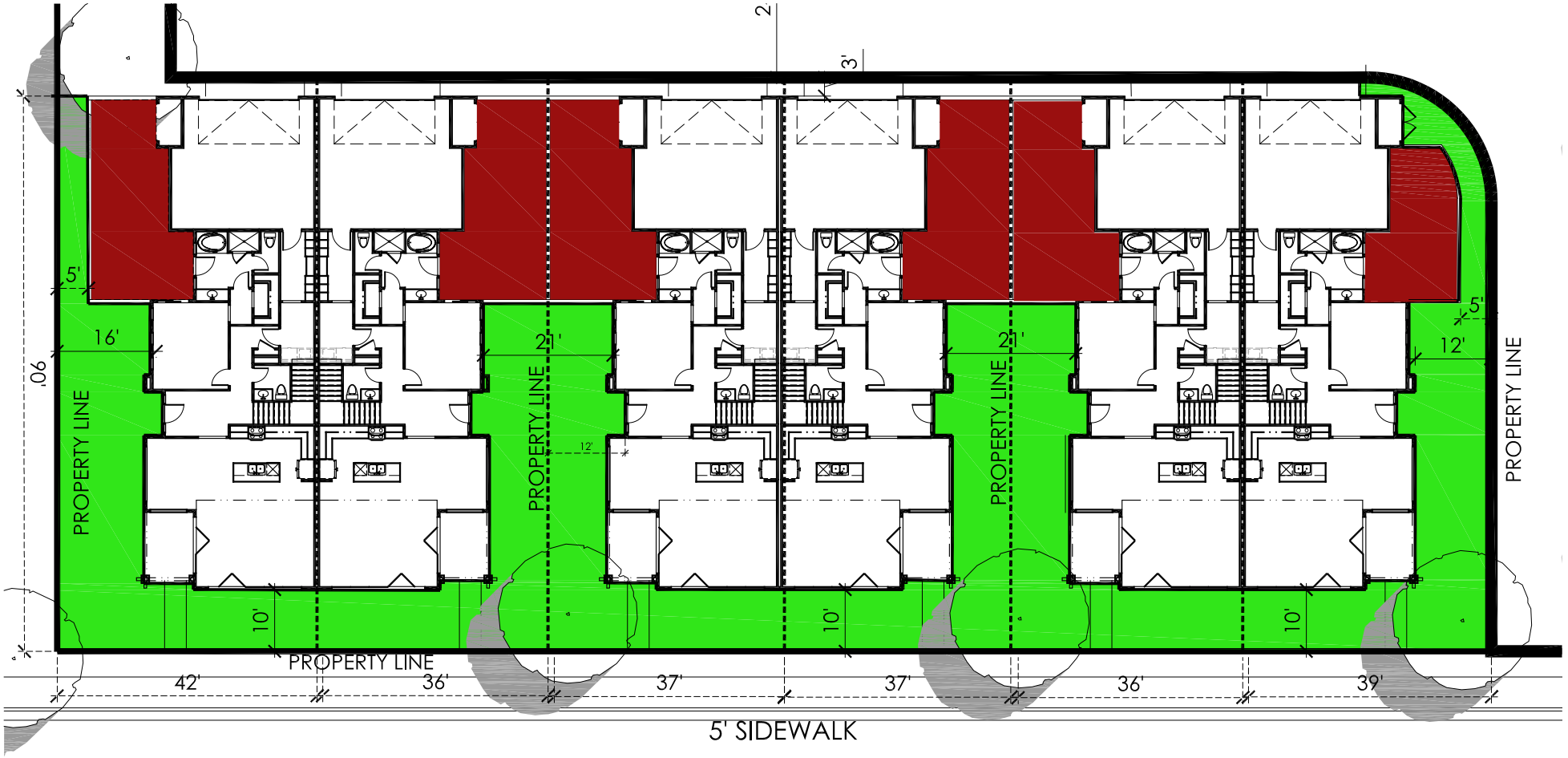
TOWNHOME HOMESITE EXAMPLE



= OPEN SPACE MAINTAINED BY HOA

= COURTYARD TO BE MAINTAINED BY OWNER

TWINHOME HOMESITE EXAMPLE



= OPEN SPACE MAINTAINED BY HOA

= COURTYARD TO BE MAINTAINED BY OWNER

EXHIBIT - F
MIXED-USE & TOWNHOME/TWIN-HOME BULK & INTENSITY REQUIREMENTS

MIXED-USE BULK & INTENSITY REQUIREMENTS

MIN LOT AREA	NO MINIMUM REQUIREMENT
MIN LOT WIDTH/FRONTAGE	NO MINIMUM REQUIREMENT
MIN FRONT YARD & CORNER YARD	NO MINIMUM REQUIREMENT
MIN 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	850 SQ FT
MAX BUILDING HEIGHT OCCUPIED STRUCTURE*	40’ (CITY COUNCIL MAY HAVE THE ABILITY TO APPROVE BUILDINGS IN EXCESS OF 45’ IN HEIGHT, BUT IN NO CASE WILL BUILDINGS BE HIGHER THAN THREE STORIES AND 50’
MAX DWELLING UNITS IN THE MIXED USE DISTRICT	THE MAXIMUM OVERALL RESIDENTIAL DENSITY FOR THE MIXED-USE DISTRICT IS 30 UNITS AS SHOWN IN THE DENSITY TABLE. HOWEVER, DISTRICT BOUNDARIES MAY BE ADJUSTED TO ACCOMMODATE DIFFERENT LAYOUTS AND DENSITIES, PROVIDED THAT THE OVERALL NUMBER OF UNITS IN EACH DISTRICT SHALL NOT INCREASE BY MORE THAN 15% FROM WHAT IS NOW SHOWN THE DENSITY TABLE
MIN OPEN SPACE REQUIREMENT	10% OF NET DEVELOPABLE AREA AS DEFINED IN THE OPEN SPACE SECTION OF THIS DOCUMENT

*MEASURED FROM HIGHEST POINT ON THE TOP BACK OF CURB ALONG THE LOT FRONTAGE)

TOWNHOME & TWIN-HOME BULK & INTENSITY REQUIREMENTS

	TOWNHOME DISTRICT	TWIN-HOME DISTRICT
MIN LOT SIZE	1,500 SQ FT	2,800 SQ FT
MIN LOT WIDTH	20’	35’
MIN FRONT YARD	5’	10’
MIN REAR YARD (INTERIOR LOTS)	NA	NA
MIN REAR YARD (CORNER LOTS)	NA	NA
MIN SIDE YARD (INTERIOR LOTS)	NA	5’
MIN SIDE YARD (CORNER LOTS)	5’	5’
HEIGHT*	THREE STORIES - NOT TO EXCEED 40’ IN HEIGHT	TWO STORIES - NOT TO EXCEED 40’ IN HEIGHT

*MEASURED FROM HIGHEST POINT ON THE TOP BACK OF CURB ALONG THE LOT FRONTAGE)

EXHIBIT - G
TRAFFIC STUDY

June 11, 2019

TRANSPORTATION ENGINEERING

RE: Apple Creek Site – Highland, UT - Trip Generation Memo

The proposed Apple Creek is a proposed mixed use development including 113 residential units and 10,200 sf of retail which is planned along 10700 North and SR 74 in Highland, UT. Figure 1 shows an aerial and Figure 2 shows the proposed site.



Figure 1: Aerial of 10700 North / SR 74



Figure 2 - Proposed Site Plan

Traffic generated by a site is based on the number of units or square footage of the building and then equating into projected traffic using the trip rate from the Institute of Transportation Engineers (ITE) Trip generation manual, 10th Edition. The 121 residential units are projected to generate 58 AM trips, 71 PM trips and 903 daily trips. The 10,200 sf of retail is projected to generate 10 AM, 39 PM and 385 daily trips. Combined, the site is projected to generate 68 AM, 110 PM and 1,288 daily trips. These projections are shown in Table 1.

Table 1: Trip Generation Projections

			Trip Rate			Trips		
ITE 10th Ed	Size	Land Use	AM	PM	Daily	AM	PM	Daily
Multifamily	113	220	0.5	0.56	7.32	52	63	827
SFH	8	210	0.74	0.99	9.44	6	8	76
Retail	10.200	820	0.94	3.81	37.75	10	39	385
Total						**68**	**110**	**1288**

The current zoning would allow for commercial or office space. For the 5.8 acres, the developer has estimated that this could be 58,000 sf of commercial space or up to 125,000 sf of office space. Table 2 indicates that the office space would generate 1,218 daily trips and 145 AM and 144 PM peak period trips. The retail would generate 2,190 daily trips and 55 AM and 221 PM peak period trips. This indicates that the proposed zoning will generate similar or less traffic than the current zoning would allow.

Table 2: Other Land Use Trip Generation Projections

			Trip Rate			Trips		
ITE 10th Ed	Size	Land Use	AM	PM	Daily	AM	PM	Daily
Office	125.000	710	1.16	1.15	9.74	145	144	1218
Retail	58.000	820	0.94	3.81	37.75	55	221	2190

The traffic will access the site via accesses onto SR 74 and onto 10700 North. According to UDOT's Traffic on Utah Highways (2017), SR 74 carries 15,000 average daily trips (ADT). SR 74 is a 3-lane arterial facility in this area and has an estimated capacity of 16,500 ADT. This indicates that the proposed site would utilize approximately 7.8% of the roadway capacity if all the traffic is directed to SR 74.

The traffic from the site that will utilize the 10700 North / SR 74 Intersection will primarily be traffic associated to the south. Travel to the other directions will likely utilize the other proposed accesses to the site. Prior traffic studies in the area indicated that approximately 30% of the traffic will travel to the south. This represents an increase of between 20 and 33 vehicles per hour associated with these movements. Since there is not projected to be a significant increase in eastbound left turns at 10700 North, it is unlikely that this development will contribute to the need for a traffic signal at 10700 North and SR 74.

Parking
The parking demand is based on the following ratios based residential unit type and number of bedrooms.

Residential Parking Demand:

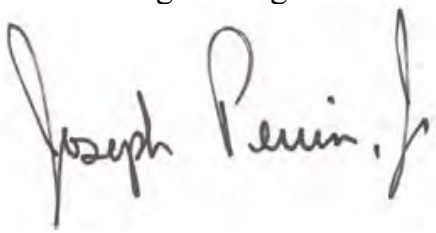
- 57 - 1 bedroom units 550 sf (1.25 parking stalls per unit = 71.25 stalls)
- 30 - 2 bedroom units 750-1000 sf (2 parking stalls per unit = 60 stalls)
- 26 town homes (2 parking stalls per unit = 52 stalls)
- 8 twin homes (2 parking stalls per unit = 16 stalls)
- Visitor Stalls: (0.25 stalls per unit = 30 stalls)

Total Residential Stalls Provided: 230 stalls

The 10,200 sf of retail will need to include its own parking stalls but this could be part of a shared parking analysis between the residential and commercial which may have a reduction in overall site parking demand. The total site is proposing 299 parking stalls indicating that 69 spaces are available for the retail spaces. This is 6.76 spaces per 1,000 sf of retail.

Please contact me with any questions.

Sincerely,
A-Trans Engineering



Joseph Perrin, PhD, PE, PTOE
Principal

November 11, 2019

TRANSPORTATION ENGINEERING

RE: Apple Creek Site – Highland, UT - Trip Generation Memo

The proposed Apple Creek is a mixed use development located on the northwest corner of 10700 North and SR 74 in Highland, UT.

- 70 Multifamily units
- 6,800 sf retail
- 31,285 sf office

Figure 1 shows an aerial and Figure 2 shows the proposed site.



Figure 1: Aerial of 10700 North / SR 74

P.O. Box 521651 Salt Lake City, UT 84152
(801) 949-0348 fax (801) 582-6252
atrans@comcast.net



Figure 2: Proposed Site Plan

P.O. Box 521651 Salt Lake City, UT 84152
(801) 949-0348 fax (801) 582-6252
atrans@comcast.net

Traffic generated by a site is based on the number of units or square footage of the building and then equating into projected traffic using the trip rate from the Institute of Transportation Engineers (ITE) Trip generation manual, 10th Edition. The 100 residential units are projected to generate 32 AM trips, 39 PM trips and 512 daily trips. The 6,800 sf of retail is projected to generate 6 AM, 26 PM and 257 daily trips. The 31,285 sf of office is projected to generate 36 AM, 36 PM and 305 daily trips. Combined, the site is projected to generate 68 AM, 211 PM and 2,362 daily trips. These projections are shown in Table 1.

Table 1: Trip Generation Projections

			Trip Rate			Trips		
ITE 10th Ed	Size	Land Use	AM	PM	Daily	AM	PM	Daily
Office	31.285	710	1.16	1.15	9.74	36	36	305
Retail	6.800	820	0.94	3.81	37.75	6	26	257
Residential	70.000	220	0.46	0.56	7.32	32	39	512
Total						**68**	**211**	**2362**

The current zoning would allow for commercial or office space. For the 5.8 acres, the developer has estimated that this could be 58,000 sf of commercial space or up to 125,000 sf of office space. Table 2 indicates that the office space would generate 1,218 daily trips and 145 AM and 144 PM peak period trips. The retail would generate 2,190 daily trips and 55 AM and 221 PM peak period trips. This is a total of 68 AM and 475 PM peak trips with 4,695 Daily trips.

This indicates that the proposed land use will generate less traffic.

Table 2: Zoned Potential Land Use Trip Generation Projections

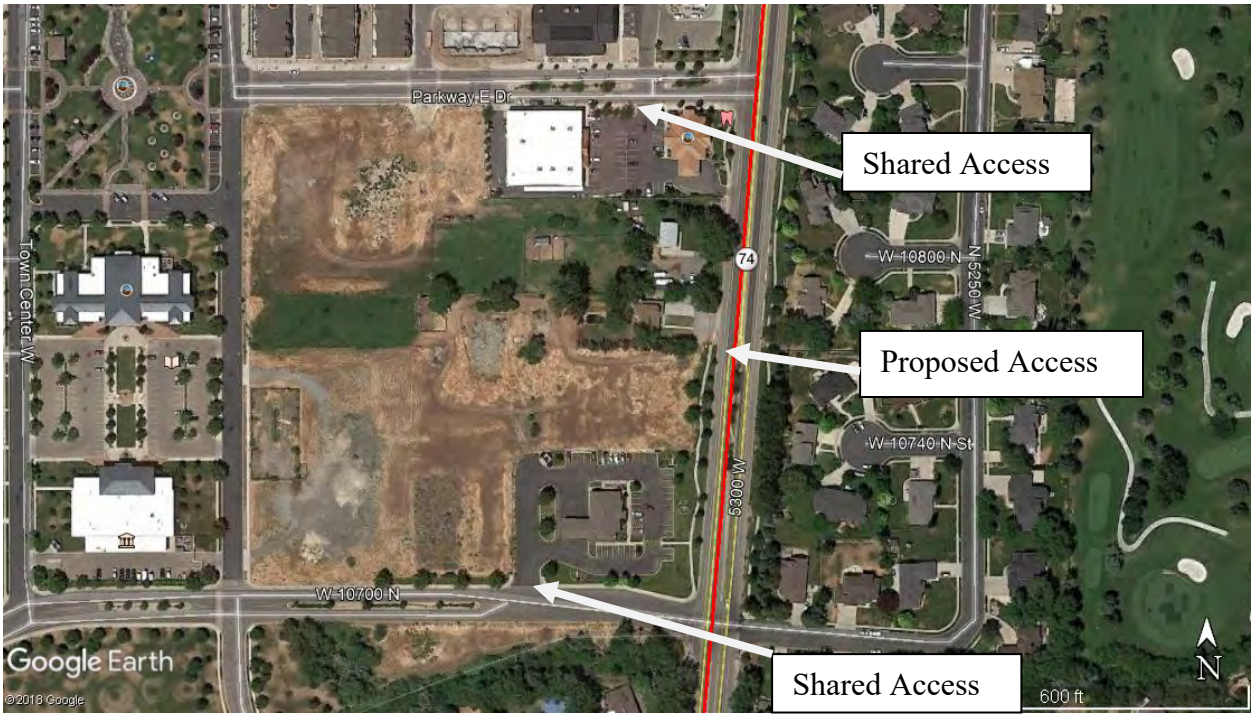
			Trip Rate			Trips		
ITE 10th Ed	Size	Land Use	AM	PM	Daily	AM	PM	Daily
Office	125.000	710	1.16	1.15	9.74	145	144	1218
Retail	58.000	820	0.94	3.81	37.75	55	221	2190
Total						**68**	**475**	**4695**

The traffic will access the site via accesses onto SR 74 and onto 10700 North. According to UDOT's Traffic on Utah Highways (2017), SR 74 carries 15,000 average daily trips (ADT). SR 74 is a 3-lane arterial facility in this area and has an estimated capacity of 16,500 ADT. This indicates that the proposed site would utilize approximately 15.6% of the roadway capacity if all the traffic is directed to SR 74.

The three proposed accesses to the site will facilitate the traffic and is appropriate for a development of this size. The accesses include:

- A shared access to Parkway Drive to the north through the retail development,
- A shared access to 10700 North to the south with the Utah Community Credit Union,
- A direct access to SR 74. This SR 74 access is located approximately midblock between 10700 North and Parkway Drive and will replace the two existing residential accesses.

P.O. Box 521651 Salt Lake City, UT 84152
(801) 949-0348 fax (801) 582-6252
atrans@comcast.net



Please contact me with any questions.

Sincerely,
A-Trans Engineering

Joseph Perrin, PhD, PE, PTOE
Principal

P.O. Box 521651 Salt Lake City, UT 84152
(801) 949-0348 fax (801) 582-6252
atrans@comcast.net

END

ATTACHMENT 5:

Gmail McKay Christensen <mckayc22@gmail.com>

Re:

1 message

Austin Tripp <atripp@utah.gov> Tue, Oct 29, 2019 at 6:52 AM
To: McKay Christensen <mckayc22@gmail.com>

Mckay,

Everything you have said in this email is indeed correct. I would not oppose having a full movement access in this location as long as the island in the middle of SR-74 is modified or removed to accommodate the northbound left turns into your approach. If the city opposes the modification or removal of the island, we (UDOT) would still grant you access to SR-74 at the required spacing but it would be restricted to a Right in Right out access only.

Hopefully this helps,

Austin Tripp
Right of Way Control Coordinator
Access Management / Permitting Operations
Region 3 Headquarters / 658 North 1500 West Orem, Utah 84057
(801) 222-3418 / atripp@utah.gov

UDOT Keeping Utah Moving
REGION THREE

On Mon, Oct 28, 2019 at 12:07 PM McKay Christensen <mckayc22@gmail.com> wrote:

> Austin,
> You may recall that we made a preliminary application for a full service entrance into our property which is located off of SR 74 (property is approx. 6 acres located between Alpine Credit Union and 10700 as shown in the attached "Project Site") in Highland, Utah. My father, Steve Christensen, and I came to your office and met with you and several other members of your team and discussed this entrance (see attached Concept Plan). In that meeting you and your associates with UDOT stated that as long as the entrance is located 200 ft from the entrance at Alpine Credit Union and 200' from the entrance at 10700, that UDOT would not oppose a full service entrance into our site.
>
> The City of Highland is requesting an email from UDOT confirming that UDOT would not oppose the full service entrance to our property. Would you mind emailing me to confirm that UDOT would not oppose our request for a full service entrance to our property off of SR 74 based on the foregoing information described above?
>
> As a side, there are currently two entrances from our property on to SR 74. These would be consolidated to one entrance and relocated to the appropriate distance described above.

ATTACHMENT 6:

HIGHLAND CITY

October 22, 2019

Mr. McKay Christensen
5532 W Parkway West
Highland, UT 84003

RE: Apple Creek Revised Proposal – Planned Development District
First Review Comments

Dear McKay:

Thank you for the above referenced submittal. The attached comments were generated from the first review by City staff.

Please make the required revisions and return the following items:

- One electronic copy all plans
- Comment response sheet
- All additional plans and sheets as required herein

PLEASE NOTE: The attached comments constitute the first review of the application only. Staff may modify existing comments or provide additional comments on subsequent reviews and/or additional information received.

After you have had a chance to review the comments included in this letter, I would be happy to meet with you to discuss these comments. Please call me at (801) 772-4515 if you would like to setup a meeting. I look forward to working with you on the successful completion of this project.

Sincerely,

Nathan Crane, AICP
City Administrator/Community Development Director

cc: File

First Review Comments
Apple Creek Revised PD Submittal
(rev. October 22, 2019)

Key issues

1. Planning Commission and City Council
   The Planning Commission is scheduled to consider these at their November 19, 2019 meeting. Staff reports to the Commission are due November 14, 2019. In order for the Planning Commission to consider these items *a complete application will need to be submitted and all issues resolved* by November 7, 2019. Staff will also need envelopes for all property owners within 500' of the proposed site by November 4, 2019. Based on the comments herein it is anticipated that there will be substantial changes to the site plan and the PD document.
2. Proposed Uses
   - The proposed nonresidential use is not consistent with the representation of distribution of uses between office and general retail. Please revise the proposed use list and include appropriate verbiage to implement the proposed use distribution.
     - We are unsure what this means
   - Please provide information addressing the viability of the commercial space. 33,000 square feet is a large space for this site. What is the plan if the commercial space is not viable?
     - We have split the building into two phases. Phase I: 6,800 sf of retail and 17,000 sf of office. Phase II: 14,285 sf. Both buildings are very manageable.
3. Phasing
   - Revise the proposed phasing map to be consistent with what was discussed with the City Council.
     - Completed
   - Due to the proposed phasing, staff believes that the western and eastern half of the project need to stand on their own as it relates to recreational areas, circulation, amenities, etc.
     - With the new phasing plan, each phase stands on its own merits. The nature and purpose of a mixed use development, particularly one that is on such a small parcel of land, is that all uses share the amenities; e.g. the retail and restaurant are an amenity to the office and residential, the park provides an amenity to all the uses (including patrons of the office and retail), and the residential and office are reciprocal uses, which allows for shared visitor parking.
   - With the proposed location of the main amenity area is within the eastern half of the project. If this area remains at its current location, it will need to be constructed as part of the first phase. This is a standard requirement for higher density developments.
     - We have proposed that the amenity space will begin construction when 50% of the residential units are sold (see Phasing Plan).

- Additionally, there is a city park (several acres in size) located directly across the street. There is also a slash pad within walking distance to the site.

- What is the proposed phasing for the nonresidential uses as it relates to the townhomes?
  - Completed: See phasing plan
- A stipulation will be included that requires some portion of the nonresidential buildings to be completed in conjunction with the townhomes.
  - This proposed stipulation seems inconsistent with the concern stated above regarding the viability of the office and retail.
  - Please see the attached Ridgeview Phasing Plan and language regarding commercial development (Exhibit A). We believe the same standard should apply. See Apple Creek phasing plan.

4. Site Layout
   - This product will be attractive to a wide range of buyers, such as singles, families and empty nesters. The concern is that the amenities and open space are distant from many of the homes leading to concerns of where young children will play and the viability of the amenity area. The proposed main amenity area is not centrally located for residents of the Town Homes.
     - Please note that all the townhome units and twin-home units have their own enclosed courtyard, located in either the front or side of each unit.
     - The amenity area is within a stone's throw of every use, including the townhomes. Please see the attached Ridgeview concept plan to demonstrate the proximity of our townhomes to the amenity area relative to Ridgeview's parks from their nearest units (Exhibit B). Please also note that most the of the residents in Ridgeview are required to cross public roads, drive aisles, or parking lots to access the open space amenities.
     - As previously stated, there is a large city park and splash pad located within walking distance to the site.
   - Revise the site plan to be consistent with the proposed phasing as discussed with the Council.
     - Updated. See Phasing Plan
   - The site has three access points. Of these one has been designed as a secondary access the one on 10700 North needs to be relocated, and the one on SR74 is a midblock entrance. The proposed access is not sufficient for the number of units and commercial space proposed. Access is key for the commercial area to be successful.
     - There are three access points to the development. Attached is a traffic study (Exhibit D) supporting the fact that these access points are sufficient to service the density.
     - Please also find attached email from UDOT (Exhibit E) stating that we will be allowed a full service access point from SR 74.
   - While there is a 28 drive for the townhomes, the main access out of the site is 24 feet and has parking on both sides. This road will need to meet the same standards

as the private roads. Parking should be restricted to one side at the most to reduce the conflict points. Further, please verify with the Fire Code if this area will meet code requirements.
    - Believe this has been addressed.
- With the front door on the western side, delivery and emergency access is problematic. Please address.
    - We are unsure what is meant by the western side and emergency access.
- Provide a detail of the town and twin home overhangs as it relates to the proposed private streets. A minimum vertical clear distance of 28 feet will need to be maintained.
    - Completed: See Building Height in Townhome and Twin-home district

5. Parking
    - The amount and location of guest parking provided is a concern. Many residents may have more than 2 vehicles and there currently parking issues within the Town Center. The location of the guest parking is not in area where it will be used for the western row of townhomes.
        - Completed: See parking table
    - The parking on 10700 North cannot be used as part of the required number of spaces. This is consistent with the Blackstone development.
        - We have not proposed that it be used for the required visitor parking and is not included in the PD application.
    - Further explain how the provided guest parking will meet the needs of the project and the locations of the parking are adequate. Specific attention will need to be given to the western row of townhomes and the twin homes.
        - Completed: See parking table
    - Clarify if the driveway parking spaces were included in the parking counts on page 14. According to the drawing they appear to be included based on the drawing and numbers. If they are included the site is short 70 parking spaces. If they are not included the site is short 38 spaces. This does not include the elimination of the on street parking on 10700 North. In addition, address the overlapping hours of the commercial and residential parking areas.
        - Completed: See parking table
    - For the Loft Homes, please confirm if only 2-or3-bedroom units will be offered. If 1-bedroom units will be offered, we will need the parking standards for those units and the updated number of parking stalls provided.
        - Completed: See Parking Requirements (there will be no 1 bedroom units).
6. Open Space/Recreational Areas
    - Based on the open space exhibit, many of the areas that are being included as open space do not meet the definition for a recreational area. Please provide a revised exhibit and calculations. See Section 3-520.5.
        - We have reviewed this section of code and believe we are counting the open space correctly. Most of the open space provided is over 5,000’ of contiguous space.

- Open space should be the selling point of this project, though the amenities are disconnected from half of the development. Create centralized open space/amenity areas within each product type.
    - Completed: The open space is centrally located and intended for all uses within the mixed-use development.
    - As previously stated, there is a large city park and a splash located across the street and within walking distance. Currently, the Apple Creek open space exceeds city requirements.
    - If the ROW for SR 74 has been previously deeded to the City/UDOT, which includes landscaping and a large trail system, should this be counted toward the open space requirement for the project?
- Usable open space for young children is not readily available to all areas of the project. Increasing the common area between lots (within pods) would provide actual usable open space in close proximity to all of the lots. These areas need to be more than pedestrian connections, rather the areas should provide refuge for the property owners and their children.
    - Completed – every townhome and twin home has a front or side yard. The open space amenity is centrally located to all the uses.
    - Again, there is a large city park located directly across the street. There is also a splash pad within walking distance.
- See previous comment on open space location.

7. Architecture
    - Verify that the proposed builder will comply with the proposed architecture. Further additional language needs to be included requiring compliance with architecture.
        - Completed. Added design guidelines.
    - It is unclear if the proposed architecture is mandatory or just examples. If it's just examples, then design guidelines will need to be written and included in the PD document.
        - Completed. Added design guidelines. The images are examples much like what has been shown as examples of architecture in the approved Ridgeview PD; however, rather than using stock images, we have invested a significant time and money developing these elevations and plan to build them. However, we anticipate there will be some changes to the elevations once we get into greater detail on floor plans, engineering, etc.… The design guidelines are built around the images we have created.
8. Utilities
    - At the preliminary plan stage the proposed water utility plan is inadequate and will require looping within the development. Once a plan is approved, we can assist with determination of line sizes and water line looping to meet fire demands.

9. Fencing
    - Will the private courtyards be fenced? If so, provide a detail of the proposed fence. It appears that the courtyards are porches. Please clarify.

        i. There are both porches and courtyards to the townhomes. Yes, the courtyards in the townhomes and twin-homes will be fenced. See fencing plan
    - No fencing is demonstrated along the private development road and the credit union. Please update this.
        i. This is the credit union property as I understand it.
    - Please provide information about the size and material of the red fencing. Demonstrated on page 50.
        i. Completed: See fencing plan
    - Height of the orange fencing isn't provided. The fencing material is consistent with Highland City standards demonstrated in the development code section 3-612.
        i. Completed: See fencing plan
10. Fire Marshall
    - Fire Marshall comments will be provided next week.

Comments

1. The PD document appears to be vague and doesn't specifically require compliance with what is being presented. Further there are a number of inconsistencies between the document and exhibits. Correct as appropriate. For example, the floor plan square footage is not consistent with the table. Another example is the exhibits that say potential and the mixed use exhibit that says there are 31 units when it is being represented that there are a maximum of 30 units.
    - Corrected error (see Mixed-Use Bulk & Intensity Requirements)
2. Provide information on where and how garbage will be collected for the town and twin homes.
    - Completed
3. The proposed setbacks are not consistent with the exhibits provided. Please correct.
    - The proposed set backs are correct.
4. Update the traffic study as requested by the Council.
    - Updated & attached (Exhibit D)
5. Add minimum distance between the buildings and maximum number of units for each separate building.
    - Completed.
6. It does not appear that SR74 includes the required Parkway detail. Revise as required.
    - We are unclear on this. We believe it is already been dedicated to the City and installed.
7. Demonstrate compliance with the street landscaping that is required for 10700 North.
    - Need more detail
8. Discuss how water meters will be provided to serve the development.
    - This is typically not required until building permits
9. Provide information in the narrative as to where garbage and recycling receptacles will be stored for each type of unit on non-pick-up days. Particular information related to the town and twin homes needs to be provided since it is unclear how the storage of receptacles will be handled.
    - Completed
10. Please address the establishment of the HOA. Is there a master HOA or is each are independent?
    - There is a master HOA

EXHIBIT A

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.



EXHIBIT B

Ridgeview Conceptual Master Plan



EXHIBIT C

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.

EXHIBIT D

November 11, 2019

TRANSPORTATION ENGINEERING

RE: Apple Creek Site – Highland, UT - Trip Generation Memo

The proposed Apple Creek is a mixed use development located on the northwest corner of 10700 North and SR 74 in Highland, UT.

- 70 Multifamily units
- 6,800 sf retail
- 31,285 sf office

Figure 1 shows an aerial and Figure 2 shows the proposed site.



Figure 1: Aerial of 10700 North / SR 74

P.O. Box 521651 Salt Lake City, UT 84152
(801) 949-0348 fax (801) 582-6252
atrans@comcast.net



Figure 2: Proposed Site Plan

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atrans@comcast.net

Traffic generated by a site is based on the number of units or square footage of the building and then equating into projected traffic using the trip rate from the Institute of Transportation Engineers (ITE) Trip generation manual, 10th Edition. The 100 residential units are projected to generate 32 AM trips, 39 PM trips and 512 daily trips. The 6,800 sf of retail is projected to generate 6 AM, 26 PM and 257 daily trips. The 31,285 sf of office is projected to generate 36 AM, 36 PM and 305 daily trips. Combined, the site is projected to generate 68 AM, 211 PM and 2,362 daily trips. These projections are shown in Table 1.

Table 1: Trip Generation Projections

			Trip Rate			Trips		
ITE 10th Ed	Size	Land Use	AM	PM	Daily	AM	PM	Daily
Office	31.285	710	1.16	1.15	9.74	36	36	305
Retail	6.800	820	0.94	3.81	37.75	6	26	257
Residential	70.000	220	0.46	0.56	7.32	32	39	512
Total						**68**	**211**	**2362**

The current zoning would allow for commercial or office space. For the 5.8 acres, the developer has estimated that this could be 58,000 sf of commercial space or up to 125,000 sf of office space. Table 2 indicates that the office space would generate 1,218 daily trips and 145 AM and 144 PM peak period trips. The retail would generate 2,190 daily trips and 55 AM and 221 PM peak period trips. This is a total of 68 AM and 475 PM peak trips with 4,695 Daily trips.

This indicates that the proposed land use will generate less traffic.

Table 2: Zoned Potential Land Use Trip Generation Projections

			Trip Rate			Trips		
ITE 10th Ed	Size	Land Use	AM	PM	Daily	AM	PM	Daily
Office	125.000	710	1.16	1.15	9.74	145	144	1218
Retail	58.000	820	0.94	3.81	37.75	55	221	2190
Total						**68**	**475**	**4695**

The traffic will access the site via accesses onto SR 74 and onto 10700 North. According to UDOT's Traffic on Utah Highways (2017), SR 74 carries 15,000 average daily trips (ADT). SR 74 is a 3-lane arterial facility in this area and has an estimated capacity of 16,500 ADT. This indicates that the proposed site would utilize approximately 15.6% of the roadway capacity if all the traffic is directed to SR 74.

The three proposed accesses to the site will facilitate the traffic and is appropriate for a development of this size. The accesses include:

- A shared access to Parkway Drive to the north through the retail development,
- A shared access to 10700 North to the south with the Utah Community Credit Union,
- A direct access to SR 74. This SR 74 access is located approximately midblock between 10700 North and Parkway Drive and will replace the two existing residential accesses.

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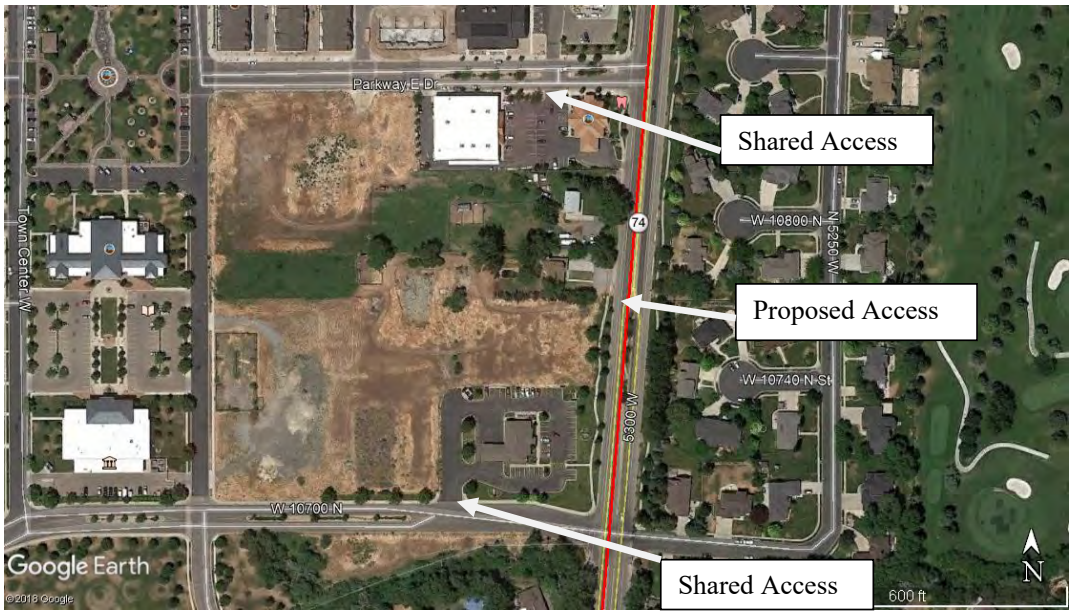

Please contact me with any questions.

Sincerely,
A-Trans Engineering

Joseph Perrin, PhD, PE, PTOE
Principal

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atrans@comcast.net

Gmail McKay Christensen <mckayc22@gmail.com>

Re:

1 message

Austin Tripp <atripp@utah.gov> Tue, Oct 29, 2019 at 6:52 AM
To: McKay Christensen <mckayc22@gmail.com>

Mckay,

Everything you have said in this email is indeed correct. I would not oppose having a full movement access in this location as long as the island in the middle of SR-74 is modified or removed to accommodate the northbound left turns into your approach. If the city opposes the modification or removal of the island, we (UDOT) would still grant you access to SR-74 at the required spacing but it would be restricted to a Right in Right out access only.

Hopefully this helps,

Austin Tripp
Right of Way Control Coordinator
Access Management / Permitting Operations
Region 3 Headquarters / 658 North 1500 West Orem, Utah 84057
(801) 222-3418 / atripp@utah.gov

UDOT Keeping Utah Moving
REGION THREE

On Mon, Oct 28, 2019 at 12:07 PM McKay Christensen <mckayc22@gmail.com> wrote:

> Austin,
> You may recall that we made a preliminary application for a full service entrance into our property which is located off of SR 74 (property is approx. 6 acres located between Alpine Credit Union and 10700 as shown in the attached "Project Site") in Highland, Utah. My father, Steve Christensen, and I came to your office and met with you and several other members of your team and discussed this entrance (see attached Concept Plan). In that meeting you and your associates with UDOT stated that as long as the entrance is located 200 ft from the entrance at Alpine Credit Union and 200' from the entrance at 10700, that UDOT would not oppose a full service entrance into our site.
>
> The City of Highland is requesting an email from UDOT confirming that UDOT would not oppose the full service entrance to our property. Would you mind emailing me to confirm that UDOT would not oppose our request for a full service entrance to our property off of SR 74 based on the foregoing information described above?
>
> As a side, there are currently two entrances from our property on to SR 74. These would be consolidated to one entrance and relocated to the appropriate distance described above.

ATTACHMENT 7:

Apple Creek
Neighborhood Meeting Minutes
July 15, 2019

6:00pm-6:30pm

Presenter Reps: McKay Christensen, Willard Spykes, Stephen Christensen

Public Attendees: Dan Stratton, Reagan Wn,

McKay Christensen welcomed Dan and Reagan to the meeting and then presented the Apple Creek PD application.

At the end of the presentation, Dan expressed that he is in favor of the development, but actually preferred the previous, more dense, Apple Creek application. Dan then suggested that if there are two “right-in right-out” exits from the Apple Creek commercial on to SR 74, the cars who desire to go northbound may be inclined to make a U-turn around the median at the 10700, which could add to traffic congestion at that location.

McKay expressed that there is a an easement connecting the Apple Creek commercial parking lot to the Ace Hardware parking lot. The Ace Hardware parking lot exits out to SR 74 at a location where there is a full service left turn onto SR 74. This would be more intuitive and an easier exit for cars that desire to go northbound. McKay also expressed that according to the traffic study done by Atrans, SR 74 has a capacity of roughly 15,000 cars per day and that the Apple Creek Development uses about 7% of that capacity.

Reagan shared that he is an owner of the property located adjacent to Apple Creek. He expressed support for the development and is interested in knowing how the properties relate to each other.

ATTACHMENT 8:

DRAFT

The following is an excerpt from the November 19, 2019 DRAFT Planning Commission minutes. Please note that these minutes have not yet been approved by the Planning Commission and therefore are subject to change.

1. PD-19-03
   McKay Christensen is requesting approval of a Planned Development (PD) District of approximately 5.80 acres named Apple Creek. The property is located approximately at 5532 W Parkway West Dr. The PD will include a 38,800 square foot office and commercial space and a maximum of 70 residential units.

Ms. Tannahill reviewed the background of the property and explained that the residential use was removed from the Town Center Overlay Zone in 2016. In 2017 the city council modified the number of residential uses permitted in the Town Center to match what was already approved. She explained that Apple Creek's original application in 2016 that included 240 units and 10,000 sf (square feet) of commercial space was denied. Their current request was to rezone 5.82 acres from the Town Center to a PD district. Ms. Tannahill reviewed some of the key changes made to the plans since the initial submitted in August 2019. They included: decreased residential units from 121 to 70, increased parking from 300 to 346 spaces, commercial building height decreased from 45 feet to 40 with the ability to increase five feet, changed amenities from a swimming pool and club house to court yard with barbeque and fire pits, and increased commercial building square footage from 10,200 sf to 38,800 sf. She explained that 6,800 sf would be retail space and 32,000 sf would be office space. She reviewed changes to the current site plan and phasing plan. She asked the commissioners to consider what would force the developer to build the commercial portion after Phase 1 was complete.

Ms. Tannahill explained that the density for the whole project was 12 units per acre, however, the townhome area demonstrated at 20 units per acre, the loft condos were nine units per acre, and the twin homes were about seven units per acre. She pointed out that 20 units per acre was higher than the other developments in the Town Center Overlay District. She asked the commissioners to consider whether 20 units per acre was appropriate for this location.

Regarding the open space plan, Ms. Tannahill said the developer demonstrated the required 10% open space for commercial and 20% for residential. She pointed out that the developer's recreation area calculation included areas that did not qualify towards the recreational area requirement so the plan would need to be modified to represent true numbers. She asked the commissioners to consider whether the proposed open space plan met the requirements for the recreation areas, and if the townhomes and twin homes should have a recreation area located closer to the commercial and condo areas.

Ms. Tannahill reviewed changes made to the parking plan. She asked the commissioners to consider if the number of visitor stalls was adequate for the site. Regarding retail and office space areas, Ms. Tannahill pointed out that there were no restrictions of the uses and the site would not meet minimum parking requirements if the mix of uses was different than what was

proposed. She asked the commissioners to consider how the percentage of retail and office space would be enforced.

Ms. Tannahill reviewed the details of the proposed residential units, access points, maximum building heights, and density. She explained that UDOT (Utah Department of Transportation) gave a written statement granting access for the proposed site. She said UDOT asked the city to consider allowing a full-service intersection on SR-74 by removing a portion of the median.

Ms. Tannahill said that the developer submitted a proposed fencing plan, but it did not include height information. She mentioned that a 6-foot fence was required in the development code. She also explained that the proposed fencing materials did not match what was allowed in the development code.

Ms. Tannahill reviewed proposed monument signs and the trash can and dumpster plan.

Commissioner Campbell wondered why the proposed development style was so modern compared to what was already in the area. He voiced concern that it was so different than the current Town Center style. He said he liked the style, but it was not what was in the code. Commissioner Campbell talked about the guidelines and thought it was important to have the look of the buildings fit in. Mr. Christensen thought that architecture was a matter of taste. He said the renderings probably looked more static and modern than it would be. He said parapet walls were used in order to hold down the height of the buildings. He said the pictures showed white brick, but a number of things could be done to warm it up. He said the style and design was modern farmhouse and that they could use warmer colors. He talked about the different style of buildings already in the Town Center. He said using red brick might tie it into other existing buildings and that the white brick could be modified if it was a point of issue.

Mr. Christensen reviewed the details of the recent changes to the plans. He said they could cap the retail at 6,800 sf and 32,000 sf of office. He said the amenities were to serve the entire site and the residential uses were for-sale units instead of rentals. Regarding the parking plan, he said the office parking was a reciprocal use because 109 stalls would be vacant weekdays from 6 PM to 8 AM and completely vacant on weekends. He thought the amenities were centrally located to all buildings and that everyone had the opportunity to use the open space; not just residents. He said the townhomes and twin homes had their own front or side yard and that the courtyard was intended to be a more passive space. Mr. Christensen talked about phasing. He said they planned to build as soon as they had 50% of sales. He said they planned to build Phase 1 through 4, but there might be some deviation in phasing based on market demand. They anticipated that commercial would be the last phase. He said parking would meet the requirements of each phase when they built it. Mr. Christensen said down-lighting would be used throughout the development.

Commissioner Campbell wondered what could be done in order to ensure that all phases were built. Mr. Christensen did not think that anything could be written into the document, but said their model was recurring revenue. He said it didn't do them any good to build the residential uses then do nothing with the retail and office space. He stated that he had letters of intent from

some retailers. He said office space was unique and some kind of commitment was needed before breaking ground.

Commissioner Abbott thought that each neighborhood in the Town Center had its own theme. He liked the proposed architecture and thought the development could be blended more with color. Commissioner Campbell liked the style of the development but thought fitting in was important.

Commissioner Campbell was concerned about access and thought that a third access was critical for the residential uses. Mr. Christensen talked about taking out a portion of the median and creating a full-service intersection.

Commissioner Ball voiced concern with increased traffic. He asked about the possibility of traffic lights. Mr. Christensen reviewed the traffic plan and said that it was determined that three entrances were adequate. The commissioners discussed traffic lights. Mr. Crane explained that Highland had an agreement with UDOT that when the need warrants, a signal would be placed at either Parkway East or 5600 West.

Commissioner Campbell opened the public hearing at 7:58 PM and asked for public comment.

Resident Mike Brady was concerned with whether the commercial would be built. He was concerned with the access through Ace Hardware and said it was a parking lot instead of a road. He worried about moms and kids coming out behind the bank. He talked about a concern of drivers coming out of the south end of the development and weaving around to use other exit routes. He voiced concern that residents would be required to pay for the removal of the median. Mr. Brady thought the developers did a good job, but said it was too dense for the area. He talked about hazardous narrow roads in Vineyard and Lehi and was concerned that this development would be the same.

Resident Teri Jerman wondered how many of the zoning ordinances this development did not meet. She understood that the zoning was only commercial and wondered if development could happen with the same zoning with little changes. She asked if zoning had to be changed each time a developer came to the city. She said the median was put in for a residential feel and was used as a traffic slowing mechanism. She thought it was a mistake to take it out. She wondered where the townhomes would be taking their garbage cans for pickup because a truck wouldn't be able to get down the road.

Resident Wesley Warren said he liked this plan and the lower densities. He voiced concerned with the economic state of the city and how it was going to be in the future. He talked about a discussion at a previous council meeting about three opportunities that Highland had to bolster economic development; 1. build multifamily dwellings, 2. expand personal services, and 3. infill with neighborhood-scale retail. He thought the proposed development met all three opportunities. He was afraid that something else might be worse if the city did not work with the developer.

Commissioner Campbell asked for additional comments. Hearing none, he closed the public hearing at 8:07 PM and asked for comments from the commissioners.

Commissioner Jones wondered if anything they proposed was not a permitted use. Mr. Crane explained that residential was not currently a permitted use. Commissioner Jones wondered how long it would take to complete the project. Mr. Christensen thought it would take two to four years but explained that it was driven by the market.

Commissioner Abbott thought the density was now more in line with what the council wanted. He liked the dark sky lighting plan and said the trash containers could be addressed. He was apprehensive to include a stipulation regarding building phase requirements because of unknown market demands. He thought something should be added regarding maintaining the property if building wasn't happening. Commissioner Abbott thought it could be kept architecturally separate while adding elements that combined the area. He voiced concern with going through the Ace Hardware parking lot.

Commissioner Ball wondered if there was enough data for a long term economic analysis on the development. He wondered what commitments Mr. Christensen had for the retail space. Mr. Crane explained that an economic analysis was not done and that he could have the consultant look at it. Mr. Christensen explained that the couple of letters of intent he had were for restaurants.

Commissioner Bills pointed out that the emphasis of the plan seemed to be residential instead of commercial. She stressed the importance of making sure the residential use was the best layout. She talked about the location of the courtyard. She understood the idea of having everyone be able to use the courtyard but pointed out that retail wasn't a big part of the plan. She agreed that it was a mixed-use product, but thought the residential component was the largest part. She said the city had very little developable space left in the Town Center and wanted to make sure the space was used in the most effective way. She thought using it for residential was a big change.

Commissioner Campbell talked more about phasing and assurances that might be put in place to ensure the construction of retail use. Commissioner Abbott said phases were driven by the market. Mr. Christensen talked about using the same phasing language as Ridge View and explained in more detail about the impact of the market on the development. Mr. Crane noted that Ridge View was a completely different project with 699 units, adjacent to two major roads, with commercial being 10% of the project. He urged the commissioners to consider if the Apple Creek project was the right one for the location. He suggested that the commissioners look at each phase and consider if each phase could stand on its own. He suggested considering the questions from the staff report, making sure it was enforceable, and considering if it was the right product for the city at this time.

The commissioners talked about the other properties available in the Town Center district. They discussed whether it was right to approve more residential for the area.

MOTION: Commissioner Abbott moved that the Planning Commission recommend approval of the Apple Creek Planned Development District subject to the following eight stipulations provided by staff and three additional stipulations:

1. Development shall comply with the Apple Creek Plan and Narrative date stamped November 7, 2019 except as modified by these stipulations.
2. All public improvements shall be installed as required by the City Engineer and City Fire Marshall.
3. The civil construction plans shall meet all requirements as determined by the City Engineer.
4. The main recreation area be completed prior to 50% of the residential units being issued a building permit.
5. The townhome area be designed to include a central recreation area.
6. All private roadways shall be a minimum of 28 feet as determined by the Fire Marshall.
7. The applicant shall revise the open space plan to identify those areas that meet the requirements of Section 3-520.
8. Trash and recycling containers are to be stored in garage or behind a side yard screen wall. They shall be placed behind curb lines in a designated location for each unit. The location shall be a concrete pad. The locations where the containers are to be stored shall be shown on the site plan. If the containers are stored in the garage, the garage shall be enlarged to accommodate the containers.
9. Architecture be tied in with surrounding architectural elements currently existing in the Town Center Overlay District.
10. Assurance of Phase 4 commercial development be addressed.
11. The SR-74 intersection be a full-service intersection at the cost of the developer as part of Phase 1 infrastructure improvements to be completed by the end of Phase 1.

Commissioner Jones seconded the motion. Commissioner Campbell, Commissioner Abbott, and Commissioner Jones were in favor of the motion. Commissioner Ball and Commissioner Bills were opposed. Motion failed.

Commissioner Campbell voiced concern that the project was not all commercial. Commissioner Abbott thought an all-commercial product would work if it was located on the corner. He thought this project was harder because it was mid-block.

BRIEF ADJOURNMENT AND CALL TO ORDER

Commissioner Campbell called for a brief adjournment at 8:52 PM for the purpose of taking a short break. He called the meeting to order at 9:01 PM. He allowed further public comment.

Resident Mike Bready explained that he used to be vice president of global operations for a large company in Provo and was responsible for 1.5 million sf of commercial office space. Based on his experience, he was not sure why anyone would think Highland would get commercial office renters in the Town Center area. He thought doctor or dentist offices and maybe restaurants were a possibility but had concerns with the proposed plan. He thought the city should leave the area vacant if they couldn't get what was wanted. He suggested having lower density on the property

DRAFT

due to traffic concerns. Commissioner Campbell encouraged Mr. Bready to also voice his thoughts and concerns at the city council meeting.

AGENDA

NEXT

HIGHLAND CITY

CITY COUNCIL AGENDA REPORT
ITEM #5

DATE: December 3, 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 SBGS Ridgeline Holdings to amend Section 3-520(5) of the Highland City Development Code Relating to the Requirement for Recreation Areas for Planned Developments on Less Than Three Acres (TA-19-14). *Legislative*

PURPOSE:

The City Council will consider a request by Garret Seely representing SBGS Ridgeline Holdings to amend Section 3-520(5) of the Highland City Development Code relating to the requirement for recreation areas for Planned Development on less than three acres. The Council will take appropriate action.

BACKGROUND:

Fairfield Coves Planned Development District was approved by the Coty Council on May 21, 2019. The master plan was approved with six residential units, 9,250 square feet commercial building, and the open space around the residential homes to be a community open space maintained by the homeowner's association (HOA).

After City Council approval, Hamlet Homes withdrew from the purchase of the property and SBGS Ridgeline purchased the property instead. During the preliminary plat preparation, SBGS Ridgeline felt that a homeowner's association would be too costly for six residential homes and the community open space around the homes wouldn't benefit the community as much as private ownership.

A development code amendment is a *legislative* process.

SUMMARY OF THE REQUEST:

1. The applicant is requesting to amend Section 3-520(5) by adding a new subsection as follows:

5. Recreation Areas:

…

E) FOR DEVELOPMENTS WITH RESIDENTIAL AREAS OF LESS THAN TWO ACRES, IN LIEU OF PROVIDING A RECREATION AREA, THE CITY COUNCIL MAY

APPROVE THE SUBDIVIDER OR DEVELOPER PAYING A FEE EQUAL TO THE VALUE OF THE RECREATIONAL AREA REQUIRED BY THIS SECTION IN AN AMOUNT EQUAL TO THE COST OF THE FAIR MARKET VALUE OF THE LAND AND THE ESTIMATED COST OF A PLAYGROUND, GRASS, AND SPRINKLER SYSTEM AS DETERMINED BY THE CITY ENGINEER AND APPROVED BY CITY COUNCIL.

...

2. If approved, the proposed amendment would allow the applicant to apply to amend the Fairfield Cove PD to allow for six lots with a minimum lot area of 24,600 square feet and 7,200 square feet of commercial space in two buildings. This will be considered on a future agenda after proper public notice.

ANALYSIS:

- The purpose of the PD District is to provide mixed use development with recreation areas.
- Recreation areas are an integral part of the PD Development. Recreation area requirements/standards have been created for both the residential area and commercial areas to offer an amenity to the mixed-use development residents and pedestrians.
- One potential benefit could be to encourage commercial development on smaller parcels that may not be developed as all commercial.

CITIZEN PARTICIPATION:

Notice of the Planning Commission meeting was published in the Daily Herald on August 11, 2019 and posted on the state website August 8, 2019. Notice of the City Council meeting was published in the Daily Herald on November 17, 2019 and posted on the state website November 14, 2019. No written correspondence has been received.

PLANNING COMMISSION ACTION:

The Planning Commission held a public hearing on November 19, 2019. There was one resident comment for the proposed amendment. The Planning Commission formally voted 3 to 2 to recommend denial of the proposed amendment. Subsequent to the vote, Commissioner Bills clarified that she intended to vote in favor rather than in opposition of the proposed amendment.

RECOMMENDATION:

The Council will need to determine if the change is appropriate in the PD District. The following questions have been provided to assist the Council in determining their recommendation:

- Is the proposed change compatible with the intent the PD District residential district?
- Is the proposed change in the best interest of the residents in Highland?

- Do the development changes in the PD District adequately address the potential impacts of not offering residential open space and recreation areas?
- Will removing an owner's association from residential areas that have 3 acres or less have other unintended consequences? For example, who will maintain the monument signs or private roads if they are created.
- Generally, Cities who offer smaller lots/ higher density will receive something in return, such as open space. What does the city, and residents, gain from removing the recreation requirement and offering smaller lots?
- How will the proposed change impact future requests?

PROPOSED MOTIONS:

I move that the City Council accept the findings and **APPROVE** the proposed amendment based on the following findings: (The Council will need to draft appropriate findings.)

OR

I move that the City Council **DENY** case TA-19-14, a request for a text amendment for residential recreation and owners association requirements in the PD District 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
2. Current Development Code Section 3-520.5 Recreation Areas
3. Planning Commission Draft Minutes from 11/19/2019

ATTACHMENT 1

ORDINANCE NO. O-2019-XX

AN ORDINANCE OF THE HIGHLAND CITY COUNCIL AMENDING HIGHLAND CITY DEVELOPMENT CODE SECTION 3-520(5) AS SHOWN IN FILENAME TA-19-14

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 November 19, 2019 and

WHEREAS, the City Council held a public hearing on this Ordinance on December 3, 2019.

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

SECTION 1. That Section 3-4520(5) of the Highland City Development Code, is hereby amended as follows:

…

E. FOR DEVELOPMENTS WITH RESIDENTIAL AREAS OF LESS THAN TWO ACRES, IN LIEU OF PROVIDING A RECREATION AREA, THE CITY COUNCIL MAY APPROVE THE SUBDIVIDER OR DEVELOPER PAYING A FEE EQUAL TO THE VALUE OF THE RECREATIONAL AREA REQUIRED BY THIS SECTION IN AN AMOUNT EQUAL TO THE COST OF THE FAIR MARKET VALUE OF THE LAND AND THE ESTIMATED COST OF A PLAYGROUND, GRASS, AND SPRINKLER SYSTEM AS DETERMINED BY THE CITY ENGINEER AND APPROVED BY CITY COUNCIL.

…

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 become effective 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, December 3, 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 2:

Current Recreation Area Requirements

5) Recreation Areas. Recreation areas shall be an integral part of a PD development, shall be provided in an amount commensurate to the size of the development, in minimum amounts not less than set forth below and shall, to the extent possible, be designed central to the internal functions of the site.
   a) Residential Recreation Areas.

      i) A minimum of twenty percent (20%) of the net development areas shall be provided.
      ii) The following areas shall count as recreation areas:

         (1) Dedicated park sites with a minimum size of five acres, provided that the location, size and geometry are acceptable to the City.
         (2) Dedicated tracts for bicycle, equestrian, hiking or multi-use trails.
         (3) Private park, recreation areas, and clubhouses dedicated to, and maintained by, an Owners' Association that meets the park improvement standards as determined in the development plan.
         (4) Reserved or dedicated steep slope areas.
         (5) Basketball, tennis or other sport courts, baseball, softball and soccer fields, tot lots and ramadas with barbeque areas.
         (6) Any other areas deemed acceptable as determined by the City Council.
      iii) The following areas that shall not count as recreation areas:

         (1) Areas less than five thousand (5,000) contiguous square feet, unless such areas either are part of a larger trail system or contain significant project amenities, as determined by the City Council.
         (2) Public rights-of-way, dedicated streets and alleys, vehicular drives, parking, parking landscape areas, loading and storage areas.
         (3) Trails located behind lots unless approved by the City Council.
         (4) Reserved school and park sites that require subsequent purchase of the land.
         (5) Concrete or rock-lined areas designated primarily for the conveyance of water.
         (6) Utility corridor easements, unless substantially improved to make the area usable for outdoor activities. Only that proportion substantially improved shall be counted as recreation areas. "Substantially improved" shall include any of the improvements listed, or any other improvements deemed substantial by the City Council.
      iv) Meaningful recreation areas shall be included within all phases of a PD project and shall be provided proportional to the amount of development related to each phase, unless otherwise permitted by the Zoning Administrator and included in the phasing schedule.
   c) Recreation areas shall be identified and reserved as tracts or parcels on a plat, or as easements when no plat is necessary. Maintenance of these areas shall be provided for by an Owners' Association. A statement shall also be placed on the approved site plan or plat, as appropriate, stating that all landscaping shall be maintained by the

Owners' Association. All areas shall be maintained at a level consistent with the approved development plan.

d) All recreation areas shall be installed by the developer and/or property owner.

ATTACHMENT 3:

Excerpt of the Draft Minutes
November 19, 2019 Planning Commission Meeting

2. TA-19-14
SBGS Ridgeline Holdings is requesting approval to amend 3-520 Planned Development District in order to modify the residential recreation requirement.

Ms. Tannahill reviewed the history of the property pertaining to the text amendment application. She explained that the property owner thought that an HOA (homeowner's association) would be too costly for six residential homes and that private ownership would be more benefit than community open space. She read through the proposed language for Section 3-520.5e and said the amendment, if approved, would be applied to all PD applications. It was explained that residential areas less than two acres could still require recreation areas, but the city council had the flexibility to require a fee instead. She pointed out that the required open space for the development was about 5,000 sf.

Applicant Garrett Seely explained that this came up because of the burden it would cause to have an HOA with six units. He thought the money could go to regional parks in the city.

Commissioner Campbell opened the public hearing at 9:10 PM and asked for public comment.

Resident Wade Hadlock talked about previously changing the code so this particular PD zone could be approved. He thought it did not make sense to have an HOA with six homes. He was afraid that the neighboring properties would also ask for PD zones on smaller lots and then there would be 10 acres with no recreation areas. He explained that Wild Rose Phase 1 had 15 homes that paid park fees and thought it was odd that neighbors from this development would not pay park fees but would use the park as much as Wild Rose residents. He suggested that the amendment include attaching a specific development to an existing subdivision and the new homes could also pay park fees or provide a specific park improvement to the existing Wild Rose open space. He pointed out that the developer's original request was to make the development Wild Rose Phase 2.

Commissioner Campbell asked for additional comments. Hearing none, he closed the public hearing at 9:16 PM.

Commissioner Jones thought the intent was to provide open space. He wasn't sure that getting money would work.

Commissioner Abbott liked Mr. Hadlock's recommendation and wanted to explore the possibility. He wasn't sure if he was comfortable with changing the code. Mr. Crane thought the HOA issue might be addressed with the PD amendment but wasn't sure the city could force the developer to join a subdivision.

Mr. Seely thought Mr. Hadlock's suggestion was a "brilliant" idea and said he would be happy to do it.

The planning commission discussed if a new development could join an existing open space special service district and recommended that staff investigate the possibility. Mr. Crane explained that it would require the city to expand the special service district, have the development join it, then collect a

monthly fee. He said it was very different than joining an HOA because of the way the open space special service district was set up. It was explained that Mr. Hadlock's suggestion was to have the new subdivision be charged the open space fee of $20 and have the payment go to an improvement in the park. Mr. Crane explained that the developer would join a special service district without providing the service. He wondered where the open space that they were required to provide would go because the development was not adjacent to the Wild Rose park. Mr. Crane explained that the proposed amendment allowed the developer to pay the city the value of the improved 5,000 sf then the council would appropriate the expenditure some place in the city.

Commissioner Bills pointed out that the development wasn't contiguous to the park and provided no value to the special service district. Mr. Seely said value would be added to the park if they used the money equal to the improved 5,000 sf to make improvements to the existing park, like installing a play center. Mr. Crane clarified saying that the money for improvements could go to any park.

Commissioner Campbell called for a motion.

MOTION: Commissioner Jones moved to deny the proposed text amendment. Commissioner Bills seconded the motion. Commissioner Campbell, Commissioner Ball, Commissioner Bills, and Commissioner Jones were in favor of the motion. Commissioner Abbott was opposed. The motion carried.

Later in the meeting, Commissioner Bills asked that the record show that she was in favor of the proposed text amendment and was confused with the wording of the motion.

AGENDA NEXT

HIGHLAND CITY

CITY COUNCIL AGENDA REPORT
ITEM #6

DATE: December 3, 2019

TO: Honorable Mayor and Members of the City Council

FROM: Todd Trane, City Engineer

SUBJECT: **ACTION:** A request by Ron Peck for Ron Peck for two pressurized irrigation connections to water an alfalfa farm located at 9541 North 6800 West outside of current Highland City limits. *Administrative.*

PURPOSE:

The City Council will consider a request by request by Ron Peck for two pressurized irrigation connections to water an alfalfa farm located at 9541 North 6800 West outside of current Highland City limits. The Council will take appropriate action.

BACKGROUND:

Tom Williams owns 3.81 acres of property at 9541 North 6800 West with a home on the property. He also leases an additional 8.19 acres as an alfalfa farm which is owned by RLP Enterprises (Mr. Peck). The property is not within city limits.

Culinary water service to the home was provided by the Highland Water Company prior to acquisition by the City.

Mr. Williams and Mr. Peck first approached the City in 2015 to supply irrigation water to the property via flood irrigation. The City Council denied the request. Since that time the Peck's have been working with Council member Dennis to modify the request.

SUMMARY OF THE REQUEST:

1. Mr. Williams and Mr. Peck have again approached the City to supply irrigation water for 12.0 total acres of an existing alfalfa farm and home from three connections. Instead of a flood irrigating fields, they are proposing to water the fields through a sprinkler system.

2. Irrigation water to the site has historically been provided through the Harmon ditch (Lehi Irrigation Company) and the Mitchell Hollow ditch (American Fork Irrigation Company).

3. Mr. Williams is requesting two new connections on 6800 West to the pressurized system. One connection will provide water for the alfalfa field (through a sprinkler system) and the other will provide water to the home site. Mr. Peck would also utilize an existing 3" connection from 9600 North for the farm.

4. With the existing sprinkler system, Mr. Williams will need approximately 400-500

gallons per minute (gpm) to water the alfalfa field. To accommodate this flow rate, through the pressurized irrigation system, watering would need to take place during the hours of 10:00 am to 8:00 pm. The peak demand on the pressurized irrigation system is between the hours of 9:00 pm to 8:00 am.

5. Mr. Peck is willing to provide water shares to Highland at no charge to accommodate the demands on the system. Available shares by Mr. Peck are as follows:

    a. Highland Conservation (conveyed through the Murdock Canal): 4 Acre-Feet/4 Shares
    b. Provo Reservoir Full (conveyed through the Murdock Canal): 90 Acre-Feet/22.5 Shares
    c. Lehi Irrigation (provided through the AF River at the mouth of the Canyon): 26 Acre-Feet/13 Shares

6. They are also willing to modify the watering schedule to accommodate the demands on the system.

ANALYSIS:

- There are two Sections of the Municipal Code that address this issue as follows:

  13.30.082 Agriculture connections.
  Water delivery to properties without residential dwelling units will be considered as agricultural use and will be reviewed individually by the city council to determine conditions for connection and an applicable rate schedule. (Ord. 1998-18 § 1(part))

  13.30.230 Pressurized irrigation outside Highland City corporate limits.
  A. The city may sell pressurized irrigation water to users outside the city limits only if approved by a resolution of the city council and at such rates and under such terms and conditions as the city council may determine by resolution.
  B. At the discretion of the city council, pressure irrigation service may be extended to property outside the Highland City corporate limits if the property owners agree at that time to annex into Highland City in the future and pay all the costs of extending service to the property including the payment of all fees applicable to service outside Highland City corporate limits. (Ord. 1998-18 § 1(part))

  These Sections will need to be addressed as part of any Council action.

- The property is currently in Utah County. The Highland/Lehi city boundary agreement identifies that this property will be in Lehi upon annexation. Mr. Peck has prepared a concept plan for 6 to 8 lots west of 6800 West that could annex into Highland City. However, Mr. Peck has not agreed to annex into Highland. The boundary agreement with Lehi would need to modified for the property to be annexed into Highland.

- There is an existing Lehi City pressurized irrigation line that runs north and south through the RLP Enterprises property. Mr. Williams indicated that Lehi City

would not allow a connection to this line. Staff contacted Lehi City. Lehi will not provide a connection unless the property is annexed into Lehi and water is dedicated to the City. This is similar to our existing requirements.

- The total water requested for the 12 acres was provided as 3.0 acre*feet per acre or 36.00 acre*feet total. This is the amount of water that the City requires for a new development on a gross acreage. It is likely that the agricultural land will require more water than 36.00 acre*feet. However, it is understood Mr. Peck has offered 120 acre*feet of water shares to the City to utilize until development of the property occurs.

- The Pressurized Irrigation Hydraulic Model was utilized to analyze the existing system with the additional demands. The model provides that during the daylight hours there is sufficient capacity to provide flows up to 500 gpm. The request also provided for additional connections to the system on 6800 West. Additional information is required to determine the capacity/connection size for the new connections. The existing 3" connection has a capacity of 200 gpm.

- Although the system is able to provide the additional flow the model does not take into account how the sources enter the system.

- Mr. Peck has offered 24 Lehi Irrigation Company water shares. These shares can be received at the mouth of American Fork Canyon into the City's Upper Storage Pond and then delivered through the PI system to the site. The water does not need to be pumped due to the differences in elevations. Lehi Irrigation shares are the most cost efficient shares for the City. However, they are also the most snowpack dependent. For example, last year the City was able to use Lehi Irrigation water for most of the season. However, in 2018, Lehi Irrigation water was only available for the first part of that summer.

- When Lehi Irrigation water is not available Murdock Canal shares will have to be used. Water from Murdock Canal shares can only be received at the City's Lower Pond in the Canterbury subdivision. For these shares to be used pumping is required. The cost to pump this water is between $50.00 to $100.00 per acre foot depending on the amount of water pumped over a months' time. In addition, there is a demand charge of $2,000 a month to just turn the pump on at the Canterbury Pond.

- By adding the farm, it is estimated that the pond would operate at approximately 85% of capacity. Currently we operate at about 75% of capacity. Because of how the water is delivered, staff will need to spend additional time to monitor the delivery of water to the pond if the farm is added to ensure the pond does not over or under fill. From an operational perspective, the City may be in a better position to accommodate the request once the Canterbury Pond is expanded and there is additional capacity.

- The applicants are providing additional water shares, above what they will likely use, for the City's system. Unless there is a drought the majority of these Murdock

Shares would go unused and are of little benefit to the City. The shares, like others that the City rents, are considered insurance for drought years. Further, the City currently has enough shares to meet the needs of the residents.

- By allowing the property owners to connect to the system there will be cursory benefits for the City. These benefits include abandoning the existing Harmon Irrigation Ditch from 10250 North (North end of the Rhinehart Property) to the Peck Property. These property owners are the last users of this portion of the ditch. However, Beth Wilson would need to come on to the City's PI system to irrigate approximately 2 acres before the entire stretch could be abandoned. Anytime a ditch can be abandoned within the City limits, staff believes that it alleviates potential safety and maintenance concerns.

- Another benefit of abandoning the ditch will save piping along the upcoming reconstructed 6800 West Roadway Project. The road project will also require property acquisition along the frontage of the subject properties. These acquisitions will be coordinated in the near future with Mr. Peck and Mr. Williams.

CONCLUSION:

Adding the farm will impact the PI system. It will put additional wear and tear on the delivery system, cost the City additional money in pumping costs, place additional demands on staff time and resources, and be harder to fill the Canterbury pond. There are some benefits to the City as it relates to decreasing capital expenditures and abandoning a portion of an existing ditch.

Ultimately, it's the Council's decision whether or not the request is in the best interest of all the residents of Highland. Staff is willing to support City Council's decision, and if necessary, work out details of an agreement with the property owner. Staff would encourage the Council to consider the following items before making a decision:

- The City Council will need to determine if the PI system should be used for agricultural uses.
- Should the City provide pressurized irrigation connections outside City limits for this size of user? If approved, this user will be the second largest user on the system behind Mountain Ridge Junior High School.
- If the connections are approved, what are the conditions for the connections? Staff would recommend that at a minimum terms and conditions should include watering schedule, delivery costs, connection costs, penalties, use of the water shares, length of the agreement, etc. The Council should also require meters to be installed by the property owners to monitor actual usage.
- What is the applicable rate schedule for the connection?
- Should Section 13.30.230.B of the Municipal Code be amended or should the owner be required to annex into Highland City?
- Should the contract be negotiated before the connections are approved?

FISCAL IMPACT:

There will be increased costs for operations and maintenance. It is anticipated that these costs could be recovered through a contract with the property owner. However, the specific fiscal impact is unknown.

AGENDA NEXT

CITY COUNCIL AGENDA REPORT
ITEM #7

HIGHLAND CITY

DATE: December 3, 2019

TO: Honorable Mayor and Members of the City Council

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

SUBJECT: **ACTION AND ORDINANCE:** A request to amend Chapter 12.30 Removal of Neighborhood Option Trails relating to the required findings for the removal of neighborhood option trails within the City. *Legislative.*

PURPOSE:
The City Council will consider a request to amend Chapter 12.30 Removal of Neighborhood Option Trails relating to the required findings for the removal of neighborhood option trails within the City. The Council will take appropriate action.

BACKGROUND:
This past legislative session, the State Legislature passed HB 315. Among other things, this bill changed the definition of Public Street to include a public trail or walk. One of the impacts of this bill is that it changed the process in which the City Council reviews and approves the removal of trails within the City. The City is now required to follow the process for vacating a public street. As part of the process the Council is required to determine whether:

(a) good cause exists for the vacation; and
(b) the public interest or any person will be materially injured by the proposed vacation.

In lieu of processing the trail vacation application, which requires a plat amendment, concurrently with an application to remove a Neighborhood Option Trail, staff is proposing to amend Chapter 12.30 Removal of Neighborhood Option Trails to incorporate the above referenced determinations. The proposed amendment is shown on attachment one.

FISCAL IMPACT:
This action will not impact the expenditures of the current year's fiscal budget.

PROPOSED MOTION:
I move that City Council **APPROVE** the Ordinance amending Chapter 12.30 Removal of Neighborhood Option Trials relating to HB 315.

ALTERNATIVE MOTION:

I move that City Council Deny the Ordinance amending Chapter 12.30 Removal of Neighborhood Option Trials relating to HB 315.

ATTACHMENTS:

1. Ordinance

ORDINANCE NO. O-2019-XX

AN ORDINANCE OF THE HIGHLAND CITY COUNCIL, HIGHLAND CITY, UTAH ADOPTING CHAPTER 12.30 REMOVAL OF NEIGHBORHOOD OPTION TRAILS OF THE HIGHLAND CITY MUNICIPAL CODE

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 Removal of Neighborhood Option Trails.

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

SECTION 1. That that Chapter 12.30 Removal of Neighborhood Option Trails is hereby amended as follows:

…

12.30.050 Public Hearing

A. The city council may approve, approve with conditions, or deny an application for removal of a neighborhood option trail at a public hearing.

B. The city council may only approve removal, with or without conditions, if it finds that:

1. The trail is identified as neighborhood option trail on the General Plan Trails Master Plan;

2. Good cause exists for the removal;

3. Neither the public interest nor any person will be materially injured by the vacation; and

4. The proposed removal meets all the requirements of the Development Code.

…

12.30.080 Removal Adopted By Resolution

Removal of a neighborhood option trail shall be by a resolution adopted by the city council that

A. includes all conditions and findings required by Section 12.30.050; and

B. declares the property to be surplus property.

…

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 proper posting and 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 Highland City Council, State of Utah, on this 3rd day of December, 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

AMENDED
CITY COUNCIL AGENDA REPORT
ITEM #8

DATE: December 3, 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: **PUBLIC HEARING AND RESOLUTION** – Designation of Open Space Property for Disposal and Removal of Neighborhood Option Trails in the Wimbleton Subdivision. *Legislative.*

PURPOSE:

The City Council should conduct a public hearing to consider a request by Terrance Edwards representing the Wimbleton Subdivision to dispose of city owned open space and the removal of neighborhood option trails in the Wimbleton Subdivision. The Council will take appropriate action.

AMENDMENTS:

Staff has met with the applicant to clarify the application. This report has been amended to reflect the clarifications. All amendments are shown in red.

BACKGROUND:

The Wimbleton subdivision was recorded in October 2000 and has 54 lots. The Council first considered this request in February 2017. At that time, the applicants were unable to meet the minimum petition requirement for Council consideration. The applicants submitted a petition for the November 13, 2018 City Council meeting but withdrew the application at that time. City Council reviewed the updated submission December 4, 2018 and voted to deny the request.

Removal of Neighborhood Option Trail is a *Legislative* process.

SUMMARY OF REQUEST:

1. The applicants are requesting disposal of open space property for the lots on the east, south, and west boundary borders. The proposal is to purchase the neighborhood optional trails and open space. Without removing the city designated trails or parks and excluding the property that lies within the sewer line easement adjacent to lot 15. The total area is approximately 268,547square feet. The actual size will be determined when the property is surveyed.

2. The Council has determined that the price per square foot for the land is 20% of Utah County Assessed market value. This would be a purchase price of $2.45 per square foot except for lots 5, 6, 15, 21 and 28 as shown and Attachment seven. The applicant is requesting that these owners be allowed to submit a certified appraisal to determine the purchase price.

3. The property includes two 15-foot Lehi Water Company ditch easements along the east and southeast boundary of the subdivision. The property also has a Highland City storm detention basin easement on the southeast and southwest corners of the subdivision, near lots 21, 22, 28, and 29. The northwest corner includes a 40-foot Highland City sewer easement for an eight-inch sewer line, near lots 15 and 16.

4. The applicant is proposing to purchase a small portion of the sewer easement so that an illegal lot is not created see Attachment 9.

5. The applicants are proposing that the city will use a portion of the proceeds to install two sumps adjacent to the detention basins near lots 21, 22, 28, and 29.

6. The applicants have acknowledged that they will continue to pay the open space special service district fee.

7. Sections 12.30.090.B and 12.32.090.B of the Municipal Code state:
   All of the property designated for disposal shall be purchased so that there are no isolated parcels to be owned and/or maintained by the city. If one or more parcels of city owned property in a subdivision is not purchased, then all the city open space property in the subdivision cannot be disposed of under this ordinance. The City Council may approve exceptions to this requirement if the City owned property can be accessed without the need to cross private property.

   The applicant is requesting a phased approach as shown on Attachment eight to comply with this provision.

CITIZEN PARTICIPATION:

A petition has been submitted showing support from 38 of the 54 property owners within the subdivision which represents 70% of the property owners in the subdivision. The petition exceeds the minimum requirement of 65%.

A petition has been submitted showing support from 29 of 36 property owners adjacent to the open space which represents 80% of the property owners in the subdivision. The petition meets the minimum requirement of 75%.

Notice of the City Council public hearing was sent to all property owners within the subdivision on November 21, 2019. Notice of the City Council public hearing was

published in the November 17, 2019 edition of the Daily Herald. The property sign was posted on November 21, 2019. Staff has not received any comment from any property owners.

ANALYSIS:

- State Code was recently changed to require the Council determine whether:
  (a) good cause exists for the vacation of the trail; and whether
  (b) the public interest or any person will be materially injured by the proposed vacation.

  An amendment to Chapter 12.30 Removal of Neighborhood Option Trails to incorporate these findings is being considered as a separate agenda item.

- There is currently a twelve-inch storm drainpipe that runs into the detention basins. The pipe will need to be removed and sumps installed on both detention basins if the property is sold. The cost of this improvement is approximately $15,000 to $20,000 each. The petition is requesting that the City pays for the installation of the sumps with the proceeds from the sale of the open space property.

- If the trails are sold, cost of asphalt removal should be the responsibility of the buyers. This has been required of other purchasers.

- There is an existing two-inch sprinkler system along the trail on the northern side of the subdivision. The sprinkler system will need to be modified if the property is sold. Further, due to its location the line could be damaged as landscape improvements are made by each owner. Relocation of sprinkler lines has been required of other purchasers.

- The Council will need to determine if it is appropriate to allow the purchase of a portion of the sewer easement to allow the owner of Lot 15 to purchase the land west of the sewer easement (Attachment 9). Staff is always hesitant to allow the purchase of land with utilities underground even with the correct deed restrictions and easements. Ultimately it is a policy decision that the Council will need to make,

- The City Council has determined that the cost per square foot be 20% of Utah County's assessed market value. This would be $2.45 per square foot. The applicant is requesting to be allowed to reduce the price for lots 5, 6, 15, 27 and 28 based on the submittal of a certified appraisal. Staff does not want to be in the position of accepting or rejecting the purchase appraisal. With past disposal request, the purchase price was determined at the time the Council voted to dispose of the property. The Council could choose to approve the disposal subject to approval of the purchase price at a future Council meeting or wait for the appraisal to be completed.

- The area between lots 33 and 47 has a trail that is planned to connect to the property to the east. Therefore, this area cannot be sold without first amending the Trails Master Plan.

- The proposal to "phase" the selling the property as it relates to compliance with Sections 12.30.090.B and 12.32.090.B of the Municipal Code is consistent with approaches done in Beacon Hills and Highland Hills.

CONCLUSION:

The City Council will need to hold a public hearing and determine if the property should be disposed and the neighborhood option trail to be removed. There are several outstanding items that need to be addressed before the Council should vote on the proposal:

1. What is the purchase price?
2. Are the owners willing to purchase the property at $2.45 a square foot?
3. Does the proposal meet the new required findings?

FISCAL IMPACT:

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

ATTACHMENTS:

1. Resolution
2. Trail Map
3. Proposed Plan and Narrative
4. Price Per Square Foot
5. Disposal Signature Pages
6. Narrative for exceptions for Council to consider
7. Purchase Price Based on Appraisal – Lots 5, 6, 15, 21 and 28
8. Phased Purchasing – Section 12.30.090.B and 12.32.090.B Compliance
9. Lot 15 Purchase Proposal

ATTACHMENT 1

RESOLUTION NO. R-2019-XX

A RESOLUTION OF HIGHLAND CITY, UTAH DESIGNATING OPEN SPACE PROPERTY FOR DISPOSAL PROPERTY IN THE WIMBLETON 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 Wimbleton 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 3rd day of December 2019.

HIGHLAND CITY, UTAH

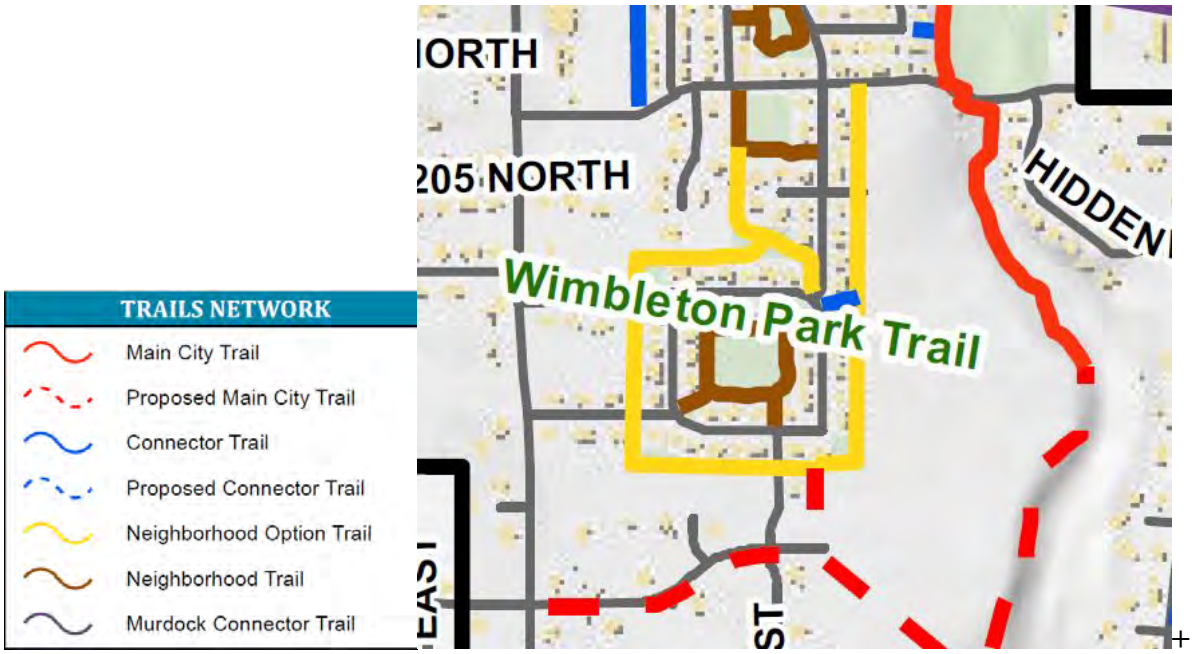
_____
Rodney W. Mann, Mayor

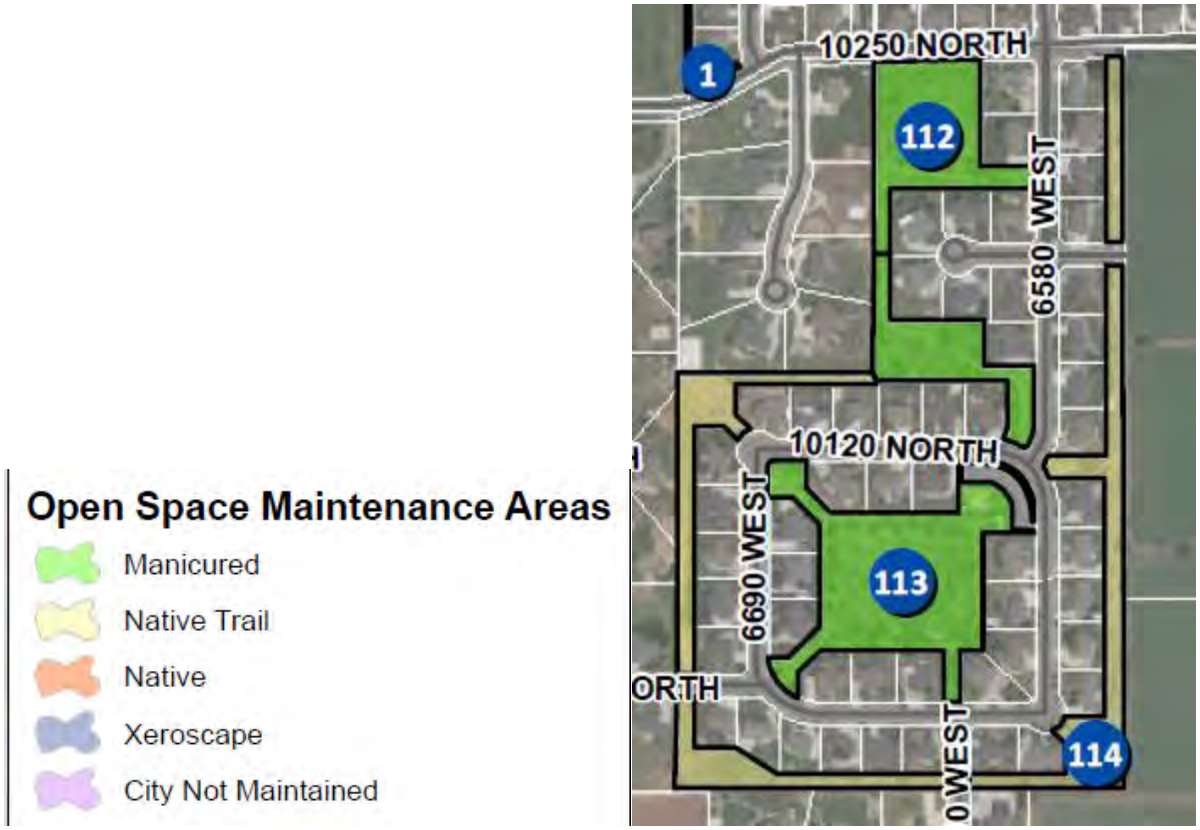
ATTEST:

_____
Cindy Quick, City Recorder

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

Attachment 2:





Attachment #3

Public Hearing

Petitions to Remove and Sale the Neighborhood Option Trails

Wimbleton Subdivision

	Property Owners	Signatures	Percentage	Required
Total	**54**	**38**	**70 %**	**65%**
Adjacent to Trails	**36**	**29**	**81 %**	**75%**
Participate in Purchase	**36**	**28**	**78 %**	

Mayor and members of the City Council,

Based on the positive results of the property owners signing the attached petitions, we formally request the City Council approve the removal and sale of all Neighborhood Option Trails in the Wimbleton Subdivision, as designated by the attached map, in accordance with the Highland City Ordinance No. 0-2013-03, Chapters 12.30 and 12.32.

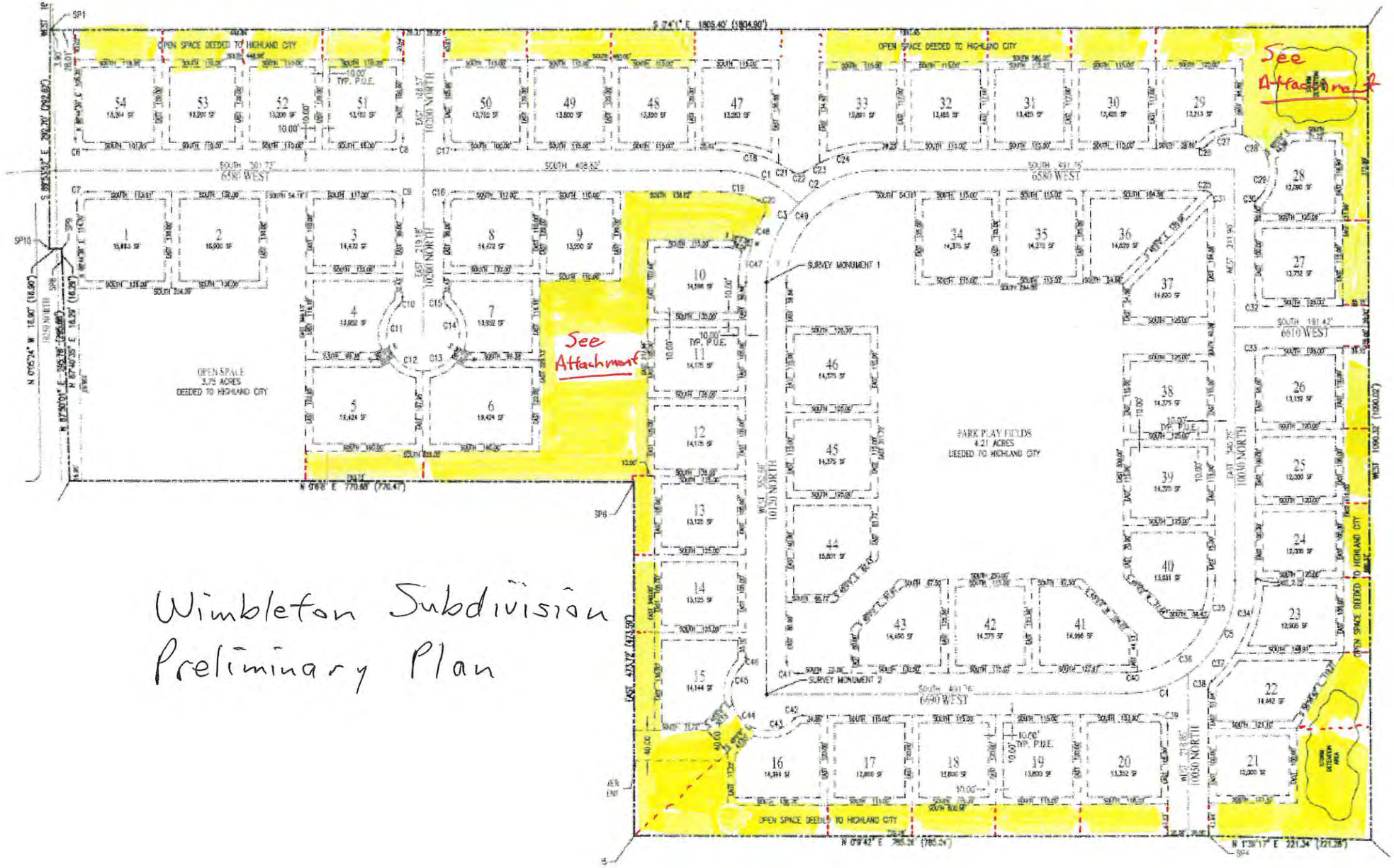
We have included a plat map highlighting the preliminary property boundaries which will be finalized after formal approval is obtained from the City Council. We have complied with all public notices and mailings to all property owners within the subdivision. We also request that the City Council approve the updated Plat map that will reflect the changes requested in this petition.

This petition excludes all property that lies within the sewer line easement adjacent to Lot 15.

This petition will have no impact on City trails and parks within the Subdivision (these are the trails and parks not designated as Neighborhood Option Trails). In addition, this petition will not eliminate the Open Space fee for anyone in the subdivision.

We accept the City's offering price of 20% of the average Utah County appraised land value of all adjacent property being requested in this petition. The offering price also includes the first right of refusal to all adjacent property owners within the subdivision. All selling costs will be shared equally between the City and the property owners. In addition, we request that a portion of the proceeds be used to install two water detention sumps adjacent to lots 21, 22 & 28 (to replace existing detention basins) and resurface the City trails in the subdivision. This petition requests no other restrictions or any future claim to the remaining sales proceeds

Thank you for your consideration of this request.



Wimbleton Subdivision
Preliminary Plan

↑
North



Google

ATTACHMENT 4:

Planning Department Open Space Cost Analysis

Subdivision Name: Wimbleton

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.
On May 21, 2019 City Council approved any disposal of open space orphaned parcels shall be valued at 20% of Utah County's assessed market value of the residential real estate.

Lot No:	Acreage:	sq ft:	Valuation Year:	Valuation Amount:
5	0.446	19,427.76	2019	$188,400.00
6	0.446	19,427.76	2019	$188,400.00
7	0.32	13,939.20	2019	$170,500.00
9	0.303	13,198.68	2019	$167,700.00
10	0.335	14,592.60	2019	$172,900.00
11	0.325	14,157.00	2019	$171,300.00
12	0.325	14,157.00	2019	$171,300.00
13	0.301	13,111.56	2019	$167,400.00
14	0.301	13,111.56	2019	$167,400.00
15	0.325	14,157.00	2019	$171,300.00
16	0.33	14,374.80	2019	$172,100.00
17	0.317	13,808.52	2019	$170,000.00
18	0.317	13,808.52	2019	$170,000.00
19	0.317	13,808.52	2019	$170,000.00
20	0.326	14,200.56	2019	$171,500.00
21	0.278	12,109.68	2019	$163,500.00
22	0.333	14,505.48	2019	$172,600.00
23	0.296	12,893.76	2019	$166,600.00
24	0.275	11,979.00	2019	$162,900.00
25	0.275	11,979.00	2019	$162,900.00
26	0.302	13,155.12	2019	$167,600.00
27	0.316	13,764.96	2019	$169,900.00
28	0.278	12,109.68	2019	$163,500.00
29	0.303	13,198.68	2019	$167,700.00
30	0.309	13,460.04	2019	$168,700.00
31	0.309	13,460.04	2019	$168,700.00
32	0.309	13,460.04	2019	$168,700.00
33	0.319	13,895.64	2019	$170,400.00
47	0.328	14,287.68	2019	$171,800.00
48	0.317	13,808.52	2019	$170,000.00
49	0.317	13,808.52	2019	$170,000.00
50	0.316	13,764.96	2019	$169,900.00
51	0.302	13,155.12	2019	$167,600.00
52	0.303	13,198.68	2019	$167,700.00
53	0.303	13,198.68	2019	$167,700.00
54	0.323	14,069.88	2019	$171,000.00

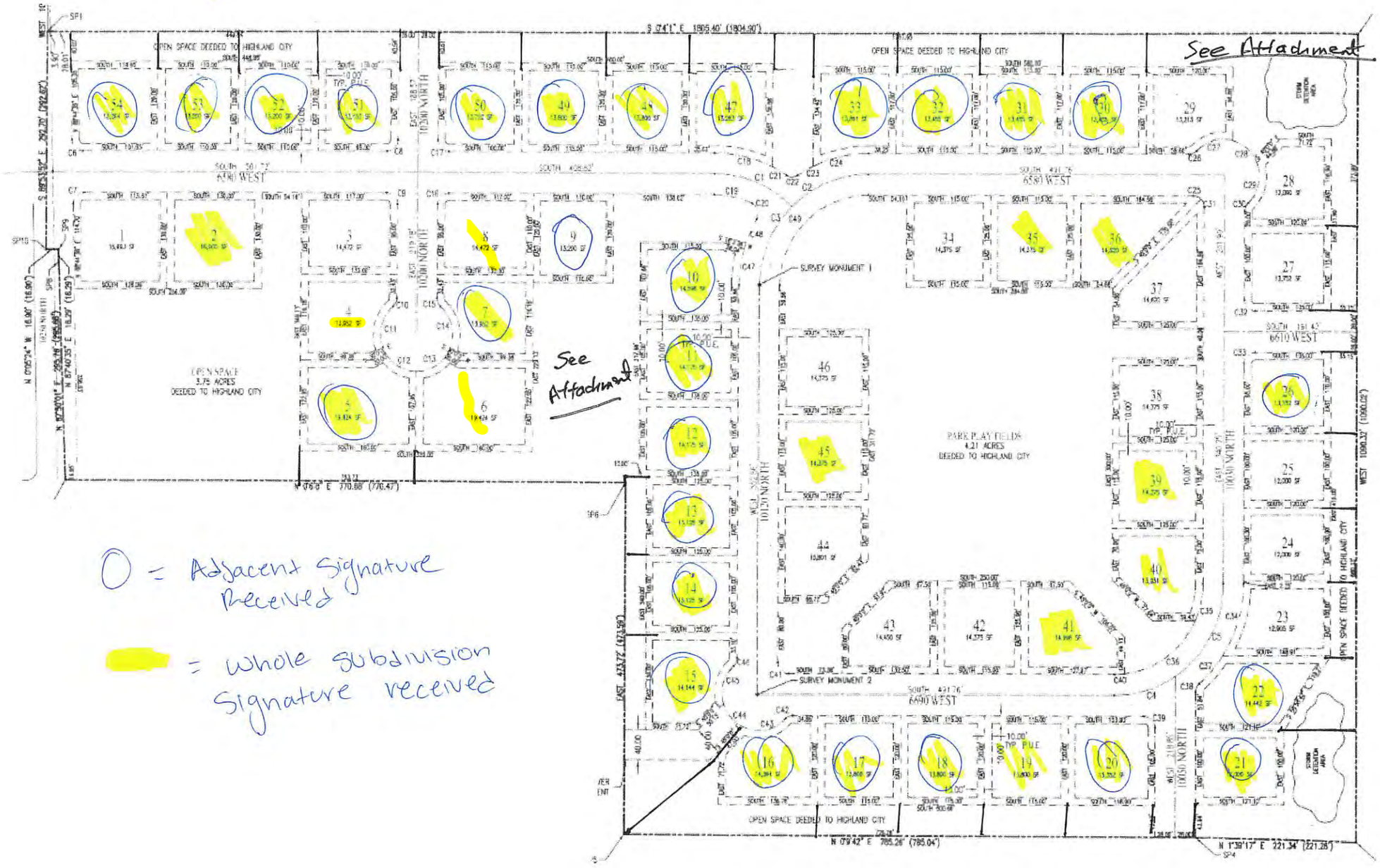
Sq. Ft. Average: 13,848.45 Valuation average: $169,988.89

20% of Utah County $ 2.45

Total Price per Square foot: **$2.45**

ATTACHMENT 5:

Signatures:



○ = Adjacent Signature Received

= Whole Subdivision Signature received

Owners for Purchasing Property Signatures

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 Wimbleton Subdivision. *This sheet should be reproduced as needed based on the number of affected property owners.*

(1)

Owner's Name: David Ridge

Owner's Address: [redacted]

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

Owner's Signature: [signature]

(2)

Owner's Name: Robert Rolapp

Owner's Address: [redacted]

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

Owner's Signature: [signature]

(3)

Owner's Name: Mike Sandstrom

Owner's Address: [redacted]

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

Owner's Signature: [signature]

(4)

Owner's Name: David Monson

Owner's Address: [redacted]

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

Owner's Signature: [signature]

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 Wimbleton Subdivision. *This sheet should be reproduced as needed based on the number of affected property owners.*

Owner's Name: Terrence Edwards

(5) Owner's Address: [redacted]

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

Owner's Signature: Terrence Edwards

Owner's Name: Lori and Maria Blakesley

(6) Owner's Address: [redacted] Highland UT 84003

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

Owner's Signature: Lori & Caky

Owner's Name: Adam Wilson

Owner's Address: [redacted] Highland, UT 84003

(7) Owner's Phone #: [redacted] Email Address: [redacted]

Owner's Signature: Adam L

Owner's Name: Mark Harley

Owner's Address: [redacted] Highland, Utah 84003

(8) Owner's Phone #: [redacted] Email Address: [redacted]

Owner's Signature: MH

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 _____ Subdivision. ***This sheet should be reproduced as needed based on the number of affected property owners.***

Owner's Name: Angela A Hansen

(9) Owner's Address: [redacted] Highland UT 84003

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

Owner's Signature: [signature]

Owner's Name: Bryan Hatch

(10) Owner's Address: [redacted] Highland

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

Owner's Signature: [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 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 _____ Subdivision. ***This sheet should be reproduced as needed based on the number of affected property owners.***

(11)

Owner's Name: BRUCE BRAITHWAITE

Owner's Address: [redacted]

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

Owner's Signature: [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: _____

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 _____ Subdivision. *This sheet should be reproduced as needed based on the number of affected property owners.*

(12)

Owner's Name: Don & Julie Merrell

Owner's Address: [redacted] Highland, UT 84003

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

Owner's Signature: [signature]

(13)

Owner's Name: Ed & Laurel Dennis

Owner's Address: [redacted], Highland

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

Owner's Signature: Ed Dennis Laurel Dennis

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 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 _____ Subdivision. *This sheet should be reproduced as needed based on the number of affected property owners.*

(14)

Owner's Name: Kyle Talmis

Owner's Address: [redacted]

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

Owner's Signature: [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: _____

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 Winbledon Subdivision. *This sheet should be reproduced as needed based on the number of affected property owners.*

Owner's Name: Colby Gibson

(15) Owner's Address: [redacted] Highland, UT

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

Owner's Signature:

Owner's Name: Mark & Shawn Rocco

(16) Owner's Address: [redacted] Highland, Ut 84003

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

Owner's Signature:

Owner's Name: Bruce Westcott

(17) Owner's Address: [redacted]

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

Owner's Signature:

Owner's Name: Blanch Hawkins

(18) Owner's Address: [redacted] Highland

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

Owner's Signature: BHawkins

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 _____ Subdivision. *This sheet should be reproduced as needed based on the number of affected property owners.*

Owner's Name: MIKE JENSEN

19 Owner's Address: [redacted]

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

Owner's Signature: [signature]

Owner's Name: GREG PAVICIC

20 Owner's Address: [redacted]

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

Owner's Signature: [signature]

Owner's Name: Tristen Richins

21 Owner's Address: [redacted]

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

Owner's Signature: Tristen Richins

Owner's Name: TROY SELK

22 Owner's Address: [redacted]

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

Owner's Signature: [signature]

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 _____ Subdivision. *This sheet should be reproduced as needed based on the number of affected property owners.*

Owner's Name: Stacy Chandler

(23) Owner's Address: [redacted]

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

Owner's Signature: Stacy Chandler

Owner's Name: Boyd Timothy

(24) Owner's Address: [redacted]

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

Owner's Signature: Boyd Timothy

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 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 _____ Subdivision. *This sheet should be reproduced as needed based on the number of affected property owners.*

Owner's Name: Julia Thomas

(25) Owner's Address: [redacted]

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

Owner's Signature: Julia Thomas

Owner's Name: Nancy McCandless

Owner's Address: [redacted]

(26) Owner's Phone #: [redacted] Email Address: [redacted]

Owner's Signature: Nancy D McCandless

Owner's Name: Rachel Smith

(27) Owner's Address: [redacted]

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

Owner's Signature: RSmith

Owner's Name: Scott Hansen

(28) Owner's Address: [redacted]

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

Duplicate

Owner's Signature: Scott R Hansen

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 _____ Subdivision. *This sheet should be reproduced as needed based on the number of affected property owners.*

28

Owner's Name: Douglas Webb

Owner's Address: [redacted] Highland

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

Owner's Signature: [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: _____

Owners Adjacent to Trail and Within the Subdivision

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

Real Property Owner Authorization _____% of the Wimbleton Subdivision, Highland City

This document constitutes a petition of the property owners within the Wimbleton Subdivision to allow for the disposal of City owned open space property adjacent to lots identified as Neighborhood Option Trails. 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 Name	Signature	Date
(1) 1	55,503	#4	Wimbleton	6608W. 10200 N	Marilyn Quimette	Marilyn Quimette	11/16/19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
(2) 2	✓	35	✓	10071 N. 6580W.	Alice Sia	Alice Sia	11/16/19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
(3) 3	✓	36	✓	10053N 6580W	Brad Scott	Brad Scott	11/16/19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
4	✓	36	✓	10053 N 6580W	Kathleen Scott	Kathleen Scott	11/16/19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
(4) * 5	✓	22	✓	6689 W. 10050N	Stacy Chandler	Stacy Chandler	11.16.19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
(5) * 6	✓	21	✓	6705 W 10050 N	Boyd Timothy	Boyd Timothy	11/16/19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
7	✓	21	✓	6705 W 10050 N	Emily Timothy	Emily Timothy	11/16/19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
8							
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
9							
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
10							
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						

* = Adjacent to Trail

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

Real Property Owner Authorization _____ **% of the** _____ **Subdivision, Highland City**

This document constitutes a petition of the property owners within the _____ **Subdivision to allow for the disposal of City owned open space property adjacent to lots identified as** _____ **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 Name	Signature	Date
(6)	*	55:503	Lot 54	Wim A.	6[illegible]	Tibbs		11/10/19

By signing this petition, you are stating that you have read and understand the disposal petition for the above reference sub ivision and you are the real property owner of the listed property.

2		✓	52	Wimbledon		Hawkins		

By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.

(7) 3	*	✓	50	Wimbledon	10184 N 1580 W	Rocco		11/12/19

By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.

(8) 4	*	✓	49	Wimbledon	10148 N 1580 W	Westcott		11/12/19

By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.

(9) 5	*	✓	5	Wimbledon	10028 W 10200 N	Merrill		11/13/19

By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.

(10) 6	*	✓	52	✓	10229 N 1580 W.	Hawkins	B Hawkins	11/13/19

By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.

7								

By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.

8								

By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.

9								

By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.

10								

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

Real Property Owner Authorization _____ **% of the** _____ **Subdivision, Highland City**

This document constitutes a petition of the property owners within the _____ **Subdivision to allow for the disposal of City owned open space property adjacent to lots identified as** _____**, 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 Name	Signature	Date
1	* 55:503	7	Wimbleton	6609 W. 10200 N.	David Ridge		11/18/2019
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
2	* ✓	47	Wimbleton	10126 N 6580W	Robert Rolapp	RRAPP	11/18/2019
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
3	* ✓	51	Wimbleton	10212 N. 6580 W.	Mike Sandstrom		11/18/2019
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
4	* ✓	53	Wimbleton	10236 N. 6580 W.	DAVID MONSON		11/18/2019
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
5	✓	39	Wimbleton	6648 W. 10030 N.	KYLE ROBERTS		11/20/19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
6							
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
7							
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
8							
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
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	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
10							
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						

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

Real Property Owner Authorization _____**% of the** _____ **Subdivision, Highland City**

This document constitutes a petition of the property owners within the _____ **Subdivision to allow for the disposal of City owned open space property adjacent to lots identified as** _____**, 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 Name	Signature	Date
(16) 1	55:503	2	W Timbleton	10241N 6580 W.	RYAN GARDNER		11/20/19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
2							
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
3							
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
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	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
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	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
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Property for Disposal -- Chapter 12.30 & 12.32 of the Highland City Municipal Code

Real Property Owner Authorization _____ **% of the** _____ **Subdivision, Highland City**

This document constitutes a petition of the property owners within the _____ **Subdivision to allow for the disposal of City owned open space property adjacent to lots identified as** _____**, 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 Name	Signature	Date
1	55:503	40	Wimbleton	6664 W 10030 N	Adam Lisonbee		11/19/19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
2	* ✓	20	✓	6627 W. 10030 N.	Doug Webb		11/20/19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
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	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
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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 Name	Signature	Date
(19) 1	*55:503	17	Wimbleton	10099 N 6690 W	Edwards		11/6/19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
(20) 2	* ✓	19	Wimbleton	10071 N. 6690 W.	Grays		11/7/19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
(21) 3	* ✓	20	Wimbleton	6702 W 10050 N	Blakesley		11/9/19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
(22) 4	* ✓	18	Wimbleton	10089 N 6690 W	Willson		11/13/19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
(23) 5	* ✓	16	Wimbleton	10117 N. 6690 W.	Hafen		11-15-19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
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	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
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	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
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	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
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Property for Disposal -- Chapter 12.30 & 12.32 of the Highland City Municipal Code

Real Property Owner Authorization _____% **of the** _____ **Subdivision, Highland City**

This document constitutes a petition of the property owners within the _____ **Subdivision to allow for the disposal of City owned open space property adjacent to lots identified as** _____**, within the above referenced subdivision.**

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	Serial #	Lot #	Subdivision	Address	Property Owner Name	Signature	Date
24 *	55:503	15	Wimbleton	6686 W. 10120 N.	Kiz Tanner	[signature]	11/10/19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
25	✓	41	✓	10842 N 6 [illegible]	Nan Robert	Nan Robert	11/14/19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
3							
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
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	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
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Property for Disposal -- Chapter 12.30 & 12.32 of the Highland City Municipal Code

Real Property Owner Authorization _____% of the _____ Subdivision, Highland City

This document constitutes a petition of the property owners within the _____ Subdivision to allow for the disposal of City owned open space property adjacent to lots identified as _____, 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 Name	Signature	Date
26*	55:503	33	Wimbledon	10102 N 6580 W	Julia Thomas	Julia Thomas	11-11-19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
27 2	* ✓	32	Wimbleton	10082 N 6580 W	Nancy McCandless	Nancy C McCandless	11-11-19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
28 3	* ✓	30	Wimbleton	10054 N. 6580 W.	Rachel Smith	R Smith	11-11-19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
29 4	* ✓	31	WIMBLETON	10072 N. 6580 W.	SCOTT R. HANSEN		11/11/2019
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
5	✓	31	Wimbleton	10072 N 6580W	Angela A Hansen		11/11/19
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
6							
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
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Property for Disposal -- Chapter 12.30 & 12.32 of the Highland City Municipal Code

Real Property Owner Authorization _____% **of the** _____ **Subdivision, Highland City**

This document constitutes a petition of the property owners within the _____ **Subdivision to allow for the disposal of City owned open space property adjacent to lots identified as** _____ **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 Name	Signature	Date
(30)	1	* 55:503	1	WIMBLETON	6622 W 10120 N	MIKE JENSEN		11/7/2019
		By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
(31)	2	* ✓	10	Wimbleton	6618 W. 10120 N	GREG PARCELL		11/7/19
		By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
(32)	3	* ✓	12	Wimbleton	6634 W. 10120 N.	Tristen Richins	Tristen Richins	11/12/19
		By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
(33)	4	* ✓	13	Wimbleton	6654 W 10120 N	TROY SELLERS		11/12/19
		By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
(34)	5	* ✓	14	WIMBLETON	6672 W 10120 N	BRUCE BRATHWAITE		11/12/2019
		By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
(35)	6	✓	45	WIMBLETON	6637 W 10120 N	B JILL HARWARD	B Jill Harward	11/12/2019
		By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
(36)	7	* ✓	48	✓	10140 No 6580 W.	LaurdeeDennis	Laurdee Dennis	11/19/2019
		By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
	8		48	✓	10140 No. 6580 W.	Ed Dennis	Ed Dennis	11/19/19
		By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
	9							
		By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
	10							
		By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						

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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 Name	Signature	Date
37 1	55:503	8	Wimbledon	10185N 658W	Edmund K Howell	Edmund K Howell	26 Nov 2019
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
38 2	* ✓	6	✓	662W 10200N	Matthew Barlow		26 Nov 2019
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
3							
	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
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	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
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	By signing this petition, you are stating that you have read and understand the disposal petition for the above reference subdivision and you are the real property owner of the listed property.						
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Attachment #6

Motion:

The City Council approve the removal and sale of all Neighborhood Option Trails in the Wimbleton Subdivision.

In addition, we request the following exceptions that require City Council approval:

1. For adjacent Neighborhood Option Trial property greater than 10,000 square feet or property owners having a lot greater than 0.44 of an acre, the adjacent property owner be allowed to submit an appraisal from a certified appraiser to determine the purchase price, which will be approved by the City Administrator.
2. That due to the size and diversity of the Neighborhood Option Trail, that the requirement to purchase all property within the subdivision (Code 12.30.090 B. and 12.32.90 B.) be determined by individual parcels as recorded in the Utah County Parcel Map rather than the entire subdivision. In addition, allow parcel 55:503:0056 to be separated between lots 33 and 47 and parcel 55:503:0058 to be separated between lots 12 and 13 in determining compliance with these code sections.
3. That the lot 15 property owner be granted an exception to the development code to purchase property west of the City sewer easement and be given a maintenance agreement for the sewer easement with restrictions as determined by the City Engineer.

Exception Request Number 1:

Wimbleton Subdivision
Average Cost for Open Space Neighborhood Option Trail

Lot #	Size	2019 Valuation	Cost	Description
5				Appraisal
6				Appraisal
7	0.332	172,400.00	2.38	
9	0.303	167,700.00	2.54	
10	0.335	172,900.00	2.37	
11	0.325	171,300.00	2.42	
12	0.325	171,300.00	2.42	
13	0.301	167,400.00	2.55	
14	0.301	167,400.00	2.55	
15				Appraisal
16	0.330	172,100.00	2.39	
17	0.317	170,000.00	2.46	
18	0.317	170,000.00	2.46	
19	0.317	170,000.00	2.46	
20	0.326	171,500.00	2.42	
21				Appraisal
22	0.333	172,600.00	2.38	
23	0.296	166,600.00	2.58	
24	0.275	162,900.00	2.72	
25	0.275	162,900.00	2.72	
26	0.302	167,600.00	2.55	
27	0.316	169,900.00	2.47	
28				Appraisal
29	0.303	167,700.00	2.54	
30	0.309	168,700.00	2.51	
31	0.309	168,700.00	2.51	
32	0.309	168,700.00	2.51	
33	0.319	170,400.00	2.45	
47	0.328	171,800.00	2.40	
48	0.317	170,000.00	2.46	
49	0.317	170,000.00	2.46	
50	0.316	169,900.00	2.47	
51	0.302	167,600.00	2.55	
52	0.303	167,700.00	2.54	
53	0.303	167,700.00	2.54	
54	0.323	171,000.00	2.43	
Acres	9.684	5,246,400.00		
Square Feet	421,835.040	5,246,400.00	12.44	Average Cost for Residential Land
20% Cost			2.49	Average Cost

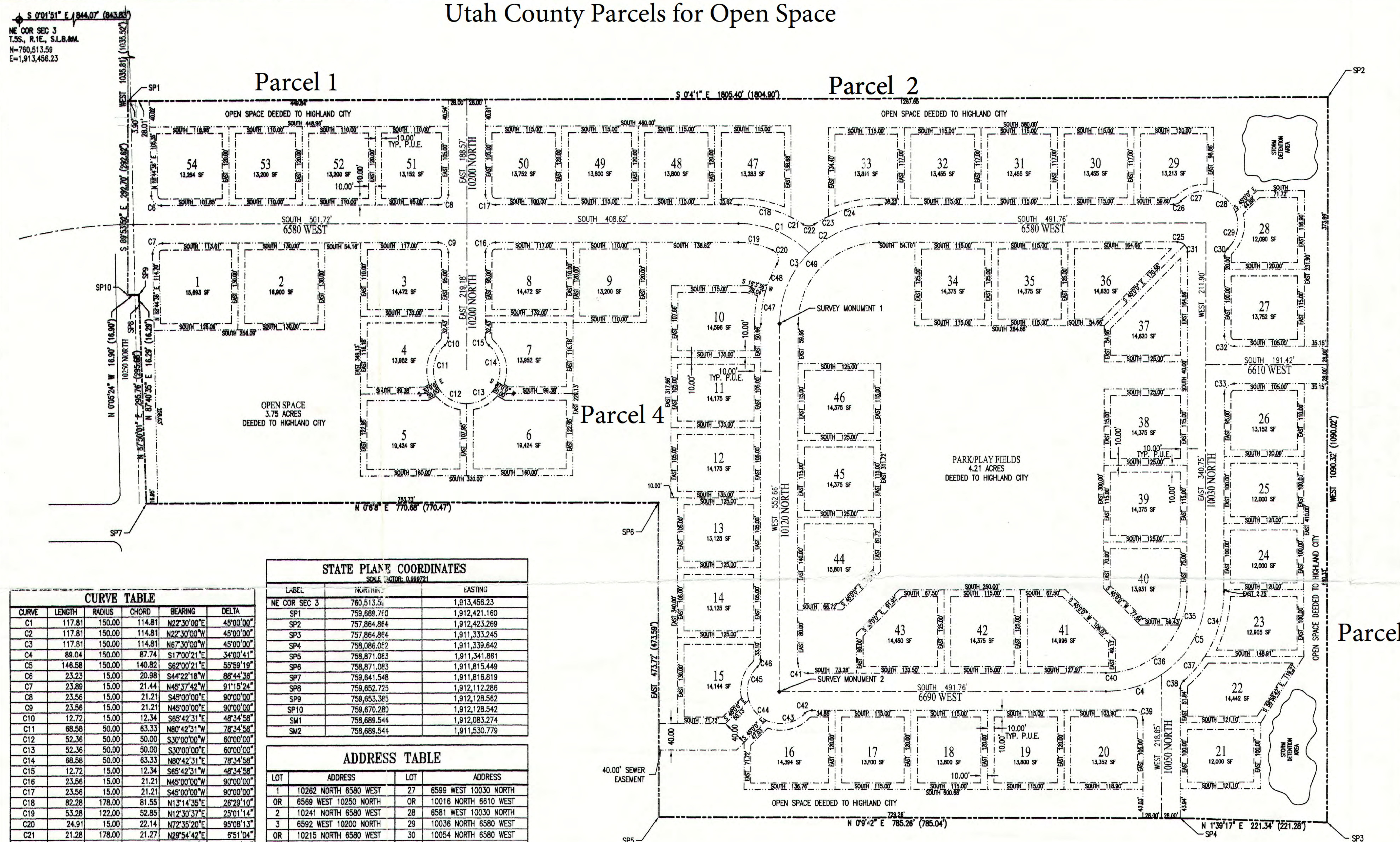
Exception Request Number 2:

Area not eligible to purchase



Breaking Points in narrative =

Utah County Parcels for Open Space



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	117.81	150.00	114.81	N22°30'00"E	45°00'00"
C2	117.81	150.00	114.81	N22°30'00"W	45°00'00"
C3	117.81	150.00	114.81	N67°30'00"W	45°00'00"
C4	89.04	150.00	87.74	S17°00'21"E	34°00'41"
C5	146.58	150.00	140.82	S62°00'21"E	55°59'19"
C6	23.23	15.00	20.98	S44°22'18"W	88°44'36"
C7	23.89	15.00	21.44	N45°37'42"W	91°15'24"
C8	23.56	15.00	21.21	S45°00'00"E	90°00'00"
C9	23.56	15.00	21.21	N45°00'00"E	90°00'00"
C10	12.72	15.00	12.34	S65°42'31"E	48°34'58"
C11	68.58	50.00	63.33	N80°42'31"W	78°34'58"
C12	52.36	50.00	50.00	S30°00'00"W	60°00'00"
C13	52.36	50.00	50.00	S30°00'00"E	60°00'00"
C14	68.58	50.00	63.33	N80°42'31"E	78°34'58"
C15	12.72	15.00	12.34	S65°42'31"W	48°34'58"
C16	23.56	15.00	21.21	N45°00'00"W	90°00'00"
C17	23.56	15.00	21.21	S45°00'00"W	90°00'00"
C18	82.28	178.00	81.55	N13°14'35"E	26°29'10"
C19	53.28	122.00	52.85	N12°30'37"E	25°01'14"
C20	24.91	15.00	22.14	N72°35'20"E	95°08'13"
C21	21.28	178.00	21.27	N29°54'42"E	6°51'04"
C22	17.46	15.00	16.49	S00°00'00"W	66°40'28"
C23	24.22	178.00	24.20	N29°26'22"W	7°47'44"
C24	79.35	178.00	78.69	N12°46'15"W	25°32'30"
C25	11.78	15.00	11.48	N22°30'00"E	45°00'00"
C26	12.09	15.00	11.77	S23°05'36"E	46°11'13"
C27	53.97	50.00	51.39	N15°15'53"W	61°50'39"
C28	46.18	50.00	44.56	N42°07'04"E	52°55'15"
C29	59.00	50.00	55.64	S77°37'03"E	67°36'32"
C30	12.09	15.00	11.77	N66°54'24"W	46°11'13"
C31	11.78	15.00	11.48	N67°30'00"E	45°00'00"
C32	23.56	15.00	21.21	S45°00'00"W	90°00'00"
C33	23.56	15.00	21.21	N45°00'00"W	90°00'00"
C34	102.88	178.00	101.46	S73°26'31"E	33°06'59"
C35	51.41	122.00	51.03	S77°55'41"E	24°08'38"
C36	125.67	122.00	120.18	S36°20'50"E	59°01'04"
C37	49.00	178.00	48.84	S48°59'52"E	15°46'18"
C38	12.80	15.00	12.41	N65°33'21"W	48°53'17"
C39	23.56	15.00	21.21	N45°00'00"E	90°00'00"
C40	14.56	122.00	14.55	S03°25'09"E	6°50'18"
C41	23.56	15.00	21.21	S45°00'00"W	90°00'00"
C42	12.09	15.00	11.77	N23°05'36"W	46°11'13"
C43	62.80	50.00	58.75	S10°12'23"E	71°57'41"
C44	41.28	50.00	40.12	S49°25'39"W	47°18'22"
C45	55.07	50.00	52.33	N75°21'59"W	63°06'23"
C46	12.09	15.00	11.77	S66°54'24"E	46°11'13"
C47	49.89	178.00	49.73	N81°58'12"W	16°03'36"
C48	43.80	178.00	43.69	N66°53'29"W	14°05'51"
C49	191.64	122.00	172.53	N45°00'00"W	90°00'00"

STATE PLANE COORDINATES

SCALE FACTOR: 0.999721

LABEL	NORTHING	EASTING
NE COR SEC 3	760,513.59	1,913,456.23
SP1	759,669.760	1,912,421.160
SP2	757,864.864	1,912,423.269
SP3	757,864.864	1,911,333.245
SP4	758,086.052	1,911,339.642
SP5	758,871.083	1,911,341.861
SP6	758,871.083	1,911,815.449
SP7	759,641.548	1,911,816.819
SP8	759,652.725	1,912,112.286
SP9	759,653.385	1,912,128.562
SP10	759,670.280	1,912,128.542
SM1	758,689.544	1,912,083.274
SM2	758,689.544	1,911,530.779

ADDRESS TABLE

LOT	ADDRESS	LOT	ADDRESS
1	10262 NORTH 6580 WEST	27	6599 WEST 10030 NORTH
OR	6569 WEST 10250 NORTH	OR	10016 NORTH 6610 WEST
2	10241 NORTH 6580 WEST	28	6581 WEST 10030 NORTH
3	6592 WEST 10200 NORTH	29	10036 NORTH 6580 WEST
OR	10215 NORTH 6580 WEST	30	10054 NORTH 6580 WEST
4	6608 WEST 10200 NORTH	31	10072 NORTH 6580 WEST
5	6628 WEST 10200 NORTH	32	10082 NORTH 6580 WEST
6	6627 WEST 10200 NORTH	33	10102 NORTH 6580 WEST
7	6609 WEST 10200 NORTH	34	10087 NORTH 6580 WEST
8	6593 WEST 10200 NORTH	35	10071 NORTH 6580 WEST
OR	10185 NORTH 6580 WEST	36	10053 NORTH 6580 WEST
9	10167 NORTH 6580 WEST	37	6602 WEST 10030 NORTH
10	6622 WEST ~~10200~~ NORTH 10120	38	6632 WEST 10030 NORTH
11	6618 WEST 10120 NORTH	39	6648 WEST 10030 NORTH
12	6634 WEST 10120 NORTH	40	6664 WEST 10030 NORTH
13	6654 WEST 10120 NORTH	41	10062 NORTH 6690 WEST
14	5852 WEST 11200 NORTH	42	10078 NORTH 6690 WEST
15	6686 WEST 10120 NORTH	43	10098 NORTH 6690 WEST
16	10117 NORTH 6690 WEST	44	6657 WEST 10120 NORTH
17	10099 NORTH 6690 WEST	45	6637 WEST 10120 NORTH
18	10089 NORTH 6690 WEST	46	6621 WEST 10120 NORTH
19	10071 NORTH 6690 WEST	47	10126 NORTH 6580 WEST
20	10053 NORTH 6690 WEST	48	10142 NORTH 6580 WEST
OR	6702 WEST 10040 NORTH	49	10168 NORTH 6580 WEST
21	6705 WEST 10040 NORTH	50	10184 NORTH 6580 WEST
22	6689 WEST 10040 NORTH	OR	6567 WEST 10200 NORTH
23	6675 WEST 10030 NORTH	51	10212 NORTH 6580 WEST
24	6659 WEST 10030 NORTH	OR	6566 WEST 10200 NORTH
25	6643 WEST 10030 NORTH	52	10228 NORTH 6580 WEST
26	6627 WEST 10030 NORTH	53	10236 ~~10246~~ NORTH 6580 WEST
OR	10017 NORTH 6610 WEST	54	10248 ~~10262~~ NORTH 6580 WEST
		OR	6567 WEST 10250 NORTH

10236 N
10248N

all changes on small copy

8785-100

SCALE 1"=80'

HIGHLAND CITY WATER COMPANY

APPROVED AS TO FORM THIS ______ DAY OF ______ A.D., 20____

____

NOTES

1. PUBLIC USE OF OPEN SPACE, PARKS, & TRAILS IS ALLOWED.
2. AS OF AUGUST 2000 THERE IS AN ACTIVE MINK OPERATION NORTH-WEST OF THIS PLAT. BUYERS NEED TO BEWARE THERE MAY BE ODORS & SOUNDS THAT MAY BE OBJECTIONABLE TO RESIDENTIAL USES.
3. BUYERS OF LOTS 5, 6, 13-15 ARE ADVISED OF LIGHTING RESTRICTIONS FOR THESE LOTS NEXT TO ACTIVE MINK OPERATION.

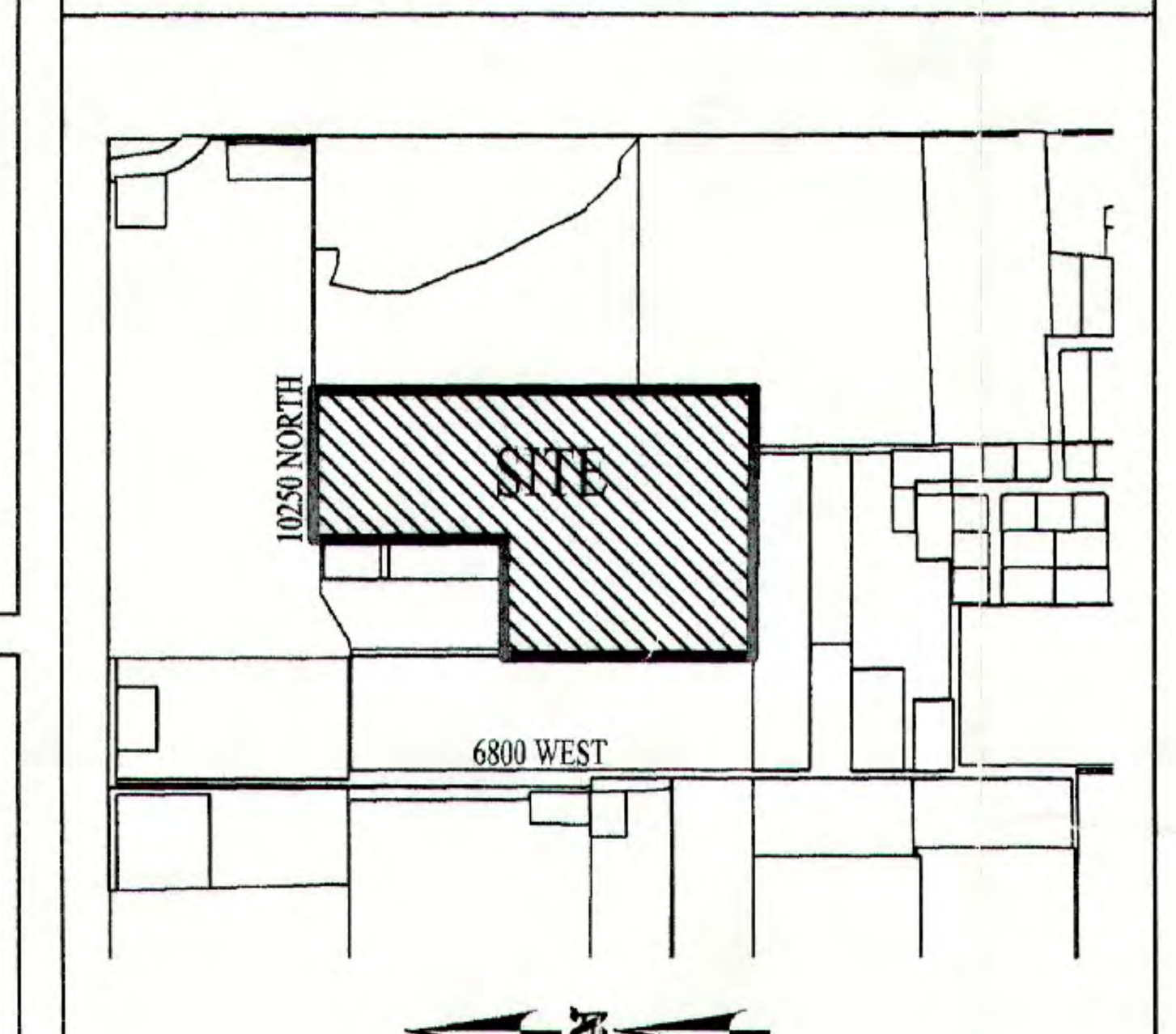
APPROVAL AS TO FORM

APPROVED AS TO FORM THIS ______ DAY OF ______ A.D., 20____

____
CITY ATTORNEY

VICINITY SKETCH

SCALE: 1"=1000'



DEVPLAT 12 OCT 2000

SURVEYOR'S CERTIFICATE

I, *David V. Thomas*, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. *163947* 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, 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.

Oct. 12, 2000 — DATE
David V. Thomas — SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINING AT A POINT WHICH IS S 0°01'51" E 844.07 FEET AND WEST 1035.81 FEET FROM THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

RUNNING THENCE S 0°04'01" E 1805.40 FEET; THENCE WEST 1090.32 FEET; THENCE N 1°39'17" E 221.34 FEET; THENCE N 0°09'42"E 785.26 FEET; THENCE EAST 473.72 FEET: THENCE N 0°06'08" E 770.68 FEET; THENCE N 87°50'01" E 295.76 FEET; THENCE N 87°40'35" E 16.29 FEET; THENCE N 0°05'24" W 16.90 FEET; THENCE S 89°53'52" E 292.70 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 35.98 ACRES
BASIS OF BEARING = STATE PLANE COORDINATES

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT WE, ALL 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, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AS INDICATED FOR PERPETUAL USE OF THE PUBLIC, AND THE EASEMENTS AS PUBLIC UTILITY EASEMENTS.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS *17*

DAY OF *OCTOBER*, A.D. 20*00*

J.D.D. Investments, L.C.

by [signature]
V.A. Deverian Manager

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH

ON THE *17th* DAY OF *October*, A.D. 20*00* PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES *9/17/2002* — *[signature]* NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF HIGHLAND CITY COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS *18th* DAY OF *July*, A.D. 20*00*

Jess Adamson MAYOR

APPROVED *Boyd A. Wilson* CITY ENGINEER (SEE SEAL BELOW)
ATTEST *[signature]* CLERK-RECORDER (SEE SEAL BELOW)

SEC.3,T5S,R1E, TU045

PLANNING COMMISSION APPROVAL

APPROVED THIS *27th* DAY OF *June*, A.D. 20*00* BY THE HIGHLAND CITY CITY PLANNING COMMISSION

Barry Edwards DIRECTOR - SECRETARY
Steven Paul Draper CHAIRMAN, PLANNING COMMISSION

PLAT

WIMBLETON

ENT 82820:2000 Map # 8785
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2000 Oct 20 9:43 am FEE 84.00 BY ML
RECORDED FOR HIGHLAND CITY

LOCATED IN THE NE 1/4 OF SECTION 3, T5S, R1E, SLB&M

SUBDIVISION HIGHLAND CITY, UTAH COUNTY, STATE OF UTAH

SCALE: 1" = 80 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
REGISTERED LAND SURVEYOR No. 163947 DAVID V. THOMAS STATE OF UTAH	NOTARY PUBLIC • STATE of UTAH ... N. JENSEN 5378 WEST 10400 NORTH HIGHLAND UT 84003 COMM. EXP. 9-17-2002	HIGHLAND CITY CITY ENGINEER STATE OF UTAH	HIGHLAND CITY CORPORATE SEAL STATE OF UTAH

home/robynh/subs/055/wimbleton.2

Exception Request Number 3:

Area to Purchase



Open Space Maintenance Area

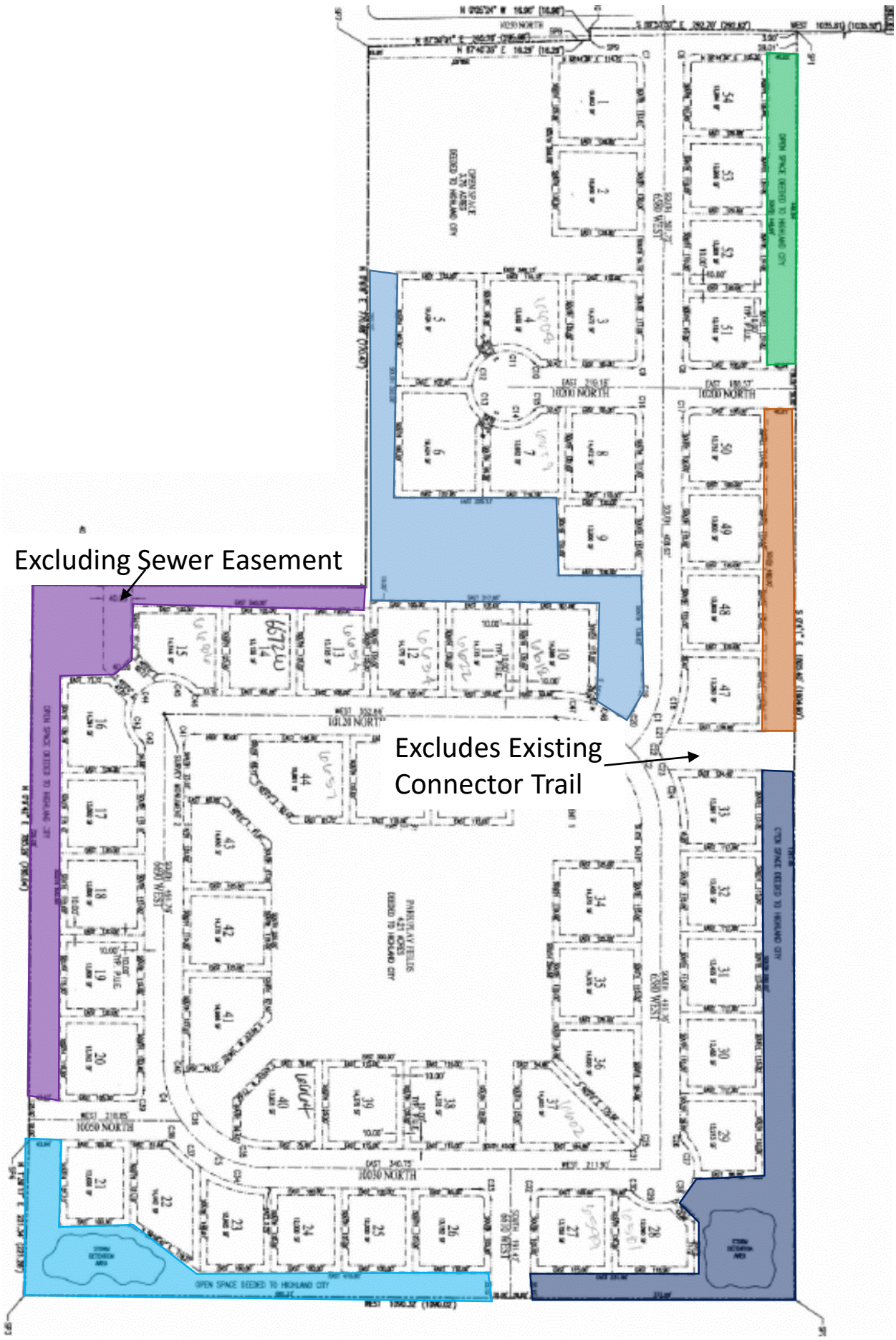
Purchase Price
Based on Appraisal

The applicant is proposing that the purchase price for the land adjacent to Lots 5, 6, 15, 21, and 28 as shown be determined by an appraisal.



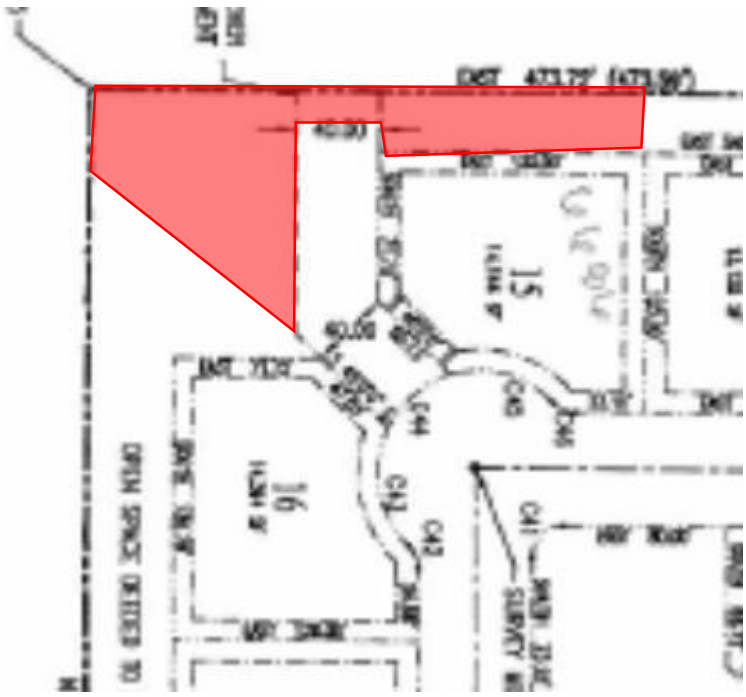
Phased Purchasing
Section 12.30.090.B and 12.32.090.B Compliance

Each colored area represents the purchase area. If all of the property is not purchased in the area then none of the property can be purchased.



Lot 15 Proposed Purchase

Applicant is proposing to purchase a small portion of the sewer easement to allow the owner of Lot 15 to buy the property to the west of the sewer easement. This would solve the issue of creating an illegal lot. The width of the land across the sewer easement would be determined by the City.



AGENDA NEXT

HIGHLAND CITY

CITY COUNCILAGENDA REPORT
ITEM #9

DATE: December 3, 2019

TO: Honorable Mayor and City Council Members

FROM: Tara Tannahill
Planner & GIS Analyst

SUBJECT: **ACTION AND ORDINANCE** – A request by Andrew Patterson for a Site Plan approval and Conditional Use permit of flex office buildings located in the Professional Office Zone south of 11251 N. Sunset Drive (SP-19-02 and CU-19-02) *Administrative*

PURPOSE:

The City Council will consider a request by Andrew Patterson for Site Plan and Conditional Use Permit approval for a two flex office buildings located at 11251 N. Sunset Drive. The Council will take appropriate action.

PRIOR REVIEW:

The City Council held a public meeting on August 6, 2019 and voted 3 to 1 to continue the item to have staff address questions that the Council had.

Based upon Council and resident input the applicant has revised the site plan and architecture as follows:

- The overall square footage has been reduced to by 20% from 20,064 sqft to 18,696 sqft.
- The architecture has been changed to be more "residential".
- Instead of one building there are now two different buildings of 9, 348 sqft each.

The revisions have been presented to the surrounding residents.

BACKGROUND:

Professional Office District:

The PO District was approved in 2003. The zone was drafted to accommodate the storage facility and a number of professional office buildings along Highland Boulevard. A Development Agreement was also approved in 2003. A specific site plan was included as part of the approval. There have been a few amendments to the PO District since the original approval. These amendments related to assisted living facilities and changes to the site plan.

Section 3-4902.7 Conditional Uses states:
7) Any other conditional or other types of professional services which the Planning Commission and City Council determine to be compatible with the intent of the zone.

Section 3-4903.1 Prohibited Uses States:
1) Determination of Use – Whenever a use has not specifically been identified in the foregoing classification, it shall be the duty of the City Planning Commission to determine if said use:
(a) Is consistent with the intended us of the PO Zone; and
(b) Is compatible with the other listed uses; and
(c) Is compatible with the uses of adjacent properties.

Table 3-47A was adopted as part of the Town Center Overlay District. As it was adopted as part of the Town Center Overlay District it has only been used for this District and has not been used for any other District in the City.

In the Professional Office (P.O Zone) District the City Council is the approval body for a site plan and conditional use permit, after receiving a recommendation from the Planning Commission. The Planning Commission is the approval body for the architectural review.

Conditional Uses:
Conditional uses are uses that are meant to give limited flexibility in the review of an application. In Highland, the Planning Commission makes a recommendation to the City Council. A conditional use is regulated by the following standards:

Utah State Code 10-9a-507. Conditional Uses.
(1) A land use ordinance may include conditional uses and provisions for conditional uses that require compliance with standards set forth in an applicable ordinance.
(2)
(a) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.
(b) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

If a use is allowed as a conditional use it is assumed that the use is desirable but that it may require an extra level of review. Denial must be based on some factor unique to the proposed location that renders the potential negative effects of the proposed use beyond mitigation. Mitigation means to temper or reduce the negative aspects, not eliminate them.

The action taken in response to an application must be supported by substantial evidence in the record. Substantial evidence is evidence that is relevant and credible. To be relevant, it must relate to the standards in the ordinance. To be credible it must be objective and independent.

SUMMARY OF THE REQUEST:

1. The property is located approximately at 11251 North Sunset Drive and is 2.13 acres. The petitioner does not have any tenants at this time

2. The applicant is requesting site plan, architectural plan, and conditional use permit approval for a 18,696 square foot office warehouse building. The building will be broken up into two buildings with an 8' gap between the two buildings. This is different compared to the original plan reviewed by City Council on August 6, 2019.

3. The overall building size was reduced by 20%, but the building is in the same location and has a similar building footprint compared to the original submission dated January 23, 2019. In order to accommodate the gap between the buildings the applicant removed one unit from the original site plan.

4. The applicant also changed the architecture on the outside of the building to include pitched roofs, stone veneer, brick, and stucco siding.

5. Vehicular access will be provided from sunset drive and a shared road with church of Jesus Christ of Latter-Day Saints and an undeveloped lot by Meadowbrook Land, LLC on the east. The site will also provide cross access to the storage facility to the north. Access to the storage facility is also available through Highland Hideaway Storage's main entrance.

6. The loading will be in the back of the facility are ground level, intended to allow FedEx or other deliver trucks.

7. Access to the property is from sunset drive and a shared driveway with the property owners to the east.

8. There are 46 parking stalls provided with two designated handicap parking stalls.

9. Hours of operation will be 8:00 am to 6:00 pm Monday through Saturday. Number of employees is unknown at this time.

CITIZEN PARTICIPATION:

The meeting notification sign was posted on the property December 28, 2019 and the neighborhood meeting was held on January 8, 2019. One resident attended the meeting

and seventeen written correspondences have been received not in favor of the project.

Notice of the Planning Commission meeting was published in the Daily Herald on January 13, 2019 and posted on the state website January 10, 2019. Notification of the public hearing associated with this meeting was mailed to all property owners within 500 feet of the proposed site on January 15, 2019. Staff has received 29 emails in opposition of the project (Attachment 3).

Notification is not required for the City Council meeting.

REQUIRED FINDINGS:

The City Council must determine that the proposed use meets three findings prior to granting a Conditional Use Permit. The burden of proof rests with the applicant. Each finding is presented below along with staff's analysis.

1. **The use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity.**

The property to the north and west is zoned PO and is the existing storage facility. The property to the south is also zoned PO and is vacant. The property has been approved for non-residential uses. The property on the east side of Highland Boulevard is zoned R-1-40 and has been developed as single family homes. The proposed use will be a minimum of 125 feet from an existing residential home. The proposed use is compatible with the surrounding land uses.

2. **The use complies with all applicable regulations in the Development Code.**

The Development Code allows uses in the PO District that are not specifically listed if it is determined that the proposed use is compatible with the intent of the zone.

The site plan provides adequate access and onsite circulation for the proposed use. There are 46 parking stalls provided. The Development Code requires 20.

A landscape plan has been submitted showing a minimum of 35% landscaping. No landscaping was demonstrated on the median on Highland Blvd. A stipulation has been included to address this issue.

The proposed architecture includes the elements required in Section 3-4922 of the Development Code. Materials include stone veneer, brick, and stucco with pitched roofs.

All lighting meets the requirements of Section 3-4915 of the Development Code.

All utility and mechanical equipment is required to be screened from view and the updated architecture demonstrates this.

The building height is a maximum of 35 feet. Due to the topography of the site the height will be lower if measured from Highland Boulevard. The height meets the requirement of Section 3-4907 of the Development Code.

There is an existing 40-foot water line easement that runs through the property from north to south. This limits the types of improvements that can be constructed.

The site plan is being reviewed by the Fire Marshall. The Fire Marshall is requesting that the northern driveway be extended to allow full turning movements for emergency vehicles. A stipulation has been included to address compliance with any issues.

3. **Conditions are imposed to mitigate any detrimental effects.**

Draft stipulations have been included to ensure compliance with the Development Code.

CONCLUSION:

The proposed use appears to meet the required findings for approval.

PLANNING COMMISSION ACTION:

The Planning Commission held a public hearing on June 25, 2019. There were multiple comments not in favor and one in favor from the public regarding the proposal. Comments from the residents not in favor involved the architecture, increased traffic from the site, and intended use. The Commission voted 5-1 to recommend denial of the site plan and conditional use permit based on the following findings:

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
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.

FISCAL IMPACT:

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

RECOMMENDATION:

Staff recommends that the City Council accept the finding and **APPROVE** the conditional use permit and **ADOPT** ordinance amending the site plan subject to the following stipulations are recommended by staff:

1. Development of the site shall comply with the site plan January 23, 2019 and building elevations and floor dated November 21, 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.

PROPOSED MOTION:

I move that the City Council accept the findings and **APPROVE** the conditional use permit and **ADOPT** the ordinance approving the site plan for cases CU-19-02 and SP-19-02 subject to the four stipulations recommended by staff.

ALTERNATIVE MOTION:

I move that the City Council **DENY** case SP-19-02 and CU-19-02 based on the following findings: (The Council will need to draft appropriate findings.)

ATTACHMENTS:

1. Ordinance
2. Vicinity Map
3. Project narrative
4. Letters from citizens
5. 2003 Development Agreement Site Plan
6. November 21, 2019 Architecture Elevation and updated Site Plan
7. Proposed site plan dated January 23, 2019
8. Planning Commission Meeting Minutes from April 30, 2019 and July 9, 2019.

ATTACHMENT 1

ORDINANCE NO. O-2019-XX

AN ORDINANCE OF THE HIGHLAND CITY COUNCIL AMENDING PROFESSIONAL OFFICE SITE PLAN, LANDSCAPE PLAN, AND ARCHITECTURAL PLAN AS SHOWN FILENAME SP-19-02

WHEREAS, all due and proper notices of public meetings on this Ordinance held before the Highland City Council (the "City Council") were given in the time, form, substance and manner provided by Utah Code; and

WHEREAS, the City Council held a public meeting on this Ordinance on August 6, 2019.

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

SECTION 1. That Professional Office Site Plan is amended as shown on Exhibit A in filename SP-19-02 incorporated herein by reference subject to the following stipulations:

1. Development of the site shall comply with the site plan January 23, 2019 and building elevations and floor dated November 21, 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.

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 become effective 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, December 3, 2019.

HIGHLAND CITY, UTAH

_____
Rodney W. Mann, Mayor

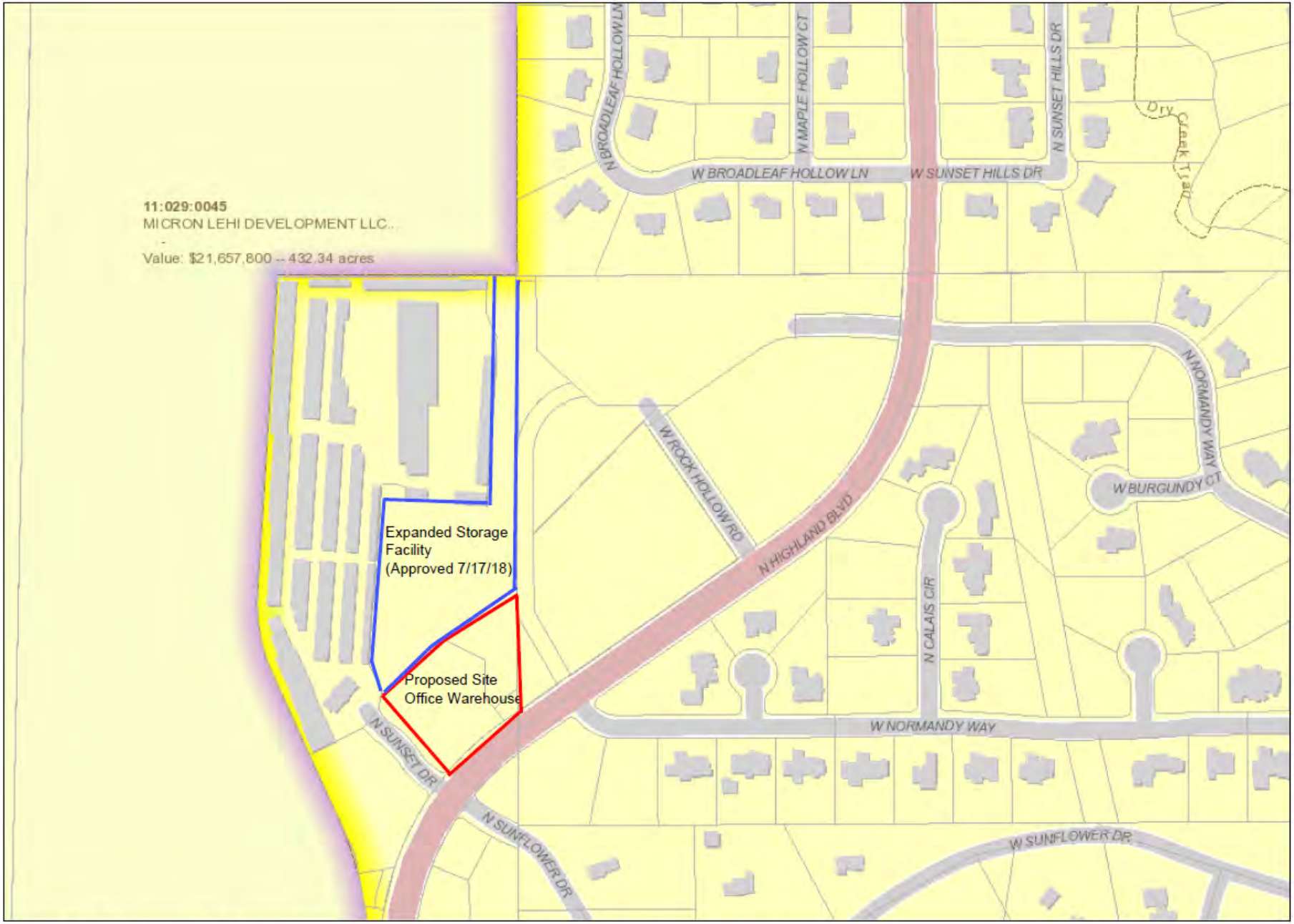
ATTEST:

_____
Cindy Quick, City Recorder

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

EXHIBIT A

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: 1/24/2019

N

Attachment 3:

berg CIVIL ENGINEERING
11038 N Highland Blvd
Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677
ken@bergcivil.com

Project Narrative

01/02/2019

To: Highland City

From: Ken Berg, P.E., Berg Civil Engineering

Subject: Highland Office and Warehouse Park

Proposed Use

Highland Office and Warehouse Park is project is comprised of several adjacent office warehouses. These office warehouses can be used for a variety of companies. Some uses include but are not limited to the following: Dance studio, Daycare Center, Mom and Pop shop and other small businesses. The exact use of each office warehouse may vary slightly from the next but will be consistent with the General Plan and compliant with the Development Code and other city codes and regulations.

Consistency with the General Plan

The general plan currently shows this area to be Professional Office. The proposed use meets this requirement.

Development Code Compliance

Based upon Article 4.9 Professional Office ("P.O.") Zone, allows for the following:

(1) Professional offices and services including but not limited to: architects, engineers, contractors, real estate offices, property managers, and mortgage and title offices.
(2) Financial or legal offices consisting of but not limited to: banks, insurance offices, and law or accounting offices.
(3) Medically related offices/services consisting of but not limited to: doctor's office, dentist's office, pharmacy, physical therapy, optometrists, chiropractors, counselors, and psychiatrists.
(4) Other types of Professional Services including but not limited to: information technology services, marketing, travel and employment agencies, journalists, collection agencies, educational services, music studios, photography studios, churches, colleges & schools (academic, pre-schools, special education, indoor instruction only).
(5) Art and craft galleries, and studios for the teaching of arts and crafts.
(6) Any other conditional uses or other types of professional services which the Planning Commission and City Council determine to be compatible with the intent of the Zone.

Based upon Article 3-4905 allows for the following:

Coverage of a site by a building shall not exceed thirty (30) percent.

Total project size	23 ac	100%
Storage & Office Buildings	6.90 ac	30%

All site plan configurations, landscaping and/or natural open space shall occupy no less than thirty-five percent (35%)

As per the Open Space Table in the attached Overall Master Plan for the overall project the total project as able to maintain the required 35% open space required by the zone.

General Compatibility of proposed use with adjacent property

The proposed addition is located centrally in the existing Professional Office (PO) Zone. This addition will be surrounded on the West and North by existing storage sheds, and by the East and South by future professional office buildings. The proposed use is compatible with its surroundings.

Site the building design with exterior lighting

The proposed buildings will be similar to the existing buildings as shown in the attached colored elevations. The exterior lighting will be minimized with downward directed lighting.

Ingress and Egress

The proposed addition will be accessed from Sunset Drive and a new driveway to the East. No additional roadway access points along Highland Blvd are proposed. The site has been designed to allow for emergency vehicles to turn within the site as shown on the site plan.

Pedestrian and alternative vehicles

No pedestrian or alternative vehicle improvements are proposed for this storage shed site.

Volume and character of traffic

Using the Institute of Transportation Engineers, Trip Generation, 10th Edition, the land use code of 130 – Industrial Park was used to identify the Peak PM trips associated with this land use (20,000 sf of Flex Warehouse) = 8 PM Peak Hour Trips.

Impact of public services

Water & sewer connections for each unit are proposed for the site. A common landscape connection is proposed for the common landscaping. There will be no impacts to surrounding schools or recreation facilities.

Screening and buffering

A 21 foot landscaping buffer along Highland Blvd is required and is shown on the site plan.

Proposed outdoor activities or storage

No outdoor storage activities allowed.

Hours of operation

Office Hours

Sunday	Closed
Monday - Saturday	8:00 AM - 6:00 PM

Number of employees

Number of employees is unknown at this time. The number of parking spaces is based upon typical office requirements.

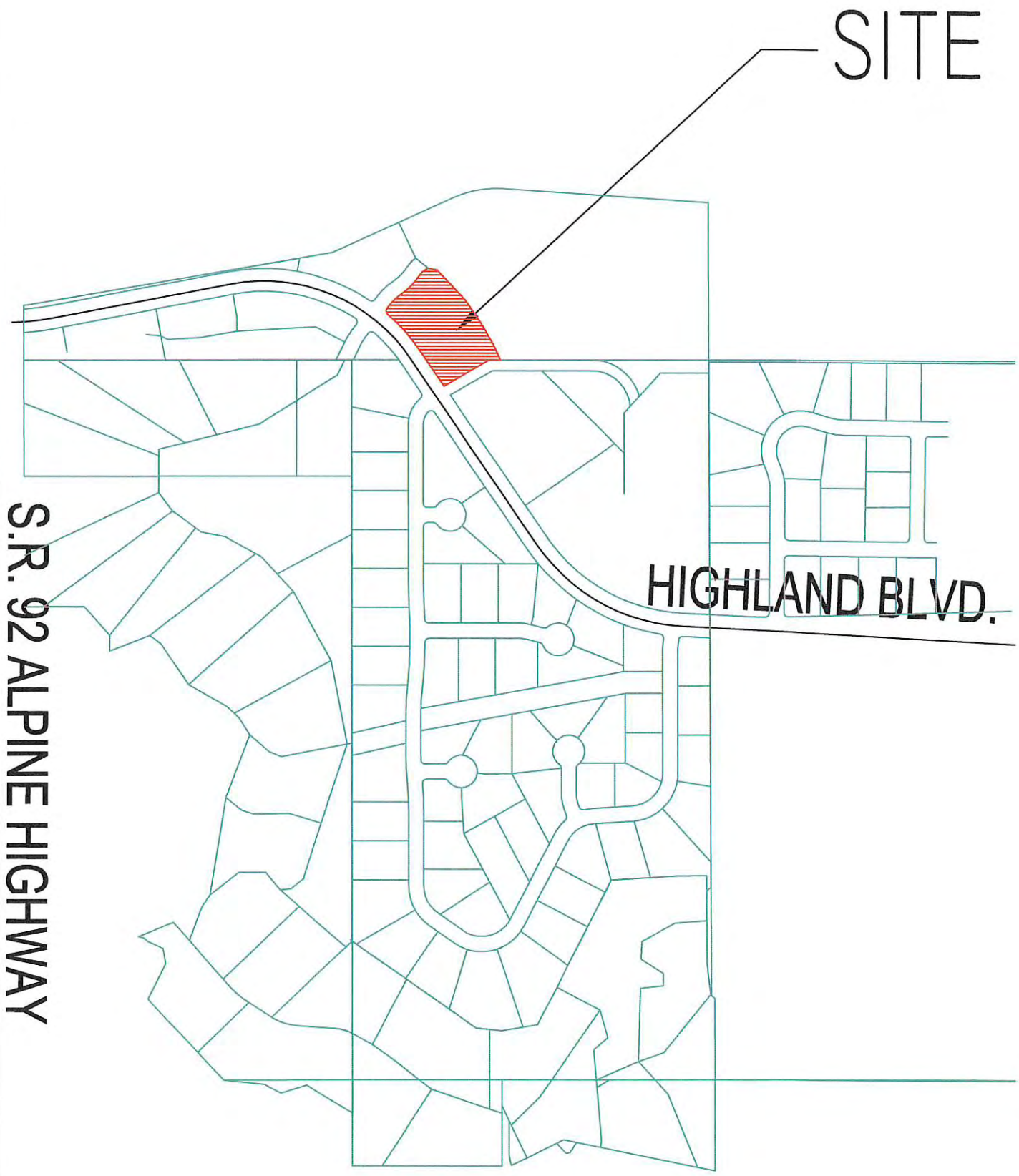
Noise, smoke, odor, dust, vibration, or illumination created by the proposed use.

After construction, there will be low to no impacts of noise, smoke, odor, dust, vibration or illumination created by the storage sheds.

Regards,

Ken R. Berg, PE

MICRON



Attachment 4:

Date: November 27, 2019

Subject: Email Correspondence

Email from Melinda Ashton dated January 23, 2019:

My name is Melinda Ashton and I live in the Country French Development. I agree with the following letter written by Jamie Frischknecht.

To whom it may concern,

I am a resident of Highland city, and I live in the Ivory Homes development on the west side of Highland Boulevard. I want to add my voice to that of many other residents in opposition to the development of the Patterson warehouse building. I have looked up the Zoning Requirements for Professional Offices built in Highland City stated in Chapter 3, Article 4.9, Section 3-4901. We expect all development in the Professional Office Zone where the Patterson warehouse is proposed to be built to adhere to the primary intent and purpose of the Zone. I have copied this information from the code:

(2) The overall intent of these regulations is to establish a standard for professional office and storage facility development and maintenance which:

(a) Promotes the overall functionality, safety and visual attractiveness of professional office buildings, storage facilities, accompanying substructures, and surrounding landscape;

(b) Promotes architecture with a residential flavor;

(c) Promotes development which works in harmony with the open, rural atmosphere of Highland City;

(d) Prevents the erection of buildings or substructures with an industrial or a pre-fabricated appearance; HIGHLAND CITY DEVELOPMENT CODE 9-Jan-14 - 143 – and; . . . .

The current proposal for the warehouse does not fit these requirements. To comply with the required "visual attractiveness" and work with "the harmony" of the "open rural atmosphere of Highland City" and prevent an "industrial appearance", the proposal will need some major adjustments. If the building is approved, Patterson will need to take on the additional cost to give the building a residential façade that matches our neighborhood, similar to that of the current Patterson building and the Highland Hideaway Storage. While we appreciate proposals of a sidewalk, tree-lined park strip, and retaining wall, we expect the building to follow the zoning guidelines of Highland City. The building cannot have an industrial appearance. We live in a nice neighborhood that does not include warehouses and industrial buildings. These type of buildings need to be built in industrial areas.

We have an additional concern for the number of transportation trucks that will presumable accompany the presence of a warehouse. This will surely increase traffic problems and pedestrian safety in the area.

We ask that you not approve the construction of a warehouse building in our neighborhood. If the building is approved, we expect that it will be built in compliance with Highland city code.

Please consider our concerns as you consider the approval of this building.

Thank you,

Jamie Frischknecht

Email from Amber Gueck dated January 15, 2019:

To whom it may concern,

I live in Highland in an Ivory homes neighborhood off of Highland Blvd. and I'm concerned about the news that Patterson Construction is considering building an office warehouse near the storage units off of Highland Blvd. We chose to move to Highland (from CA) about 4 years ago because we liked the scenery, open space, and the neighborhoods with large lots. We drive past the storage units on Highland Blvd very often and they're not very noticeable, the new church getting built in that area is noticeable, but attractive, and when I picture an office warehouse being built in that same area, I can't imagine that to be attractive, or add to the "welcoming" neighborhood feel. I don't know anything about Patterson Const., but I keep hearing about them in Highland neighborhood/community conversations or emails and I always come away from the dialogue with the impression that Patterson Construction doesn't care what the people LIVING IN the community desire. I hope that the planning commission will take into consideration how an office warehouse being built on land that is the main entrance to our neighborhood will affect the ambiance of our neighborhood in an unattractive way. This would've had an affect on our decision to move here if we had known about it. Thank you for taking the time to read this.

Best regards,

Amber Gueck

Email from Anne Hansen dated January 14, 2019:

Planning Commission:

RE: 11251 N. Sunset Dr / Highland / Highland Hideaway Storage

I do not support the proposal for a Conditional Use Permit for 2.13 acres by Andrew Patterson. This property is at the entrances of Bull River HOA and Country French Estates as well as the entrance to our city. Highland City is predominantly a bedroom community. Placing warehouses adjacent to high end properties will only bring property values down; bring in more truck traffic; excessive congestion to an already congested intersection (entrance to the commuters lane) and potential work activities at night. Please deny this permit.

Thank you for your consideration.

Anne Sward Hansen

Tamarack Dr.

Highland, UT 84003

Email from Cynthia Shaw dated January 16, 2019:

To who it may concern,

My husband and I moved to Highland 2 1/2 years ago after 31 years in Las Vegas. While in Las Vegas, we enjoyed living in Summerlin, a beautifully master-planned community. When we moved to Highland, we were attracted to the city because it had a feeling of being a master-planned community. It appeared family friendly, classy, harmonious and spacious, with lovely architecture. I have just learned that Patterson, the company who developed my subdivision, wants to build an industrial warehouse on the corner of Highland Blvd and Timpanogus Highway. I am vehemently opposed to an industrial-looking building at the entrance of our pleasant little community. To build something like that would be akin to destroying the curb appeal of a house. And I know for a fact that my neighbors object to the project as I do. Please review this plan in light of all of us who would be negatively affect by this unattractive warehouse in our neighborhood.

Sincerely,

Cynthia Shaw

Calais Circle,

Highland, UT 84003

Email from Danielle Bailey dated January 16, 2019:

Hi, my name is Danielle Bailey and I am resident of the country French neighborhood in Highland across from the storage unit facility. We have lived there for 10 years.

I have heard about the proposed plan from Patterson to build warehouses north of the storage units and want to share my opinion as a homeowner.

I am highly against this development. When we moved here, we were assured by several people including realtors, that Highland was a bedroom community and was very particular and protective of that title. To me, that means there would be no industrial or office buildings near our neighborhood.

I am frankly disappointed in the unfinished islands and sidewalks on highland Blvd west of our neighborhood. I thought the Developer was responsible for beautifying that and they have done nothing. To me that is something simple that can be done and makes a big difference.

I am from Southern California with a mother that has served on city council and as mayor of Whittier for several years. She said she is shocked at what some of our streets look like in comparison to the type of neighborhoods they border.

I feel like Patterson seems to do what they feel like doing, and these warehouses would be an extension of that. I've also been told that none of the main guys from Patterson even live in Highland. I feel with multi million dollar homes just a few feet away, the worst thing for property values and beautification,

which would also affect the city would be to build these warehouses. My suggestion would be another development of homes.

I would never move to a neighborhood with existing buildings and I think building the warehouses would

discourage people from moving to the surrounding area, which hurts Highland in the long run.

There is plenty of opportunity to build these warehouses elsewhere. Building homes instead I know would not bring in the same revenue, but it would keep the property values higher in the surrounding areas, which would be beneficial for long term tax revenue.

Please do not let this happen. Keep our community beautiful and accurate to what Highland advertises.

Thank you for your consideration, Danielle Bailey

Email from Emily Norton dated January 14, 2019:

To whom it may concern:

We are from the View Pointe neighborhood and we started the process about a year ago to purchase the open space land behind our homes. There are about 30 homes we have been coordinating with that wish to purchase land. Another street in our neighborhood was able to purchase their land after a few years of working towards it. We had already gotten all of our signatures and application filed and were well on our way to completing the process when we found out about the price change per square foot. This completely blindsided us and we were not properly informed in advance of this change coming down the pike. If we had known, we most assuredly would have sped up our process to make sure we could secure the land at the lower price. The fact is, if we cannot purchase the land at the original $1.40 per square foot we were originally told, all of our homes will withdraw, which could potentially be tens of thousands of dollars. We wanted to inform you that we would like to come speak to you on Monday about the potential of letting us be grandfathered into the previous rate of $1.40, since we were already very close to completing the process. Thank you for your time and we look forward to meeting with you.

Amy Peachey, Emily Norton and

View Pointe Neighbors

Email from Ken & Gloria Williams dated January 16, 2019:

Hello,

In regards to the proposed Patterson Warehouse planned to go in adjacent to the storage units on Highland Blvd, my husband and I are very much opposed to the idea as it will detract significantly from the residents view across Highland Blvd, in addition to detracting from and lessening the value of surrounding homes and neighborhoods. Unless there's the possibility of making it look like the Patterson offices that look like homes on the corner of Highland Blvd and SR92.

Thank you.

Sincerely,

Ken and Gloria Williams

Email from Ivy Tornow dated January 15, 2019:

My family lives in the Country French Estates off of Highland Boulevard. We have been informed that Andrew Patterson has requested a Conditional Use Permit so that he can build a warehouse on Highland Boulevard. We moved to Highland a year and half ago to be in a beautiful residential neighborhood surrounded by an aesthetically pleasing community. When we purchased there were two commercial buildings on Highland Boulevard; Hideaway Storage Units and the office building on the corner of SR 92 and Highland Blvd. We do not need any warehouses in the area. It will decrease the value of our beautiful residential area if people have to drive through a warehouse district on their way to our homes. I ask that Patterson be denied a Conditional Use Permit for this project because it means that it is an exception to the current zone. Please force them to keep Highland aesthetically pleasing as it currently is. If we allow one warehouse to be built then it sets a standard for others to be built and devalue our neighborhood.

Highland is a fabulous community and we want to keep it a special place to live and raise our families. Thank you for holding fast on the current zoning to keep it that way.

Sincerely,

Ivy Tornow

Email from Janet Eyring dated January 10, 2019:

To Whom It May Concern:

I am a concerned resident at 6727 W. Spring Hollow Lane, Highland who is opposed to the Pattersons' building an office warehouse on Highland Blvd. next to the Hideaway Storage Units. There are several concerns I have about this project. First the height of the buildings and the commercial look of the buildings do not fit into the “look and feel” of the surrounding neighborhoods. If the plans could be altered to sink the building and surround it with trees, this would greatly improve the appearance of the structure and help reduce noise and tone down lighting. Highland Blvd. is the entrance to 3 communities: Bull River, Country French, and Dry Creek, all of which are trying to maintain a residential versus commercial feel. I hope new plans can be drawn up which address some of these issues I have mentioned. I plan to attend the meeting on January 29 to further voice my opinion on this issue.

Sincerely,

Dr. Janet Eyring

Email from Jenelle Cox dated January 9, 2019:

To whom it may concern,

We as residents of Highland are concerned about the proposed building on Highland Blvd. next to the storage units. We moved here and built high-end homes in a bedroom community for peace and beauty.

Everywhere we turn building is going on. It is unfortunate that the developers cannot see the value of having beautiful neighborhoods kept away from industry and commercial buildings. Isn't there enough office warehouses being built all along the freeway? It is overdone and becoming an eyesore. Please do not bring that this far into our city and ruin our neighborhoods. It isn't all about money. It is also about lifestyle and raising families in areas untainted by commercialism.

Please care.

Jenelle Cox

Email from Jill Tew dated January 9, 2019:

We've been told Patterson is wanting to build some warehouses on the southwest corner of Highland Blvd near SR- 92. PLEASE do not let them do this! We moved to Highland to get away from the ugly industrial buildings. PLEASE keep our community looking nice. IF commercial buildings have to be built, PLEASE keep them to one level so they don't block the view of the mountains. We do not want to look at ugly buildings every time we leave our homes.

Thank you for preserving our community!

Jill Tew

Email from Johanna Warr dated January 9, 2019:

Hi,

I'm writing to express my concern about the commercial building development that is proposed to happen across the street from my Country French neighborhood. What can I do to voice my opinion and help put a stop to having a 2 story commercial office building go up right there?

Sincerely,

Johanna Warr

Email from Laura Mustard dated January11, 2019:

Thank you for your quick response, Mr. Mayor.

And thank you, Manuel, for your efforts and willingness to speak on behalf of our community in the interest of keeping it beautiful.

Mr. Mayor, while you may not have the regular opportunity to hear directly from members of the community, please know that all of our neighbors at Country French care very deeply about Highland and preserving its beauty. Matters like these are discussed frequently and there are strong feelings about some of the administrative decisions made on our behalf.

Particularly in the case of Patterson development, and please forgive me putting this in easy terms, there is a general feeling that the company is permitted to do whatever it wants. Sometimes to the benefit, other times to the detriment of the larger community aesthetic.

As it relates to this case, Mr. Bueno has raised our collective concerns over use of the land directly outside the entrance to the Country French neighborhood. However, it's more important than that.

We feel this particular space serves as a beautiful welcome to Highland itself, as many people travel up Highland Blvd to the many other well maintained communities up the road. While there has already been development of offices and storage space at the very start of Highland Blvd, it's our hope that a great deal more consideration will be given to preserving some of the beauty that exists. We should all be invested in presenting Highland as the unique and beautiful community it is, placing more importance on Highland Blvd to showcase that beauty.

I've attached Mr. Bueno's previous note that reinforces these points and also offers several ideas on how to address.

Now that the issue has been made visible and appropriately brought to the attention of homeowners, I'd expect you'll hear from more of them - within Country French and beyond.

Perhaps it's worth a larger discussion?

Thanks for your time.

<u>Email from Manuel Bueno dated January10, 2019:</u>

Hello Mayor, Council and Planning Committee. I recently received a letter from Patterson Homes about the proposed Highland Business Park because I live within 500 feet of the property. I attended the Neighborhood Notification Meeting on Tuesday at 6:15 pm. I was the only resident who attended. Wayne and Andrew Patterson presented the information. I am not aware why I was the only resident there. Perhaps this letter was not mailed out to very many people? Perhaps it was the time of day, being just after 6:15 pm?

I appreciate the opportunity to first hear about this project. I did feel like Patterson was wanting to hear concerns. My two initial concerns was the height of the project and the look of it. However, after having time to think about the information I do have more concerns than this.

1) I do not support warehouse space anywhere in Highland and let alone across the street from my home. This gives rise to all types of industrial businesses and large truck traffic which I don't think is conducive to Highland City. My preference would be to add more residential lots and homes there. It

seemed like when I first moved into my home, this subject piece of land was part of a larger piece that was zoned residential. Perhaps when Patterson donated some of the land to the Church they were able to get the remaining parcels zone commercial office? I am not sure but you would likely know the history. If residential cannot be done then something similar such as assisted living or a funeral home would be better. And if that is not possible just plane office would be the last possible resort. No warehouses.

2) For this particular lot I would only do a one story on the street frontage side because that part of the parcel is built up with a large natural dirt berm. If they want something taller such as 20 to 22 feet or two story, you can do that on the back side and have it be walk out, similar to a walk out basement where the front only shows one story but the back shows two. What I am saying here is if you want two stories, you can do that with a basement as story one that has a walkout on the west or back side. This way only the top story sits on top of an already elevated lot for this area.

3) If office or any commercial is done, it should look like residential. If you look at the buildings that Patterson owns such as the office building of the adjacent storage units and the office building(s) on the corner of SR 92 and Highland Blvd, these buildings look more residential. Any additional office building should also have a residential and not a commercial, linear look.

As a side note, Andrew said they would finish the medians in the area while working on this project. I would hope the medians look nice and match the other up the street that have landscaping and not just concrete. You can have good landscaping that uses low water.

To recap: I would propose this property be developed as residential but if not then having it be assisted living or something of that nature be better. Of last resort would be a one story office building on the frontage which has a residential looking facade. And actually, whatever structure appears, having it look residential is best. No warehouses please. No warehouses.

Sincerely, Manuel Bueno, resident.

<u>Email from Michael Tornow dated January 15, 2019:</u>

To whom it may concern:

I know that it's not always easy to deny someone the ability to use their property for commercial use. However, when someone purchases a property in a residential area, they consider the neighborhood before purchasing.

The zoning is done for a certain reason. We have many homes in Highland that are what I would consider "high end." These homes bring in a very nice tax revenue to the city. A warehouse area compared to a residential area is not what should be in this area. Patterson should build their warehouses in an industrial part of town, away from residential. Please consider this when evaluating land use and the esthetic nature of the area. All local residents should have a voice in their his matter.

Thank you,

Dr. Michael Tornow

Email from Monica Wonnacott dated January 14, 2019:

Dear city planning committee and Mayor,

It has come to my attention that Patterson construction has applied for a conditional permit. The permit would allow them to build a warehouse like building just off of Highland Blvd. As a resident of the adjacent neighborhood, country French estates, I have serious concerns about this.

1. Decreasing property values. I have invested a lot of money in building a home where I have in Highland. A large warehouse devalues that property. I bought the land and built where I did only after I had investigated who owned the surrounding land and what the zoning regulations were already in place. Allowing an exception at this point, changes the rules. I would not have built where I did, if I had known warehouse buildings were going in there.

2. Safety. The kind of traffic that pulls in and out of a warehouse office building is very different then a neighborhood. I have small children and I'm concerned about the type and increase traffic pattern. More importantly, when they become driving teenagers, I am worried about a constant flow of trucks in and out of there. I moved from our previous home in Lehi due to a similar situation that ended up causing dozens of trucks up and down our neighborhood street on a daily basis.

3. Esthetics. An office warehouse is an eyesore. I chose my neighborhood because the houses are beautiful and different. How tragic to have to look an office warehouse every time I pull in and out of my neighborhood.

4. Changing the rules. When the area was zoned and development started, all the parties involved were made aware. Making exception for one large developer without considering the opinions and how it affects other people is ethically wrong. Patterson's request is based off the financial best interest of the developer alone. In no way does it benefit the surrounding neighborhoods (ultimately the people who are affected by it).

I urge you to vote NO. Please feel free to contact me if you have further questions.

Thank you,

Monica Wonnacott, MD

Highland resident

Email from Steven Tew dated January 16, 2019:

I am a resident of Highland with my home very near the proposed location of Patterson's proposed warehouse site. I am in the Dry Creek Highlands area and pass that area multiple times daily. I moved to highland to be away from the congestion and feel of commercial development and to have a warehouse complex put up right next to our neighborhood is totally against the reason we built here. Please do what you can to prevent the unchecked development that will take away from the value of highland. If development needs to happen, please have it be in keeping with the neighboring communities - not warehouses.

Thank you, Steven Tew

Email from Vana Olson dated January 15, 2019:

I am opposed to the rezoning and proposal for the property located near the new church building on Highland Blvd. This property should be in keeping with adjacent residential and in keeping with the vision of the founding fathers which is residential on large lots.

Email from Melanie Westcott dated January 16, 2019:

Mayor, Highland City Council, and Planning Commission,

We live in Country French off of Highland Blvd. We are very concerned about Patterson wanting to build a warehouse across the street from our home development. Considering Highland's current status as a quiet bedroom community, I do not see how a warehouse should be allowed in Highland right at the entrance to several beautiful home developments including Country French and several nice communities along Highland Blvd.

Zoned office space should be similar to the office space Patterson has already built on the East side of the entrance to Highland Blvd. These offices look more like homes and enhance the entrance to Highland and Highland Blvd. Truly, I am sad that this space across the street from our development is zoned for offices and not for single family homes. I wish I had known when that zoning took place.

But worse than offices is warehouses!! Warehouses belong on streets like the industrial Geneva road, not Highland Blvd. It is already very frustrating that a storage unit (also better suited to Geneva Road or roads adjacent to the freeway) is on Highland Blvd. Furthermore, having large trucks coming and going to a warehouse on Highland Blvd. would further burden the roads, make them less safe, and add to the eyesore of a warehouse. Additionally, a large warehouse could draw activity that Highland is not accustomed to. As I look at Utah County crime maps, Highland is virtually free of daily crime. The safety of Highland is a major factor contributing to Highland's excellent property values and people's desire to move here with their families. A large warehouse invites opportunities for people with mal-intent to have a silent, remote place for illicit activity where much is unseen and no one is around to notice or hear. Highland does not need to create spaces where more police work will be required--especially not directly across the street from some of Highland's nicest neighborhoods.

Our new church building will also be adjacent to this property. Several teens and children will walk alone to their church to attend weekly activities. A large warehouse adjacent to the church only heightens the worry parents will face as they send their children in the church for these activities on dark weeknights. A warehouse is a great place to watch and hide out for those who could pose a danger to our children, teens, and women.

I implore the mayor, council, and planning committee to keep Highland an inviting, safe, beautiful bedroom community in all your future decisions as you plan Highland's development. Keeping Highland safe and beautiful will keep our property values up which inevitably will leave you, as officials serving our community, with the greatest legacy. Please consider what is best for the future of Highland's residents (those who voted you into office) and not what is most pressing, convenient, and lucrative for developers who constantly come appealingly and incessantly to your inboxes, phones, and meetings.

Thank you for your time,

Lincoln and Melanie Westcott

Email from Jamie Frischnecht dated January 17, 2019:

Dear Councilmen and Mayor Mann,

I am a resident of Highland city, and I live in the Ivory Homes development on the west side of Highland Boulevard. I want to add my voice to that of many other residents in opposition to the development of the Patterson warehouse building. I have looked up the Zoning Requirements for Professional Offices built in Highland City stated in Chapter 3, Article 4.9, Section 3-4901. We expect all development in the Professional Office Zone where the Patterson warehouse is proposed to be built to adhere to the primary intent and purpose of the Zone. I have copied this information from the code:

(2) The overall intent of these regulations is to establish a standard for professional office and storage facility development and maintenance which:

(a) Promotes the overall functionality, safety and visual attractiveness of professional office buildings, storage facilities, accompanying substructures, and surrounding landscape;

(b) Promotes architecture with a residential flavor;

(c) Promotes development which works in harmony with the open, rural atmosphere of Highland City;

(d) Prevents the erection of buildings or substructures with an industrial or a pre-fabricated appearance; HIGHLAND CITY DEVELOPMENT CODE 9-Jan-14 - 143 – and; . . . .

The current proposal for the warehouse does not fit these requirements. To comply with the required "visual attractiveness" and work with "the harmony" of the "open rural atmosphere of Highland City" and prevent an "industrial appearance", the proposal will need some major adjustments. If the building is approved, Patterson will need to take on the additional cost to give the building a residential façade that matches our neighborhood, similar to that of the current Patterson building and the Highland Hideaway Storage. While we appreciate proposals of a sidewalk, tree-lined park strip, and retaining wall, we expect the building to follow the zoning guidelines of Highland City. The building cannot have an industrial appearance. We live in a nice neighborhood that does not include warehouses and industrial buildings. These type of buildings need to be built in industrial areas.

We have an additional concern for the number of transportation trucks that will presumable accompany the presence of a warehouse. This will surely increase traffic problems and pedestrian safety in the area.

We ask that you not approve the construction of a warehouse building in our neighborhood. If the building is approved, we expect that it will be built in compliance with Highland city code.

Please consider our concerns as you consider the approval of this building.

Thank you,

Jamie Frischknecht

Email from Jen Brown dated January 17, 2019:

Dear Councilmen and Mayor Mann,

I am a resident of Highland city, and I live in the Ivory Homes development on the west side of Highland Boulevard. I want to add my voice to that of many other residents in opposition to the development of the Patterson warehouse building. I have looked up the Zoning Requirements for Professional Offices built in Highland City stated in Chapter 3, Article 4.9, Section 3-4901. We expect all development in the Professional Office Zone where the Patterson warehouse is proposed to be built to adhere to the primary intent and purpose of the Zone. I have copied this information from the code:

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We have an additional concern for the number of transportation trucks that will presumable accompany the presence of a warehouse. This will surely increase traffic problems and pedestrian safety in the area.

We ask that you not approve the construction of a warehouse building in our neighborhood. If the building is approved, we expect that it will be built in compliance with Highland city code.

Please consider our concerns as you consider the approval of this building.

Thank you,

Jen Brown

Email from Kayla Springer dated January 17, 2019:

Dear Councilmen and Mayor Mann,

I am a resident of Highland city, and I live in the Ivory Homes development on the west side of Highland Boulevard. I want to add my voice to that of many other residents in opposition to the development of the Patterson warehouse building. I have looked up the Zoning Requirements for Professional Offices built in Highland City stated in Chapter 3, Article 4.9, Section 3-4901. We expect all development in the Professional Office Zone where the Patterson warehouse is proposed to be built to adhere to the primary intent and purpose of the Zone. I have copied this information from the code:

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We ask that you not approve the construction of a warehouse building in our neighborhood. If the building is approved, we expect that it will be built in compliance with Highland city code.

Please consider our concerns as you consider the approval of this building.

Best,

Kayla G Springer

Email from Charisse Chambersv dated January 17, 2019:

Dear Councilmen and Mayor Mann,

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We have an additional concern for the number of transportation trucks that will presumable accompany the presence of a warehouse. This will surely increase traffic problems and pedestrian safety in the area.

We ask that you not approve the construction of a warehouse building in our neighborhood. If the building is approved, we expect that it will be built in compliance with Highland city code.

Please consider our concerns as you consider the approval of this building.

Thank You,

Charisse Chambers

Email from Jan Story dated January 17, 2019:

Dear Councilmen and Mayor Mann,

I am a resident of Highland city, and I live in the Ivory Homes development on the west side of Highland Boulevard. I want to add my voice to that of many other residents in opposition to the development of the Patterson warehouse building. I have looked up the Zoning Requirements for Professional Offices built in Highland City stated in Chapter 3, Article 4.9, Section 3-4901. We expect all development in the Professional Office Zone where the Patterson warehouse is proposed to be built to adhere to the primary intent and purpose of the Zone. I have copied this information from the code:

(2) The overall intent of these regulations is to establish a standard for professional office and storage facility development and maintenance which:

(a) Promotes the overall functionality, safety and visual attractiveness of professional office buildings, storage facilities, accompanying substructures, and surrounding landscape;

(b) Promotes architecture with a residential flavor;

(c) Promotes development which works in harmony with the open, rural atmosphere of Highland City;

(d) Prevents the erection of buildings or substructures with an industrial or a pre-fabricated appearance; HIGHLAND CITY DEVELOPMENT CODE 9-Jan-14 - 143 – and; . . . .

The current proposal for the warehouse does not fit these requirements. To comply with the required "visual attractiveness" and work with "the harmony" of the "open rural atmosphere of Highland City" and prevent an "industrial appearance", the proposal will need some major adjustments. If the building is approved, Patterson will need to take on the additional cost to give the building a residential façade that matches our neighborhood, similar to that of the current Patterson building and the Highland Hideaway Storage. While we appreciate proposals of a sidewalk, tree-lined park strip, and retaining wall, we expect the building to follow the zoning guidelines of Highland City. The building cannot have an industrial appearance. We live in a nice neighborhood that does not include warehouses and industrial buildings. These type of buildings need to be built in industrial areas.

We have an additional concern for the number of transportation trucks that will presumable accompany the presence of a warehouse. This will surely increase traffic problems and pedestrian safety in the area.

We ask that you not approve the construction of a warehouse building in our neighborhood. If the building is approved, we expect that it will be built in compliance with Highland city code.

Please consider our concerns as you consider the approval of this building.

Thank You,

Jan Story

Email from Myrna Dewitt dated January 17, 2019:

Dear Councilmen and Planning Commission Directives,

My husband Scott DeWitt and I, Myrna DeWitt residents of Highland City, fully support Jaime Frischknech's letter below and too oppose to de build out of warehouses on the west side of Highland Boulevard. We would greatly appreciate it if you could please consider our concerns and hear our voices as residents of this beautiful city we all live on before approving anything.

Best Regards,

Myrna DeWitt

Email from Lexi Fenton dated January 17, 2019:

Dear Councilmen,

I am a resident of Highland city, and I live in the Ivory Homes development on the west side of Highland Boulevard. I want to add my voice to that of many other residents in opposition to the development of the Patterson warehouse building. I have looked up the Zoning Requirements for Professional Offices built in Highland City stated in Chapter 3, Article 4.9, Section 3-4901. We expect all development in the Professional Office Zone where the Patterson warehouse is proposed to be built to adhere to the primary intent and purpose of the Zone. I have copied this information from the code:

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We ask that you not approve the construction of a warehouse building in our neighborhood. If the building is approved, we expect that it will be built in compliance with Highland city code.

Please consider our concerns as you consider the approval of this building.

Thanks,

Lexi Fenton

(Maple Hollow Ct. Resident)

Email from Olwen Jewson dated January 17, 2019:

Dear Councilmen,

I am a resident of Highland city, and I live in the Ivory Homes development on the west side of Highland Boulevard. I want to add my voice to that of many other residents in opposition to the development of the Patterson warehouse building. I have looked up the Zoning Requirements for Professional Offices built in Highland City stated in Chapter 3, Article 4.9, Section 3-4901. We expect all development in the Professional Office Zone where the Patterson warehouse is proposed to be built to adhere to the primary intent and purpose of the Zone. I have copied this information from the code:

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We ask that you not approve the construction of a warehouse building in our neighborhood. If the building is approved, we expect that it will be built in compliance with Highland city code.

Please consider our concerns as you consider the approval of this building.

Thanks,

Olwen & Keith Jewson

Email from Anita Fowler dated January 18, 2019:

Dear Councilmen/women,

I am a resident of Highland city, and I live in the Ivory Homes development on the west side of Highland Boulevard. I want to add my voice to that of many other residents in opposition to the development of the Patterson warehouse building. I have looked up the Zoning Requirements for Professional Offices built in Highland City stated in Chapter 3, Article 4.9, Section 3-4901. We expect all development in the Professional Office Zone where the Patterson warehouse is proposed to be built to adhere to the primary intent and purpose of the Zone. I have copied this information from the code:

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Please consider our concerns as you consider the approval of this building.

Thanks,

Anita Fowler

Email from Brooke Sweeney dated January 18, 2019:

Dear Councilmen,

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We ask that you not approve the construction of a warehouse building in our neighborhood. If the building is approved, we expect that it will be built in compliance with Highland city code.

Please consider our concerns as you consider the approval of this building.

Thanks,

Brooke Sweeney

normandy way Highland❤

In speaking with other concerned neighbors they have all shared the concern that the council is to focused on the list of requirements for “conditional use”. This seems to be a common theme in your responses to our concerns.

We realize that this area is zoned for professional offices and the development code ultimately gives the city council and planning commissions flexibility on what they decide is “conditional use.”

While I think it is good for our community to discourage the approval of a warehouse in this area, if the council chooses to allow Patterson’s proposal to fit under the “conditional use” category, you still need to have Patterson comply with the primary use guidelines that are built in Highland’s city code.

This means whatever Patterson’s builds will need to have “architecture with residential flavor” and not an “industrial or pre-fabricated appearance.” The city council and planning commission must enforce that they follow a residential look for these buildings similar to the appearance that was used for the current Patterson building and Highland Hideaway Storage. You can also regulate other factors like height restrictions and curb appeal.

In Chapter 3, Article 4.9, Section 3-4901 it states,

) The overall intent of these regulations is to establish a standard for professional office and storage facility development and maintenance which:

(a) Promotes the overall functionality, safety and visual attractiveness of professional office buildings, storage facilities, accompanying substructures, and surrounding landscape;

(b) Promotes architecture with a residential flavor;

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(d) Prevents the erection of buildings or substructures with an industrial or a pre-fabricated appearance; HIGHLAND CITY DEVELOPMENT CODE 9-Jan-14 - 143 – and; . . . .

Thanks,

Brooke Sweeney

normandy way Highland❤

From: Taylor, Jeff C.
To: Tara Tannahill
Subject: Re: Highland Business Park
Date: Thursday, February 14, 2019 4:31:24 PM

This is very upsetting to me, this is a warehouse building and looks like the side of I15. I was born in Highland and it has always been a city that retains a quality standard above. They built the storage units in a way that is below sight lines with the entrance more like a home. The offices Patterson built down the road are what is expected.

We put more than 1.5 million into a home that will be destroyed by warehouse space across the street. Country French, developed by Patterson, is one of the highest quality neighborhoods in Highland and was sold to buyers as such. Deeply disappointed that anything short of quality residential looking professional buildings would be even considered let alone built. Expectations are easy as they built professional buildings of high quality right down Highland Blvd.

Really nice city's such as Park City Utah do not ever lower standards for very wealthy developers attempting to minimize costs and achieve high rent. I assure you Patterson can afford to build quality residential professional buildings as they did before and already set expectations for all of us.

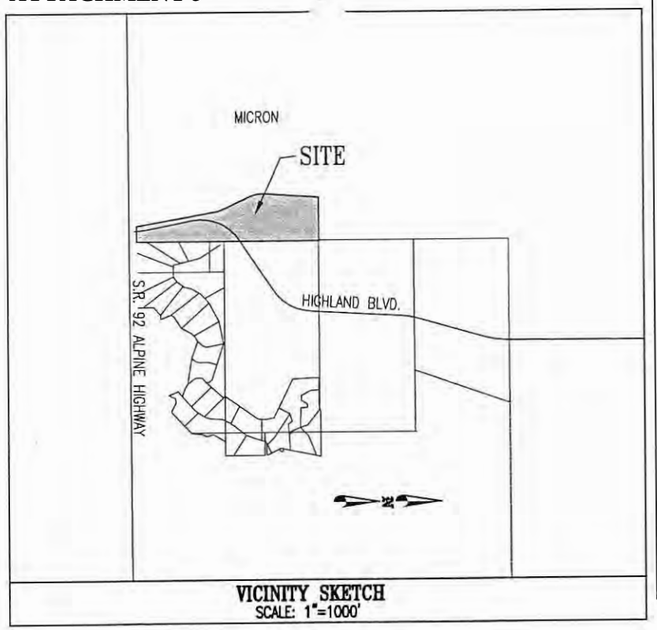
We already have people flying up and down Highland Blvd at over 60mph in 25mph putting children at risk, warehouse space will make this feel industrial not like a neighborhood.

Thanks for keeping me informed Tara. I will attend meetings if I am in town. I will do what ever I can legally, politically, through media and anything else I can think of to prevent this abomination to our very beautiful neighborhood.

Regards,

Jeff and Kay Taylor

ATTACHMENT 5



VICINITY SKETCH
SCALE: 1"=1000'

STORAGE TABULATIONS

BUILDING LETTER	SIZE OF BUILDING
A	16,050 SF
B	6,300 SF
C	11,520 SF
D	12,000 SF
E	1,600 SF
F	4,050 SF
G	2,220 SF
H	2,750 SF
I	2,500 SF
J	3,000 SF
K	1,800 SF
L	1,400 SF
M	3,600 SF
N	4,800 SF
O	7,200 SF
P	8,400 SF
Q	6,100 SF
R	11,600 SF
S	10,150 SF
T	8,700 SF
U	12,000 SF
V	9,700 SF
W	9,000 SF
X	1,200 SF
Y	2,850 SF
Z	9,300 SF
AA	3,150 SF
BB	9,300 SF
CC	6,400 SF
DD	8,300 SF
TOTAL UNITS	196,940 SF

GENERAL NOTES

1. THIS PLAN PRESENTED AS PART OF NEW HIGHLAND CITY PROFESSIONAL OFFICE ZONE.
2. DEVELOPMENT DENSITIES, BUILDING AREAS, & GENERAL LAYOUT ALREADY ESTABLISED AS PER SETTLEMENT AGREEMENT BETWEEN CITY, SUNCREST, & SUNSET MT.
3. HIGHLAND BLVD. (FORMERLY SUNCREST DRIVE) TO BE CONSTRUCTED BY SUNCREST DEVELOPMENT AS PER AGREEMENT.
4. SEE SEPERATE LANSCAPE ANALYSIS AND PLAN.
5. CONSTRUCTION OF OFFICE BUILDINGS & STORAGE UNITS MAY BE PHASED.

LOT CALCULATIONS

PROFESSIONAL OFFICE A	1.93 AC	
BUILDINGS	20,400 SF	
OPEN SPACE	0.98 AC	51%
PARKING/DRIVES	0.71 AC	37%
PARKING STALLS	77 STALLS	
PROFESSIONAL OFFICE B	1.29 AC	
BUILDINGS	13,600 SF	24%
OPEN SPACE	0.42 AC	33%
PARKING/DRIVES	0.56 AC	43%
PARKING STALLS	57 STALLS	
PROFESSIONAL OFFICE C	1.29 AC	
BUILDINGS	13,600 SF	24%
OPEN SPACE	0.28 AC	21%
PARKING/DRIVES	0.70 AC	54%
PARKING STALLS	60 STALLS	

BOUNDARY DESCRIPTION

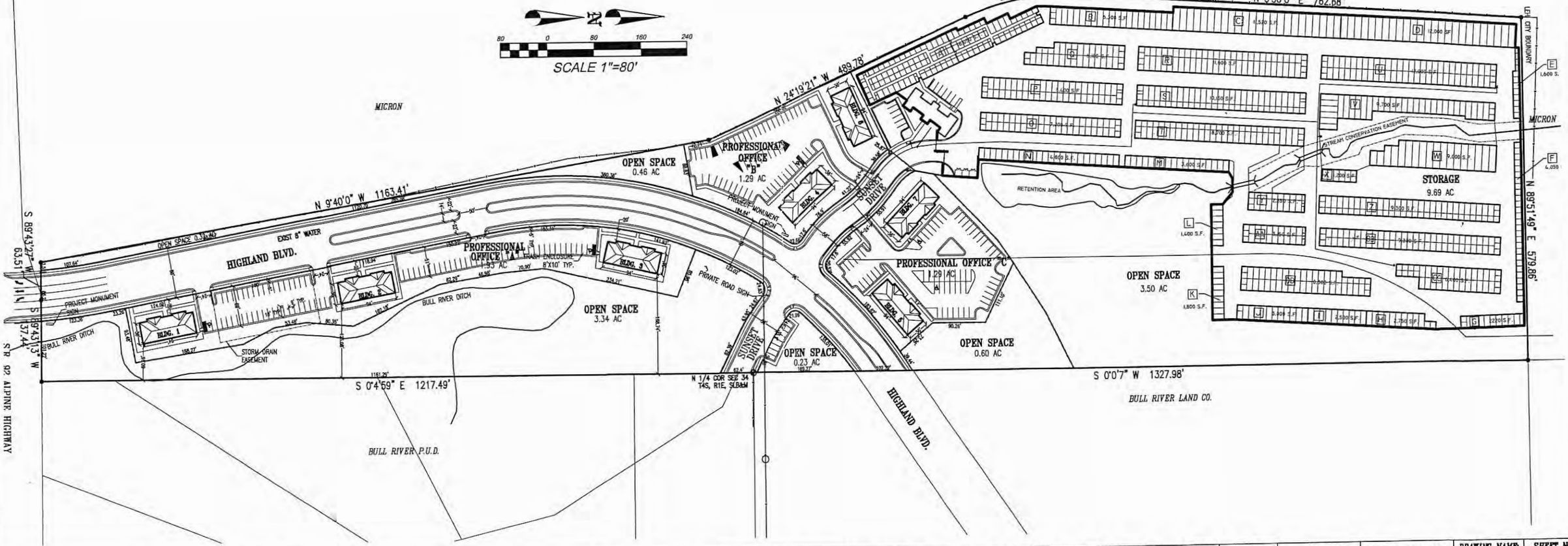
BEGINNING AT A POINT WHICH IS THE NORTH QUARTER CORNER OF SECTION 34 TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.

RUNNING THENCE S 00°04'59" E 1217.49 FEET; THENCE S 89°43'13" W 137.44 FEET; THENCE S 89°43'27" W 63.51 FEET; THENCE N 09°40'00" W 1163.41 FEET; THENCE N 24°19'21" W 489.78 FEET; THENCE ALONG THE ARC OF A 398.77 FOOT RADIUS CURVE TO THE RIGHT 195.96 FEET (CURVE HAS A CENTRAL ANGLE OF 28°09'21" AND A CHORD BEARING N 10°14'41" W 193.99 FEET); THENCE N 03°50'00" E 762.68 FEET; THENCE N 89°51'49" E 579.86 FEET; THENCE S 00°00'07" W 1327.98 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 26.22 ACRES

TABULATIONS

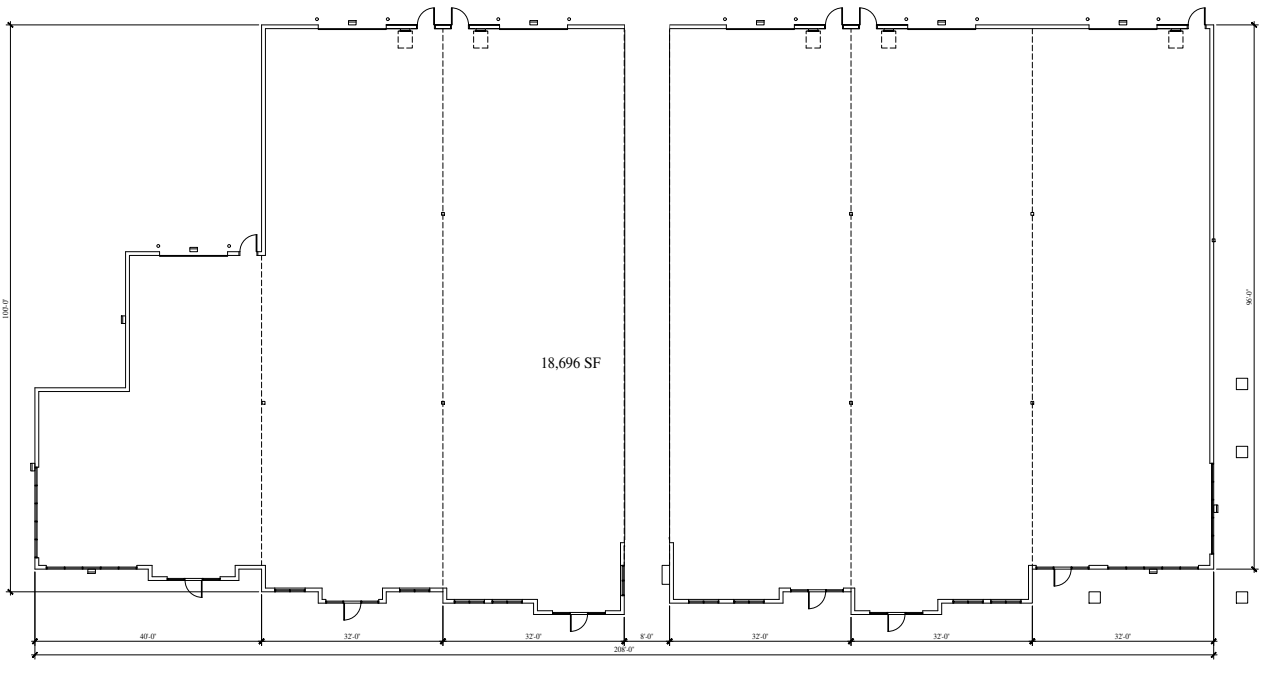
TOTAL PROPERTY	26.22 AC	
HIGHLAND BLVD	3.03 AC	
NET DEVELOPED AREA	23.19 AC	100.0%
SUNSET DRIVE	0.49 AC	2.1%
PROFESSIONAL OFFICE A	1.93 AC	8.3%
PROFESSIONAL OFFICE B	1.29 AC	5.6%
PROFESSIONAL OFFICE C	1.29 AC	5.6%
STORAGE UNITS	9.69 AC	41.8%
STREAM CONSERVATION EASEMENT	0.36 AC	1.5%
OPEN SPACE BY STORAGE	3.50 AC	15.1%
OPEN SPACE BY BULL RIVER DITCH	3.57 AC	15.4%
OPEN SPACE BY HIGHLAND BLVD.	0.46 AC	2.0%
OPEN SPACE BY OFFICE C	0.60 AC	2.6%
TOTAL ACCESSIBLE OPEN SPACE	8.13 AC	35.1%



HIGHLAND, UTAH	SUNSET MT. PROPERTIES, 11009 N. 6400 W. HIGHLAND, UT 84003 756-7303	SUNSET MOUNTAIN PROFESSIONAL OFFICE - AMENDED SITE PLAN	SOWBY & BERG CONSULTANTS 45 N. 490 W. 492-1277 AMERICAN FORK, UTAH 84003	SCALE: 1"=80'	DESIGN BY: SES DRAWN BY: AAM	DATE: 12 NOV 2003 REV: 01 SEP 2004	DRAWING NAME: SCP05	SHEET NO. 1

MARK	REVISION	DATE

ATTACHMENT 6:



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT NORTH

CURTIS MINER ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
FAX: (801) 769-3001
cminer@cminerarch.com

DATE: 09/24/19
PROJECT #: CMA 18-499
PROJ. MAN.: JS
CHECKED BY: CM

PROJECT:
HIGHLAND OFFICE
HIGHLAND BLVD.
HIGHLAND, UTAH

SHEET DESCRIPTION:

SHEET:



SOUTH ELEVATION

HIGHLAND OFFICE

HIGHLAND BLVD.
HIGHLAND UTAH

SEPTEMBER 24, 2019

CURTIS MINER
ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
cma@cmaarch.com

J:\CMA Jobs\2019\19-004 Patterson Highland Business Park\11 Revit\19-004 Highland Office Warehouse Park - Option AP.rvt
9/27/2019 9:39:47 AM

ATTACHMENT 7:

TABULATIONS

CURRENT ZONING	PROFESSIONAL OFFICE "PO"		
GROSS PROJECT AREA	94,102 SF		
ROADWAY DEDICATIONS	0 SF		
NET PROJECT AREA	94,102 SF	2.16 AC	100%
LANDSCAPING / PERVIOUS AREA	33,209 SF	0.57 AC	35%
BLDG FOOTPRINT	20,000 SF	0.46 AC	21%
TOTAL DRIVES / PARKING	40,893 SF	0.94 AC	43%
TOTAL IMPERVIOUS AREA	60,893 SF	1.40 AC	65%

PARKING

BLDG FOOTPRINT		20,000 SF	
OFFICE (1000 SF PER UNIT @ 7 UNITS)		7,000 SF	
WAREHOUSE		13,000 SF	
PARKING REQUIRED	OFFICE	4 SPACES / 1000 SF	28 SPACES
	WAREHOUSE	1 SPACE / 5000 SF	3 SPACES
REQUIRED PARKING			31 SPACES
PARKING PROVIDED			46 SPACES
ADA SPACES		2 SPACES	
STANDARD SPACES		44 SPACES	
			2.20 SPACES / 1000 SF

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 424.33 FEET AND WEST 218.09 FEET FROM THE NORTH QUARTER CORNER OF SECTION 34 TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.

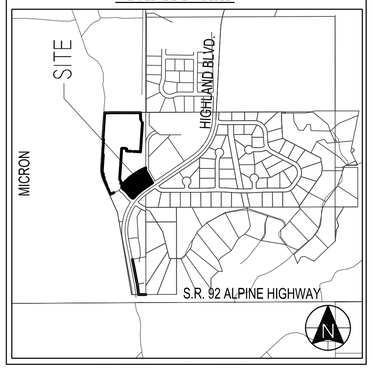
RUNNING THENCE S 46°28'34" W 155.68 FEET; THENCE S 10°35'13" W 33.00 FEET; THENCE ALONG THE ARC OF A 72.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 38.73 FEET (CENTRAL ANGLE EQUALS 30°49'13" AND LONG CHORD BEARING S 37°50'06" E 38.26 FEET); THENCE S 53°14'42" E 22.26 FEET; THENCE ALONG THE ARC OF A 228.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 78.83 FEET (CENTRAL ANGLE EQUALS 19°48'34" AND LONG CHORD BEARING S 43°20'25" E 78.44 FEET); THENCE ALONG THE ARC OF A 172.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 58.29 FEET (CENTRAL ANGLE EQUALS 19°25'05" AND LONG CHORD BEARING S 43°08'40" E 58.01 FEET); THENCE S 52°51'13" E 17.60 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 22.66 FEET (CENTRAL ANGLE EQUALS 86°33'42" AND LONG CHORD BEARING N 83°51'56" E 20.57 FEET); THENCE ALONG THE ARC OF A 702.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 179.36 FEET (CENTRAL ANGLE EQUALS 14°38'21" AND LONG CHORD BEARING N 47°54'15" E 178.87 FEET); THENCE N 55°30'41" E 159.79 FEET; THENCE N 29°49'00" W 194.47 FEET; THENCE N 00°02'34" E 40.17 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 902.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 211.88 FEET (CENTRAL ANGLE EQUALS 13°27'31" AND LONG CHORD BEARING S 60°15'33" W 211.39 FEET); THENCE S 55°51'21" W 41.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 94,102 SF OR 2.16 AC

SHEET INDEX

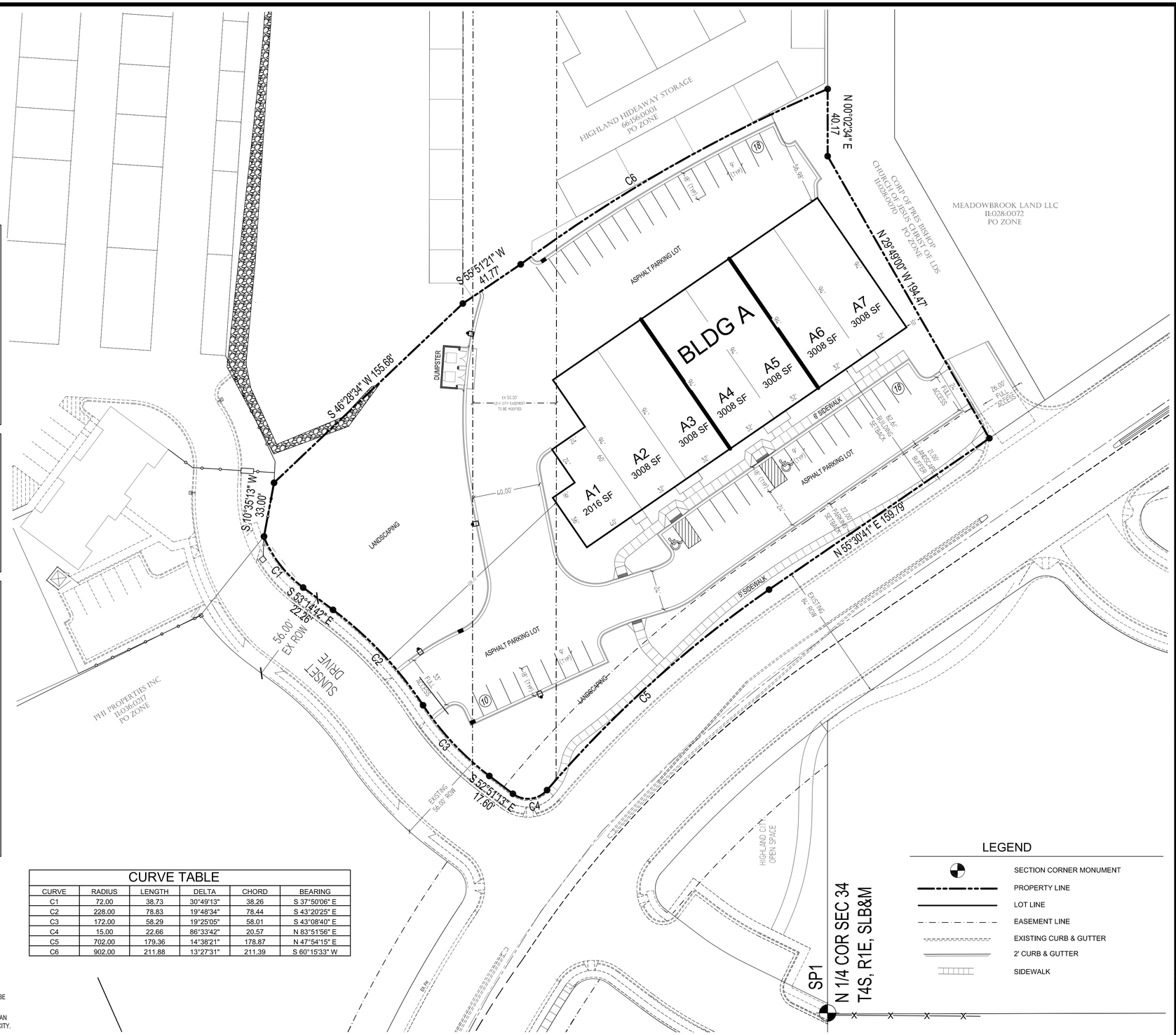
C1	SITE PLAN
C2	OVERALL UTILITY PLAN
C3	GRADING & DRAINAGE PLAN
C4	SWPPP
D1	CONSTRUCTION DETAILS

VICINITY MAP



GENERAL NOTES

1. ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPPROVED SITE PLAN.
2. CONSTRUCTION TO CONFORM TO HIGHLAND CITY STANDARDS AND SPECIFICATIONS.
3. THERE ARE NO KNOWN WATERWAYS, WATER COURSES, WETLANDS, FLOOD ZONES, FAULT LINES, DEBRIS FLOWS, OR ROCKSLIDES LOCATED ON THIS PROPERTY.
4. THERE ARE NO IRRIGATION DITCHES ON THIS SITE THAT NEED TO BE MAINTAINED.
5. ALL UTILITY LINES LESS THAN 69KV SHALL BE UNDERGROUNDED WITH THE FIRST PHASE OF DEVELOPMENT.
6. ALL GROUND-MOUNTED EQUIPMENT SHALL BE CREENED / CONCEALED FROM STREET VIEW.
7. PLANTS LOCATED WITHIN REQUIRED SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLAT MATERIAL SHALL BE MAINTAINED TO BE LOWER THE 3' (SHURBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY)
8. ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN. ANY CHANGES THERETO SHALL REQUIRE APPROVAL OF HIGHLAND CITY.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	72.00	38.73	30°49'13"	38.26	S 37°50'06" E
C2	228.00	78.83	19°48'34"	78.44	S 43°20'25" E
C3	172.00	58.29	19°25'05"	58.01	S 43°08'40" E
C4	15.00	22.66	86°33'42"	20.57	N 83°51'56" E
C5	702.00	179.36	14°38'21"	178.87	N 47°54'15" E
C6	902.00	211.88	13°27'31"	211.39	S 60°15'33" W

LEGEND

- SECTION CORNER MONUMENT
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- EXISTING CURB & GUTTER
- 2' CURB & GUTTER
- SIDEWALK

DEVELOPER

PATTERSON DEVELOPMENT
11251 N. SUNSET DR
HIGHLAND,UT 84003
(801) 709-3956

NOTICE!
AVOID CUTTING UNDERGROUND UTILITIES.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.
Call BEFORE YOU DIG 1-800-662-4111

0 15 30 60 90
SCALE: 1"= 30'

berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
	1/9/2018

PROJECT

HIGHLAND OFFICE AND WAREHOUSE PARK
11264 N. HIGHLAND BLVD,
HIGHLAND, UT 84003

DESCRIPTION

SITE PLAN SUBMITTAL

SHEET NAME	SHEET NUMBER
SITE PLAN	C1

Date drawn/plotted: 01/09/2018 Plotted - Highland flex warehouse.dwg, 24x36 ANSI D, 1:1, 1:1, site.ctb

FIRE PROTECTION

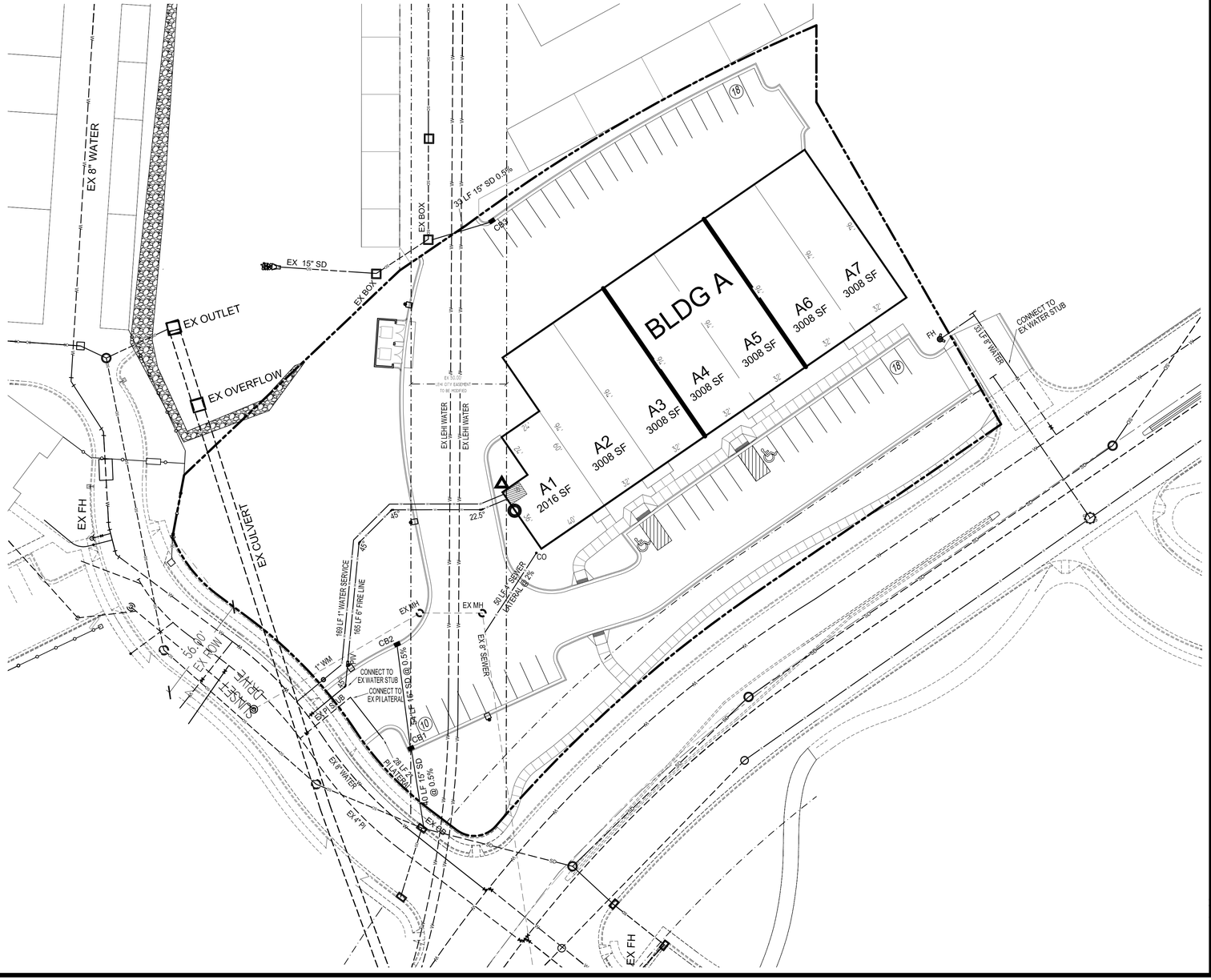
1. FIRE DEPARTMENT CONNECTION LOCATION
2. FIRE RISER ROOM LOCATION W/ EXTERIOR DOOR
3. KNOX BOX KEY LOCATION
   LOCATIONS AS SHOWN
   3200 SERIES KNOX BOX (RECESSED)
4. PROPOSED BUILDING IS GREY SHELL ONLY. AT THE TIME OF TENANT FINISHES A DETAILED FIRE PROTECTION PLAN FOR EACH UNIT WILL BE PREPARED.

SEWER USEAGE

MAX ESTIMATED SEWER USEAGE = 1250 GPD

WATER USEAGE

MAX ESTIMATED WATER USEAGE = 1250 GPD



LEGEND

	EXISTING WATER LINE
	PROPOSED WATER LATERAL & FIRE LINE
	PROPOSED FIRE HYDRANT
	EXISTING PRESSURIZED IRRIGATION LINE
	PROPOSED SECONDARY WATER LATERAL
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LATERAL
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN (RCP)
CCB1	COMBO CATCH BASIN
SUMP	STORM DRAIN SUMP (5' DIA)

DEVELOPER

PATTERSON DEVELOPMENT
11251 N. SUNSET DR
HIGHLAND,UT 84003
(801) 709-3956

AVOID CUTTING UNDERGROUND UTILITIES.
Call BEFORE YOU Dig
1-800-662-4111

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

N

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
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ACTION	DATE
	1/9/2018

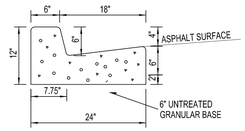
PROJECT

HIGHLAND OFFICE AND WAREHOUSE PARK
11264 N. HIGHLAND BLVD,
HIGHLAND, UT 84003

DESCRIPTION

SITE PLAN SUBMITTAL

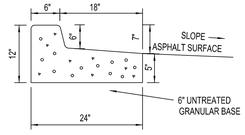
SHEET NAME	SHEET NUMBER
OVERALL UTILITY PLAN	C2



6" UNTREATED GRANULAR BASE UNDER CURB EXTENDING 6" LATERALLY IN FRONT AND BACK COMPACT TO 95% DENSITY ASTM D 1557-78

24" HIGH BACK CURB 1

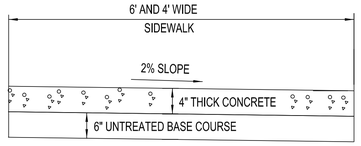
NOT TO SCALE



6" UNTREATED GRANULAR BASE UNDER CURB EXTENDING 6" LATERALLY IN FRONT AND BACK COMPACT TO 95% DENSITY ASTM D 1557-78

24" HIGH BACK CURB & SPILL GUTTER 2

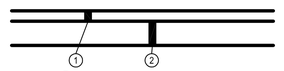
NOT TO SCALE



6" UNTREATED GRANULAR BASE UNDER CURB & SIDEWALK EXTENDING 6" LATERALLY IN FRONT AND BACK COMPACT TO 95% DENSITY ASTM D 1557-78

SIDEWALK DETAIL 3

NOT TO SCALE



1 3" ASPHALT SURFACE COURSE

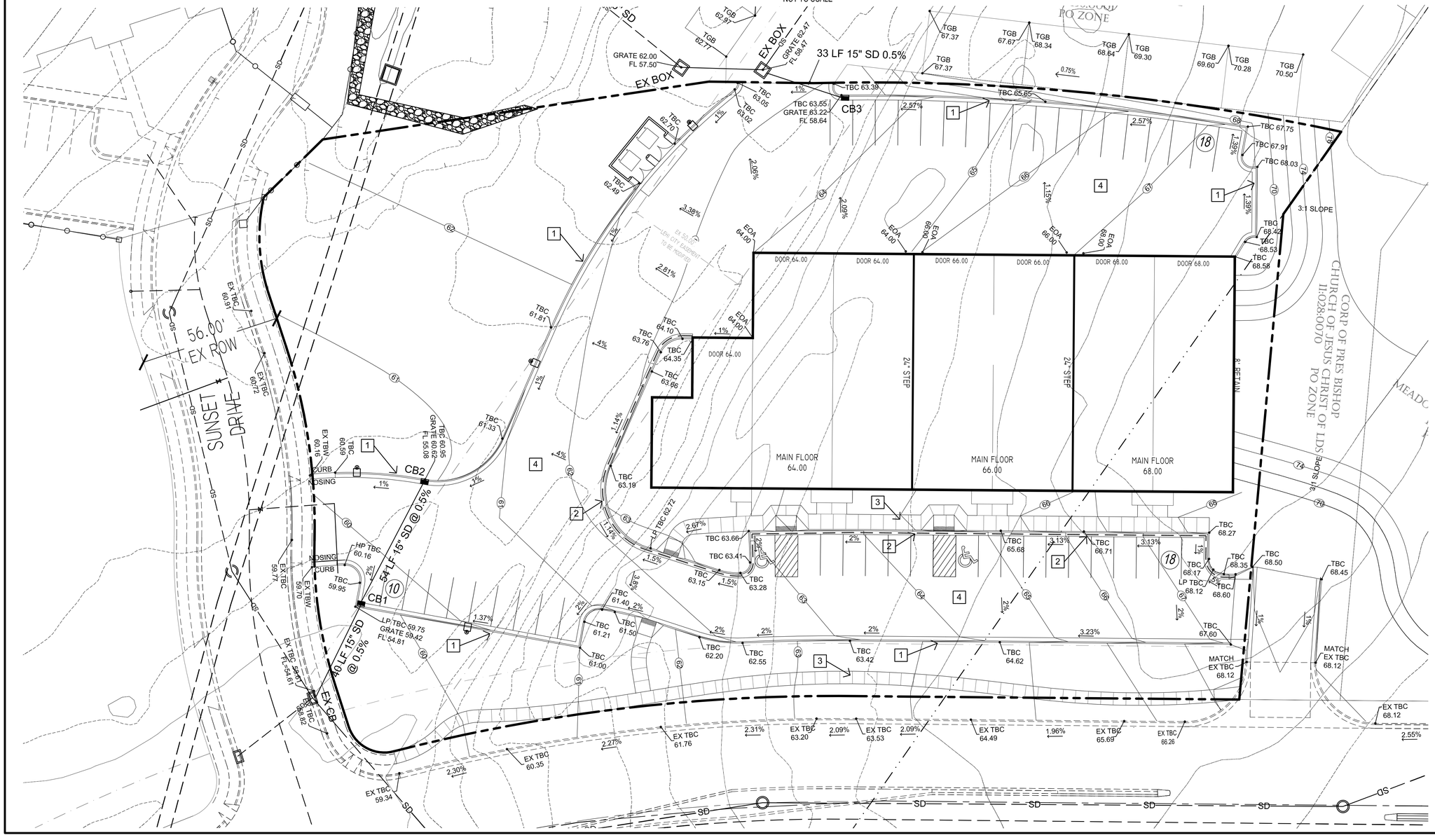
2 9" AGGREGATE BASE

* REFER TO GEOTECHNICAL REPORT FOR PAVEMENT THICKNESSES AND COMPLETE PAVEMENT DESCRIPTION

PARKING LOT PAVEMENT 4

GRADING LEGEND

	PROPERTY LINE
	LOT LINE
	EASEMENT LINE
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN (RCP)
CCB1	COMBO CATCH BASIN
SUMP	STORM DRAIN SUMP (5' DIA)
	PROPOSED FINAL GRADING
TBC 42.48	TOP BACK OF CURB (GRADE)
EOA 42.48	EDGE OF ASPHALT (GRADE)



DEVELOPER

PATTERSON DEVELOPMENT
11251 N. SUNSET DR
HIGHLAND, UT 84003
(801) 709-3956

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1-800-662-4111

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0 10 20 40 60
SCALE: 1"= 20'

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CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
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ACTION	DATE
	1/9/2018

PROJECT

HIGHLAND OFFICE AND WAREHOUSE PARK
11264 N. HIGHLAND BLVD, HIGHLAND, UT 84003

DESCRIPTION

SITE PLAN SUBMITTAL

SHEET NAME	SHEET NUMBER
GRADING & DRAINAGE PLAN	C3

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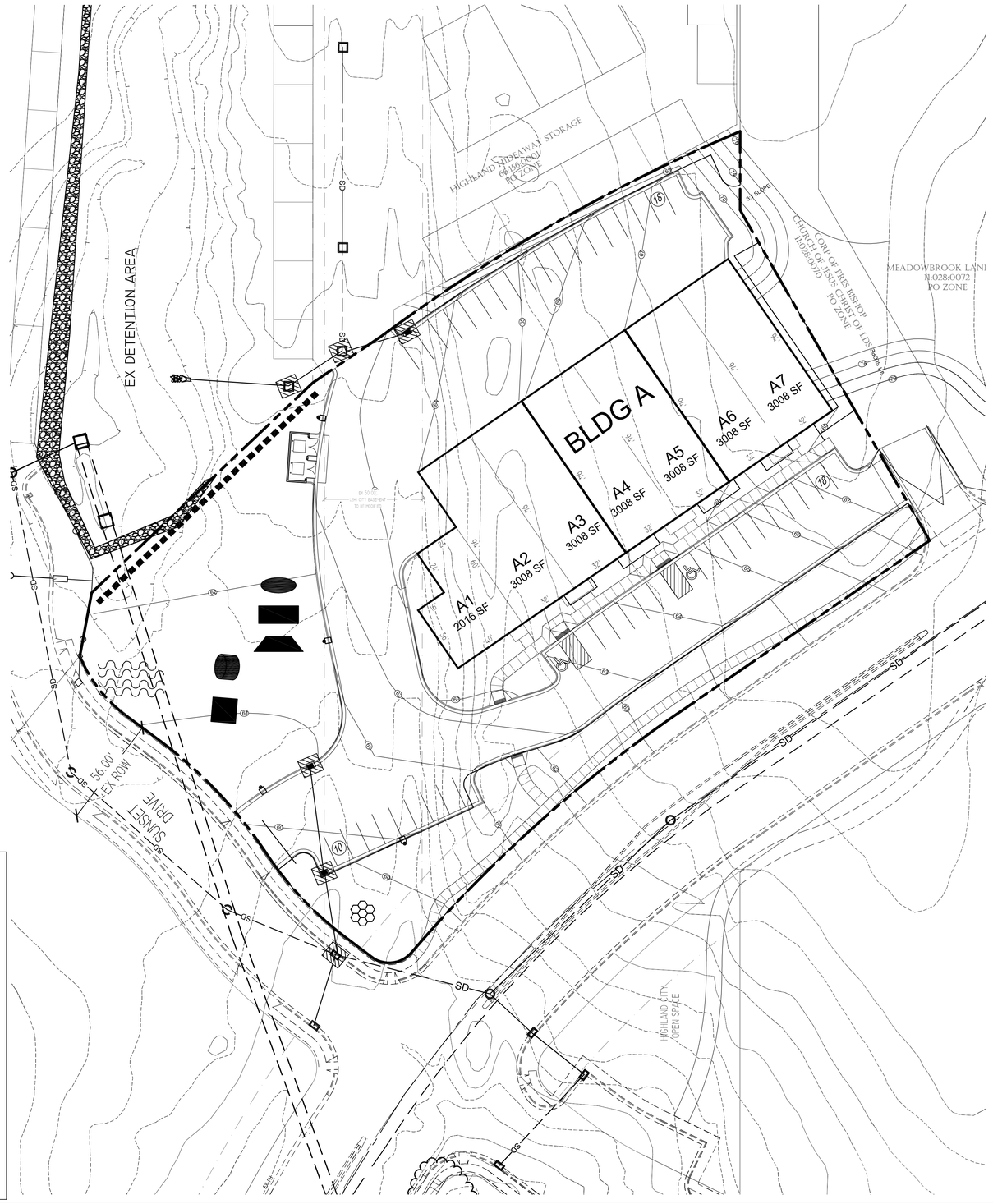
MAPPING LEGEND

SYMBOL	MAP UPDATING/LABEL	SYMBOL	MAP UPDATING/LABEL
	SOLD LOT/STABILIZED LOT OR AREA		PORTABLE TOILET
	INDICATES OWNERSHIP		TRASH BIN
	OUTFALL		DEFINED WASHOUT AREA
	SURFACE WATERS		FUEL TANKS/STORAGE
	INLET PROTECTION		STABILIZED EXIT/PAD; RIP RAP
	SIGNAGE		MATERIALS STORAGE, DEFINED STORAGE
	NEW EXCAVATION AREA/NEW DIG		PROJECT BOUNDARY/AREA INDICATOR
	VEGETATION/SEEDING, ETC.		CUTBACK CURB/CHECK DAM
	CONSTRUCTION TRAILER/OFFICE		SILT FENCE/EARTHEN BERM



CONSTRUCTION SITE STORM WATER MANAGEMENT PLAN

INDIVIDUAL(S) RESPONSIBLE FOR CARRYING OUT PLAN:

THIS PLAN CONSISTS OF THE FOLLOWING BASIC ELEMENTS:

A. BMP INSPECTION AND MAINTENANCE
B. CONTAMINATED OR ERODIBLE SURFACE AREAS
C. CONCRETE WASTE MANAGEMENT
D. DUST CONTROLS
E. PORTABLE TOILETS
F. SPILL CLEANUP
G. VEHICLE AND EQUIPMENT CLEANING
H. VEHICLE AND EQUIPMENT FUELING
I. WASTE DISPOSAL
J. PROVIDE TEMPORARY INLET PROTECTION
K. STABILIZE CONSTRUCTION ENTRANCE AND WASH AREA
L. MATERIALS STORAGE

SWPPP DATA:

CONSTRUCTION ACTIVITIES:

1) THE PROJECT CONSISTS OF APPROX 2.16 ACRE, WITH PROFESSIONAL OFFICE SPACE. PLANNED ACTIVITIES INCLUDE BUILDING UNDERGROUND UTILITIES, AND ASSOCIATED CONSTRUCTION ACTIVITIES. OBTAIN UPDES NOI PERMIT AND ANY OTHER REQUIRED STORM WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.

2) INSTALL BMP'S ACCORDING AS INDICATED IN THIS SWPPP PLAN.

3) CONTRACTOR WILL BEGIN EXCAVATION AND INSTALLATION OF UTILITY IMPROVEMENTS AND ROADS. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.18 IN THE UPDES PERMIT REGULATIONS.

4) SITE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING NOT PERMIT.

5) UPON PROJECT COMPLETION AND OBTAINING NOT PERMIT, CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS. REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.

6) ESTIMATED DISTURBED AREA = 2.16 ACRES

7) EXISTING "C" VALUE - C=0.1
8) POST DEVELOPMENT "C" VALUE C=0.6

9) ESTIMATED DEPTH TO GROUNDWATER = 10 FEET BELOW EXIST SURFACE

10) PROJECT TO BE COMPLETED IN A SINGLE PHASE

11) ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

12) EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

14) THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF ERISION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

DEVELOPER

PATTERSON DEVELOPMENT
11251 N. SUNSET DR
HIGHLAND,UT 84003
(801) 709-3956

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N

0 7.5 15 30 45
SCALE: 1"= 15'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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2			
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ACTION	DATE
	1/9/2018

PROJECT

HIGHLAND OFFICE AND WAREHOUSE PARK
11264 N. HIGHLAND BLVD, HIGHLAND, UT 84003

DESCRIPTION

SITE PLAN SUBMITTAL

SHEET NAME	SHEET NUMBER
SWPPP	C4

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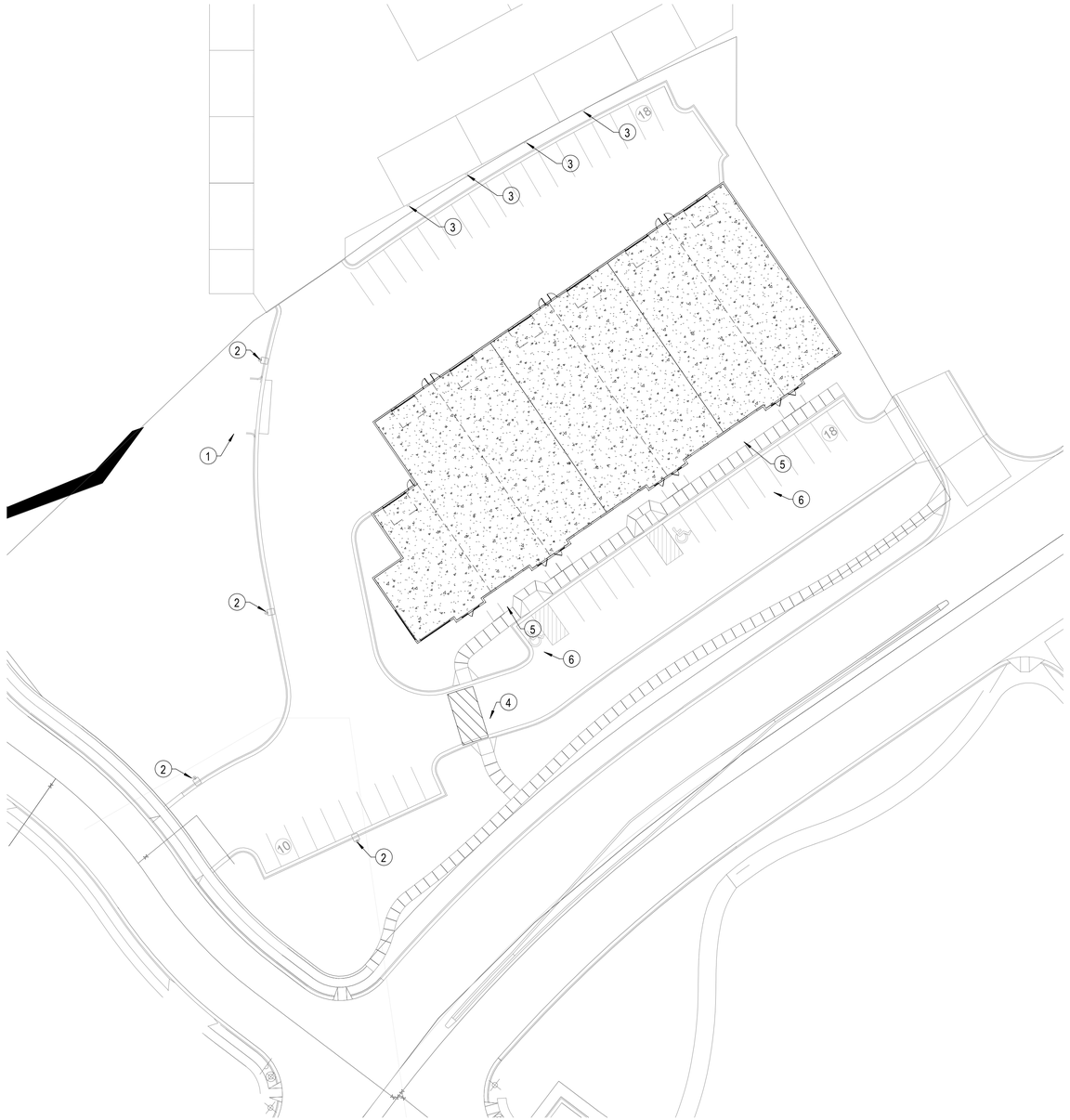
MARK	REVISION	DATE

SHEET NOTES

1. CONCRETE MASONRY UNIT GARBAGE ENCLOSURE. SEE AS501 FOR MORE INFORMATION.
2. SITE LIGHT POLE. SEE ELECTRICAL.
3. WALL MOUNTED LIGHTING FIXTURE. MOUNT ON BACK OF STORAGE UNIT WALL WITH SURFACE MOUNTED CONDUIT. BID AS OPTION. SEE ELECTIRCAL.
4. NEW ADA COMPLIANT SIDEWALK CURB RAMP. SEE CIVIL DRAWINGS.
5. ADA VAN PARKING SIGN.
6. PAINTED ADA PARKING SYMBOL.



N

D3 ARCHITECTURAL SITE PLAN
AS101 | SCALE: 1" = 30'-0"

NOT FOR CONSTRUCTION

CELEBRATING 20 YEARS
CURTIS MINER ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD. SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
cma@cmautah.com

DATE: 23 JANUARY 2019
PROJECT #: 19-004
PROJ. MAN.: JSJ
CHECKED BY: CNM

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PROJECT:
HIGHLAND OFFICE WAREHOUSE PARK
HIGHLAND BOULVARD
HIGHLAND, UTAH 84003

SHEET DESCRIPTION:
ARCHITECTURAL SITE PLAN

SHEET:
AS101

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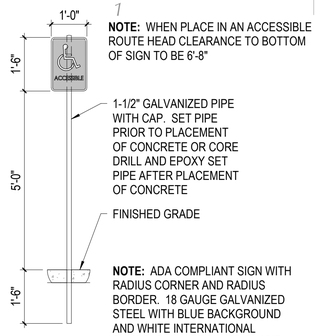
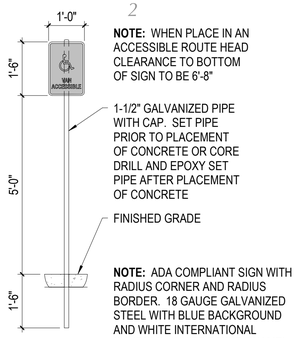


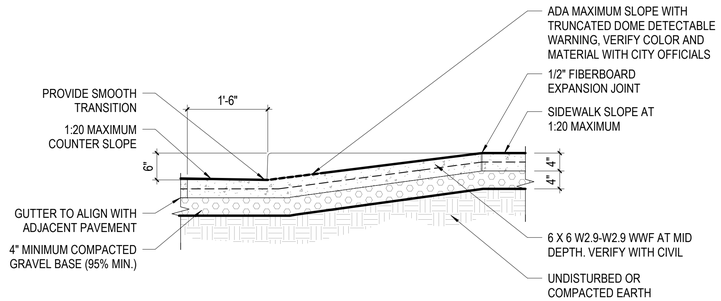
NOTE: WHEN PLACE IN AN ACCESSIBLE ROUTE HEAD CLEARANCE TO BOTTOM OF SIGN TO BE 6'-8"

A1 ADA PARKING SIGN
AS501 | SCALE: 1/2" = 1'-0"

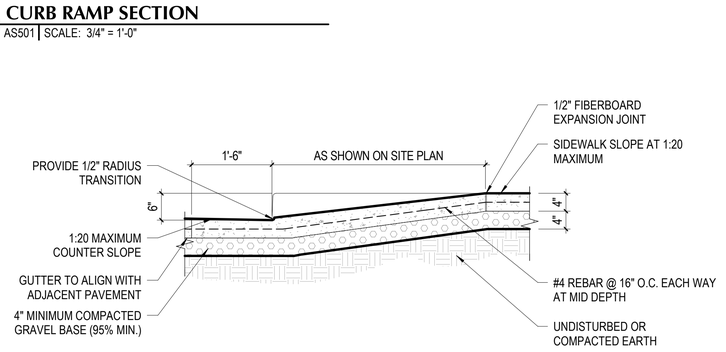


NOTE: WHEN PLACE IN AN ACCESSIBLE ROUTE HEAD CLEARANCE TO BOTTOM OF SIGN TO BE 6'-8"

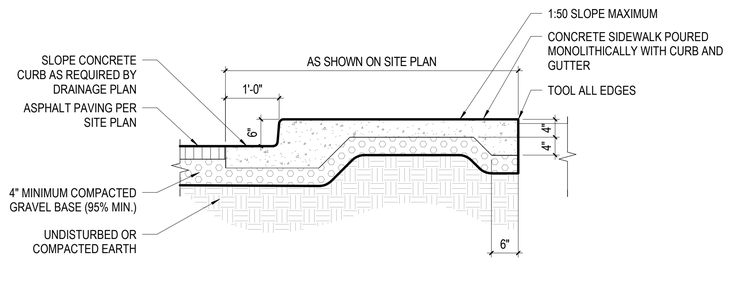
A2 ADA VAN PARKING SIGN
AS501 | SCALE: 1/2" = 1'-0"



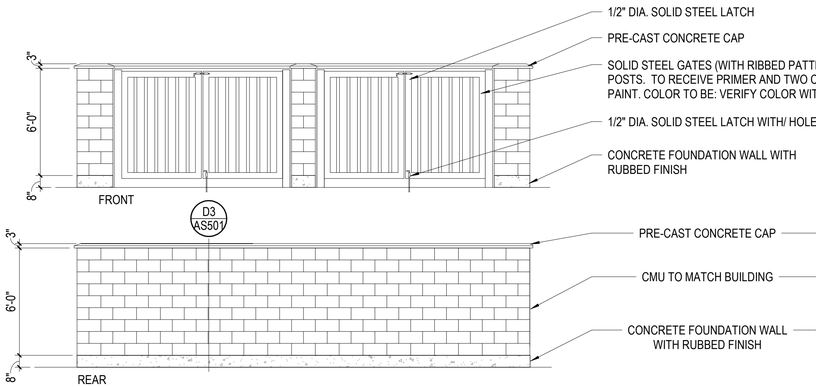
B1 CURB RAMP SECTION
AS501 | SCALE: 3/4" = 1'-0"



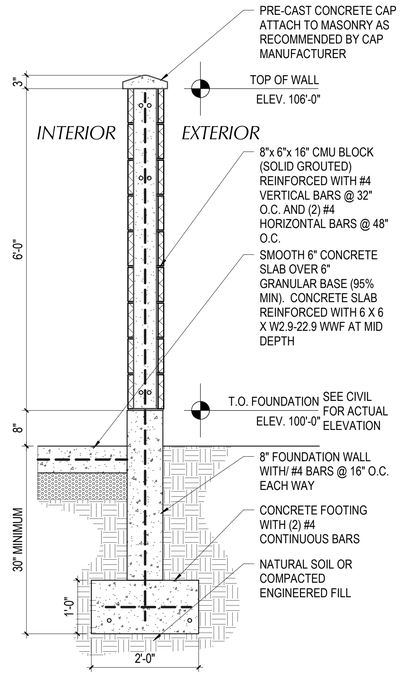
C1 CONCRETE DRIVE APPROACH
AS501 | SCALE: 3/4" = 1'-0"



D1 COMBINED CONCRETE CGS DETAIL
AS501 | SCALE: 3/4" = 1'-0"



B3 DUMPSTER ENCLOSURE PLAN
AS501 | SCALE: 1/4" = 1'-0"



D3 DUMPSTER ENCLOSURE WALL SECTION
AS501 | SCALE: 3/4" = 1'-0"

MARK	REVISION	DATE

GENERAL NOTES

A. TRUNCATED DOMES PATTERNS AND PLACEMENTS SHALL MEET ALL ADA CODE COMPLIANCE REQUIREMENTS. THE TRUNCATED DOME MATERIAL SHALL MEET ALL CITY STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE APPROVED MATERIALS WITH THE CITY DURING THE BIDDING PROCESS.

CELEBRATING 20 YEARS
CURTIS MINER ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD. SUITE #155
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
cma@cmautah.com

DATE: 23 JANUARY 2019
PROJECT #: 19-004
PROJ. MAN.: JSJ
CHECKED BY: CNM

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PROJECT:
HIGHLAND OFFICE WAREHOUSE PARK
HIGHLAND BOULVARD
HIGHLAND, UTAH 84003

SHEET DESCRIPTION:
ARCHITECTURAL SITE DETAILS

SHEET:
AS501

NOT FOR CONSTRUCTION

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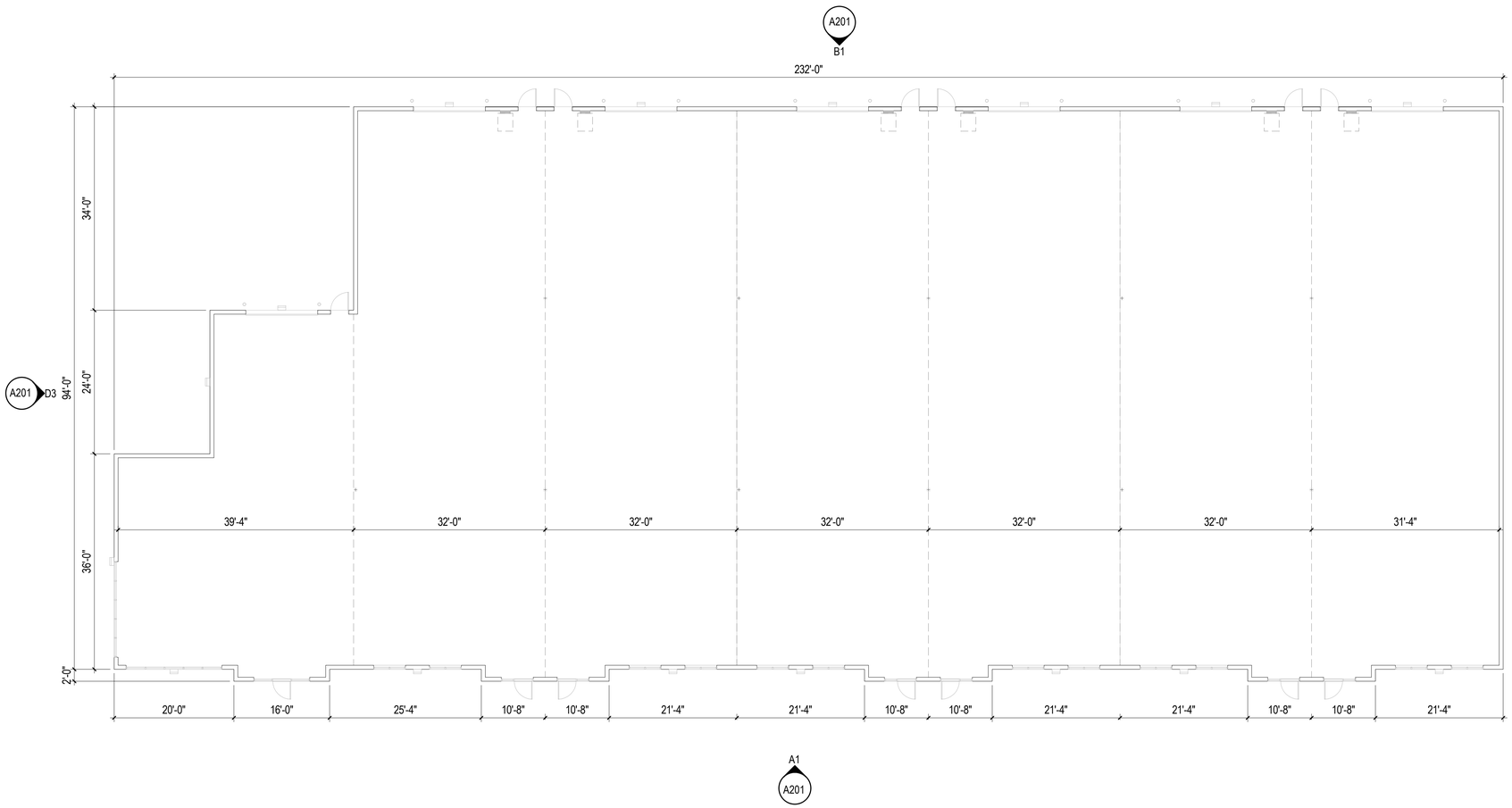
MARK	REVISION	DATE



N

D2 LEVEL 1.1 FLOOR PLAN

A101 | SCALE: 3/32" = 1'-0"

NOT FOR CONSTRUCTION

CELEBRATING 20 YEARS
CURTIS MINER ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD. SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
cma@cmautah.com

DATE: 23 JANUARY 2019
PROJECT #: 19-004
PROJ. MAN.: JSJ
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PROJECT:
HIGHLAND OFFICE WAREHOUSE PARK
HIGHLAND BOULVARD
HIGHLAND, UTAH 84003

SHEET DESCRIPTION:
LEVEL 1 FLOOR PLAN

SHEET:
A101

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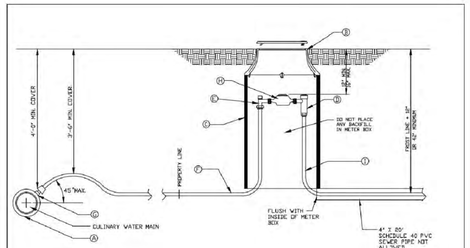
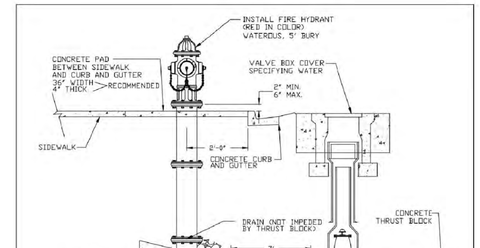


LEGEND			
No.	*	ITEM	NOTE
Ⓐ		MUELLER OR ROMAC WITH IP TAP	STAINLESS STEEL BAND WITH TEFLON COATING
Ⓑ		RING AND COVER	CAST IRON COVER (grease) WITH KNOCKOUT DUCTILE COVER (driveway) WITH RADIO READ HOLE
Ⓒ		METER BOX (18" DIAMETER) (36" DEEP)	METER BARRELS A.B.S. WHITE IN COLOR
Ⓓ	*	RESIDENTIAL DUAL CHECK	INSTALLED BY WATER DEPT. AT METER SET
Ⓔ		3/4" PACK JOINT GPLD ANGLE METER VALVE	FORD 300 BALL ANGLE METER VALVE
Ⓕ		COPPER PIPE 3/4"	TYPE K (SOFT) 3/4" (UPGRADE TO 1" IF OVER 50')
Ⓖ		CORPORATION STOP PACK JOINT X IRON PIPE SIZE	*KUELLER 300 BALL TYPE CORPORATION STOP OR FORD FB1000
Ⓗ	*	WATER METER	INSTALLED BY WATER DEPT. AT METER SET
Ⓘ		COPPER OR POLY PIPE	CTS (COPPER TUBE SIZE) OR IPS (IRON PIPE SIZE)

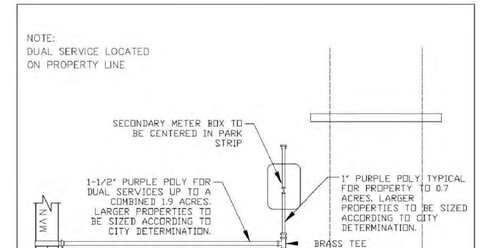
* FURNISHED BY UTILITY AGENCY

NOTE:
COMMERCIAL WATER SERVICES REQUIRE 2½" METER BOX AND LID, AND 1" COPPER AND FITTINGS.

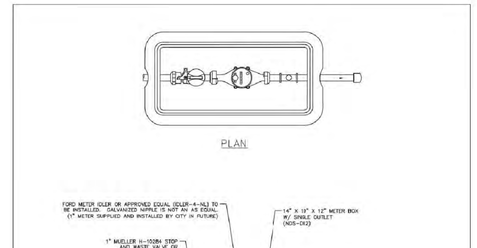
HIGHLAND CITY
PUBLIC WORKS AND ENGINEERING
WATER METER DETAIL
STD DWG # DW-01



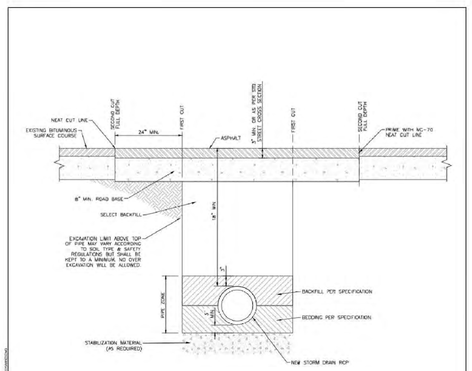
HIGHLAND CITY
PUBLIC WORKS AND ENGINEERING
FIRE HYDRANT DETAIL
STD DWG # DW-03



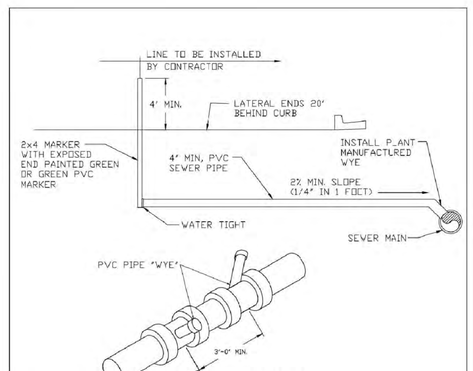
HIGHLAND CITY
PUBLIC WORKS AND ENGINEERING
P.I. SERVICES DETAIL
STD DWG # PI-01



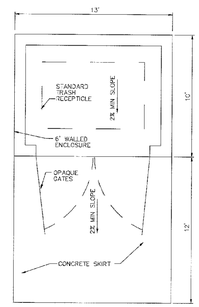
HIGHLAND CITY
PUBLIC WORKS AND ENGINEERING
P.I. 1-INCH METER BOX DETAIL
STD DWG # PI-02



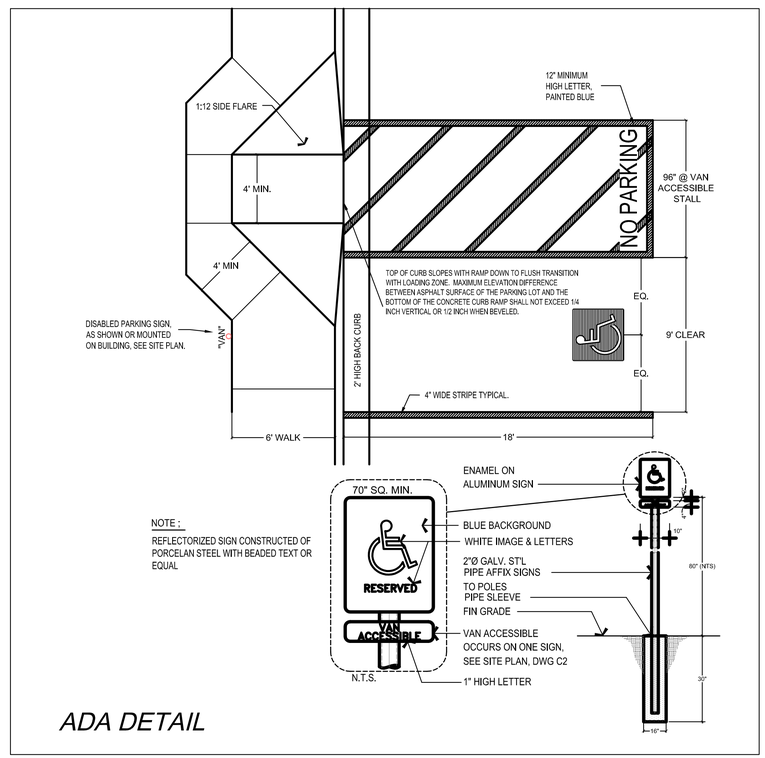
HIGHLAND CITY
PUBLIC WORKS AND ENGINEERING
STORM DRAIN TRENCH CROSS SECTION
STD DWG # SD-02



HIGHLAND CITY
PUBLIC WORKS AND ENGINEERING
SEWER LATERAL DETAIL
STD DWG # SS-01



ALTERNATE DESIGNS MAY BE USED AS APPROVED BY THE BUILDING OFFICIAL



ADA DETAIL

DEVELOPER

PATTERSON DEVELOPMENT
11251 N. SUNSET DR
HIGHLAND,UT 84003
(801) 709-3956

AVOID CUTTING UNDERGROUND UTILITIES.
Call BEFORE YOU Dig
1-800-662-4111

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
	1/9/2018

PROJECT

HIGHLAND OFFICE AND WAREHOUSE PARK
11264 N. HIGHLAND BLVD,
HIGHLAND, UT 84003

DESCRIPTION

SITE PLAN SUBMITTAL

SHEET NAME	SHEET NUMBER
DETAILS	D1

Dirty drive\berg civil\2019\wp - highland fox warehouse\site_d1_d5.dwg

MARK	REVISION	DATE

EXTERIOR LIGHTING FIXTURE SCHEDULE

ABBREVIATIONS

LUMINAIRE

ARHR - AIR RETURN AND HEAT REJECTION
DL - DAMP LOCATION
EQC - EARTHQUAKE CLIPS
F - FUSING
HLD - HINGED AND LATCHED DOOR
HS - HOUSE SIDE SHIELD
PS - PHOTOCELL SWITCH
QRS - QUARTZ RESTRIKE
ST - STATIC
WG - WIRE GUARD
WL - WET LOCATION

MOUNTING

B - BASE
C - CEILING
F - FLANGE
G - GRID
P - PENDANT
PL - POLE
R - RECESSED
S - SURFACE
W - WALL

CONFIGURATION

BA - BANNER ARMS
BH - BULL HORN
DL - 2 "L" SHAPE
DS - 2 @ 180
PT - INLINE POST TOP
Q - QUAD
SH - SHEPHERDS HOOK
SL - SINGLE
T - 3 "T" SHAPE

POLE

RS - ROUND STRAIGHT
RT - ROUND TAPERED
SS - SQUARE STRAIGHT
ST - SQUARE TAPERED

EMERGENCY

NE - NORMAL AND EMERGENCY CONNECTIONS
EB - EMERGENCY BATTERY PACK
ET - EMERGENCY TRANSFER DEVICE

BALLAST

IS - INSTANT START
RS - RAPID START
PS - PROGRAM START, PARALLEL LAMP OPERATION
PSMH - PULSE START METAL HALLIDE (CWA OR ELECTRONIC)
PPLF - PROVIDE POWER LINE FILTER
LVTM - LOW VOLTAGE TRANSFORMER (MAGNETIC)
LVTE - LOW VOLTAGE TRANSFORMER (ELECTRONIC)

DIMMING BALLAST

D2 - 2 WIRE DIMMER
D3 - 3 WIRE DIMMER
D4 - 4 WIRE DIMMER
DD - DIGITAL DIMMER
SDP - STEP DIMMER BALLAST

FINISH

MW - MATTE WHITE
BL - BLACK
SL - SILVER
GL - GOLD
CL - CLEAR
PW - PAINTED WHITE
EA - EXTRUDED ALUMINUM
S - STEEL
GS - GALVANIZED STEEL
C - CAST
CBA - COLOR BY ARCHITECT
SCBA - STANDARD COLOR BY ARCHITECT
CCA - CUSTOM COLOR BY ARCHITECT
FS 209D - MEETS FEDERAL STANDARD 209D
TP - THERMALLY PROTECTED
FL - FLUSH
R - REGRESS
M - MITERED

LENS

#A - ACRYLIC #THICK
#OA - ACRYLIC #THICK (OPAL)
GC - GLASS (CLEAR)
GO - GLASS (OPAL)
GF - GLASS (FROSTED)
SGL - SOFT GLOW LENS
HPL - HIGH PERFORMANCE LENS
DO - DROP OPAL
CGL - CONVEX GLASS LENS
S - SATIN LENS

REFLECTOR AND DISTRIBUTION

I - TYPE I
II - TYPE II
III - TYPE III
IV - TYPE IV
V - TYPE V
VSQ - TYPE V SQUARE
SA - SPUN ALLUMINUM
SR - SEGMENTED REFLECTOR
BW# - NEMA BEAM WIDTH 1 THRU 7

CUTOFF CLASSIFICATION

FC - FULL CUTOFF
CO - CUTTOFF
SC - SEMI CUTOFF
NC - NONCUTOFF

NOTES

1. PROVIDE UNIT PRICES AND FIXTURE BRAND SELECTED FOR ADD/DELETE CHANGES FOR EACH FIXTURE TYPES SHOWN WITHIN 48 BUSINESS HOURS OF THE BID DATE. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY DISQUALIFY THE PRODUCTS AND EMPOWER THE ENGINEER TO DETERMINE FAIR VALUE FOR FIXTURE AND INSTALLATION CHANGES, WITHOUT FURTHER INPUT FROM THE CONTRACTOR OR INSTALLER.
2. CONTRACTOR ALLOWANCE PRICES ARE ACCURATE WHEN THIS JOB WAS SPECIFIED, CONTRACTOR AND ELECTRICAL DISTRIBUTOR SHALL VERIFY THIS ALLOWANCE AND REPORT ANY PROBLEMS TO THE ENGINEER BEFORE THE BID. ALLOWANCE PRICE MAY OR MAY NOT INCLUDE LAMP(S) OR FREIGHT AS NOTED, AND DO NOT INCLUDE ANY TAXES.

1. VERIFY THE PROPER MOUNTING KITS OR ACCESSORIES TO FACILITATE INSTALLATION AS SHOWN AT EACH LOCATION ON THE DRAWINGS.
2. COMPLY WITH THE "EXTERIOR LIGHTING" SECTION OF THE SPECIFICATIONS.
3. REFER TO SPECIFICATIONS FOR IMPORTANT TECHNICAL REQUIREMENTS FOR LIGHTING FIXTURES, BALLASTS, AND LAMPS.
4. ALL FIXTURES SHALL BE APPROVED BY UL OR ANOTHER ACCEPTABLE TESTING LAB FOR THE PURPOSE INTENDED AND WITH THE LAMP AND BALLAST PROPOSED.

		LUMINAIRE								LAMP				DRIVER		MOUNTING						MANUFACTURER (CATALOG SERIES)			
		BUG RATING			SIZE (NOMINAL)																				
ID	TYPE	BACK	UP	GLARE	LENGTH	WIDTH	DEPTH	DIAMETER/ APERTURE	OPTIONS	COLOR	TYPE	INITIAL LUMENS @ 1.0BF	QUANTITY	INPUT VOLTS	ANSI WATTS	TYPE	CONFIGURATION	POLE BASE HEIGHT	POLE HEIGHT	WIND RATING	OPTIONS	OPTION 1	OPTION_2	OPTION 3	ALLOWANCE
(F1)	EXTERIOR LED WALL PACK; TRAPEZOIDAL TYPE IV OPTICS; SEE ARCH DRAWINGS FOR MOUNTING HEIGHTS; FINISH BY ARCHITECT; B1-U1-G1				16.5"	7"	9"			4000K	LED	4145	0	120	35							MCGRAW EDISON (IST SERIES)			
(F2)	EXTERIOR LED WALL MOUNTED TO ARCHITECTURAL CANOPY. FINISH BY ARCHITECT. SEE ARCH DRAWINGS FOR EXACT LOCATION AND HEIGHT; B0-U0-G0				7-3/8"	5.5"	2-3/8"			4000K	LED	400	0	277	6							BEGA (33 224)			
(F4)	POLE MOUNTED, FULL CUT-OFF AREA LIGHT; TYPE IV OPTICS; HOUSE-SIDE SHIELD; 13'-0" POLE; 3'-0" BASE; PAINTED TO MATCH SQUARE TAPERED STEEL POLE; B2-U0-G2				21.75"	15.5"	4"	-		4000K	LED	13042	1	277	113			3' - 0"	12' - 0"			MCGRAW EDISON (GLEON SERIES)			
(F6)	EXTERIOR WALL MOUNTED EMERGENCY LIGHT; TEAR DROP; WIRED ONLY TO BE "ON" IN CASE OF EMERGENCY; WIDE THROW OPTICS; FINISH BY ARCHITECT; MOUNT AT 9'-0" UNLESS NOTED OTHERWISE; B0-U0-G0				9.5"	6.5"	2.75"			4000K	LED	141	0	277	12							LITHONIA (AFN SERIES)			

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING	Illuminance	Fc	1.73	5.6	0.1	17.30	56.00

Luminaire Schedule							
Symbol	Qty	Label	Tag	Total Lamp Lumens	LLF	Description	[MANUFAC]
	4	GLEON-AF-02-LED-E1-T4FT	F4	N.A.	0.765	GLEON-AF-02-LED-E1-T4FT	EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)
	21	IST-AF-600-LED-E1-T4FT	F1	N.A.	0.765	IST-AF-600-LED-E1-T4FT	EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)
	4	AFN	F6	208	0.765	AFN	Lithonia Lighting
	7	33224	F2	N.A.	0.765		BEGA Converted by LUMCat V 22.04.2013 / 23.02.2018

D1 LIGHTING CALCULATION SCHEDULES

SCALE: NTS

CURTIS MINER ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD. SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
cma@cmautah.com

DATE: 10 JANUARY 2019
PROJECT #: 19-000
PROJ. MAN.: JSJ
CHECKED BY: CNM

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PROJECT:
HIGHLAND OFFICE WAREHOUSE PARK
HIGHLAND BOULVARD
HIGHLAND, UTAH 84003

REGISTERED PROFESSIONAL ENGINEER
NO. 7690241-2202
WILLIAM N. FELT
STATE OF UTAH

SHEET DESCRIPTION:
EXTERIOR LIGHTING SCHEDULES

SHEET:
EL602

NOT FOR CONSTRUCTION

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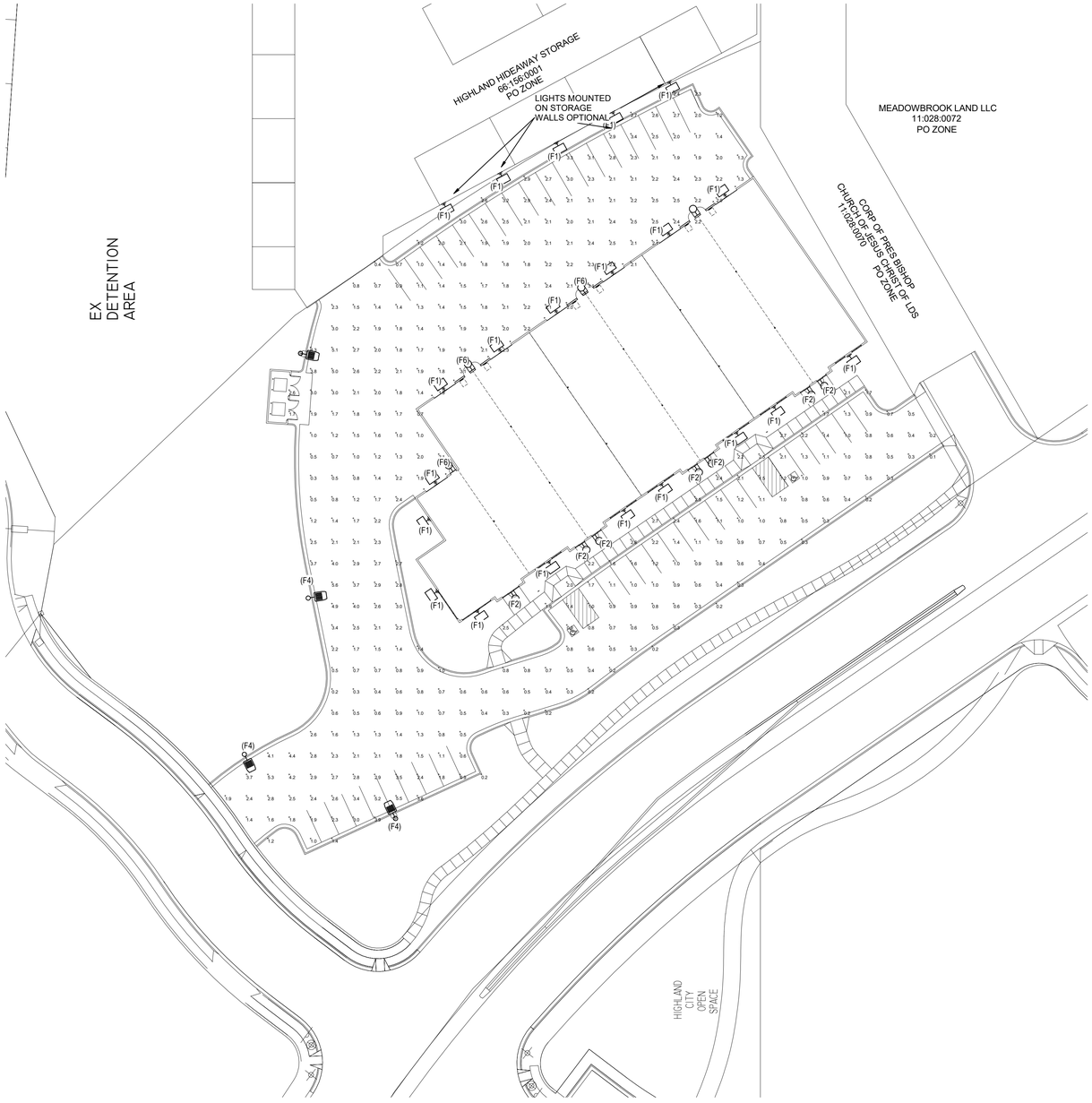
MARK	REVISION	DATE



D1 ELECTRICAL SITE PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

NOT FOR CONSTRUCTION

CELEBRATING 20 YEARS
CURTIS MINER ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD. SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
cma@cmautah.com

DATE: 10 JANUARY 2019
PROJECT #: 19-000
PROJ. MAN.: JSJ
CHECKED BY: CNM

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PROJECT:
HIGHLAND OFFICE WAREHOUSE PARK
HIGHLAND BOULVARD
HIGHLAND, UTAH 84003

SHEET DESCRIPTION:
ELECTRICAL SITE PHOTOMETRIC PLAN

SHEET:
ES102

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MARK	REVISION	DATE

LED wall luminaire - directed light

BEGA

Application
This luminaire features flush mounted glass which distributes the light onto the installation surface uniformly with a wide-spread light distribution. Luminaire can be mounted with the light output upwards or downwards.

Materials
Luminaire housing constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass with optical texture
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 3.1 lbs

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30°C
LED module wattage	3.9W
System wattage	6W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	391 lumens (3000K)
Lifetime at Ta = 15° C	>500,000 h (L70)
Lifetime at Ta = 35° C	320,000 h (L70)

LED color temperature
☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Type:
BEGA Product:
Project:
Modified:



LED wall luminaire - directed light

	LED	A	h	C	Required wiring box
33 224	3.9W	8½"	2½"	7⅞"	**19 543**

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
© Copyright BEGA 2018 Updated 03/01/18

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE — Provides a minimum of 90 minutes illumination for the rated wattage upon loss of AC power. Ideal for applications requiring low-profile, attractive emergency lighting.

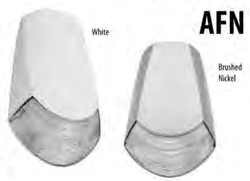
CONSTRUCTION — Compact, low-profile, architectural design with die-cast aluminum housing. Available finishes are texturized polyester powder coat paint in brushed nickel, white, black and dark bronze. All finishes can be painted in the field to match the wall color of choice.
U.S. Patent No. D468,046.

OPTICS — Standard optics provided with two 6W wedge-base xenon lamps offer 55 percent more light output than standard incandescent lamps. Patent-pending reflector/refractor design features superior vac-metalized, die-casted reflectors; and multi-faceted, highly transmissive refractor that significantly improve photometrics.
Forward throw (FWD) option optics provided with two high-brightness white LEDs (10.8W total), projecting an NFPA-101 compliant path 3' wide and 28' forward, when mounted 8-1/2' AFF. The typical life of the LED lamp is 10 years.
All light sources meet requirements for NEC 700.16.
Low-profile, integrated test switch/pilot light located below the lens.
Easily visible green status indicator.

ELECTRICAL — Dual-voltage input capability (120/277V).
Current-limiting charger maximizes battery life and minimizes energy consumption. Provides low operating costs.
Edge connectors on printed circuit board ensure long-term durability.
Short-circuit protection — current-limiting charger circuitry protects printed circuit board from shorts.
Thermal protection senses circuitry temperature and adjusts charge current to prevent overheating and charger failure.
Thermal compensation adjusts charger output to provide optimum charge voltage relative to ambient temperature.
Regulated charge voltage maintains constant-charge voltage over a wide range of line voltages. Prevents overcharge/undercharging that shortens battery life and reduces capacity.
Filtered charger input minimizes charge voltage ripple and extends battery life.
AC/LED reset allows battery connection before AC power is applied and prevents battery damage from deep discharge.
Battery: Sealed, maintenance-free lead-calcium battery provides 12W rated capacity. Nickel-cadmium battery with Premium and Extreme option packages.
Automatic 48-hour recharge after a 90-minute discharge.
Low-voltage disconnect prevents excessively deep discharge that can permanently damage the battery. Single-circuit battery connection.
Brownout protection is automatically switched to emergency mode when supply voltage drops below 80 percent of nominal.
EXT option package includes 20-minute time delay for supplemental lighting during HID startup.
Self-diagnostics (PREM and EXT option packages)
Patented Electronics - U.S. Patent No. D468,046 and 6,502,044.
Single multi-chromatic LED indicator to display two-state charging, test activation and three-state diagnostic status.

AFFINITY®
Die-Cast Architectural Emergency Light

AFN



Test switch provides manual activation of 30-second diagnostic testing for on-demand visual inspection.
Self-diagnostic testing for five minutes every 30 days and 30 minutes every six months.
Diagnostic evaluation of lamp, AC to DC transfer, charging and battery condition. Continuously monitors AC functionality.
Provides automatic test initiates eight hour delay of an automatic test by activating the manual test switch.
INSTALLATION — Universal J-box mounting pattern. Rigid conduit entry provision on top of the unit.
LISTINGS — UL Listed. Wet locations and cold temperature (EXT) listed. Damp location (PREM) listed. Wet location (WL) option available with PREM package. Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.
WARRANTY — 5-year limited warranty (Battery is prorated). FWD (LED light source) 5-year limited warranty (Battery is prorated). Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx
Note: Actual performance may differ as a result of end-user environment and application.
Specifications subject to change without notice.

ORDERING INFORMATION For shortest lead times, configure product using **bolded options.** **Example:** AFN W EXT

AFN			
Series	**Finish**		**Options**
AFN AFFINITY Series die-cast architectural emergency lighting	**W**	White	**(blank)** Features lead calcium battery
	B	Black	**PREM** Features ni-cad battery, self-diagnostics and damp location 32°F to 122°F (0° C to 50° C).
	BN	Brushed nickel	**EXT** Features high-temperature ni-cad battery listed from 0°F to 122°F (-18°C to 50°C), self-diagnostics, time delay; listed for cold weather, damp and wet location
	DB	Dark bronze	**FWD** Forward throw optics with LED light source, 10.8W
			WL Wet location with time delay listed from 32°F to 122°F (0°C to 50°C)[1]

Accessories: *Order as separate catalog number:*[2]	
ELA AFNR DB	Remote fixture (less batteries and electronics) to be powered by 6V battery requirement as part of an emergency lighting system (listed from -40°F to 122°F; -40°C to 50°C), BN, W, B finishes available.

Notes
1 WL only available with PREM option package.
2 See spec sheet ELA-UNC-ELA-AFNR.

McGraw-Edison

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

DESCRIPTION
The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480Y/Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT:
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8" Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint. 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

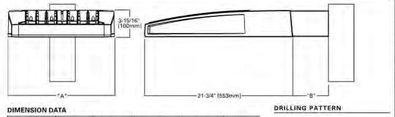


GLEON
GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS

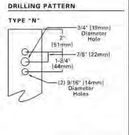


DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length[1]	Weight with Arm (lbs.)	EPA with Arm ft²(Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-8	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1 Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN



CERTIFICATION DATA
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

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*www.designlights.org

McGraw-Edison

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

DESCRIPTION
The Impact Elite family of wall luminaires is the ideal complement to site design. Incorporating modular LightSquares technology, the Impact Elite luminaire provides outstanding uniformity and energy-conscious illumination. Combined with a rugged construction, the Impact Elite luminaire is the ideal facade and security luminaire for zones surrounding schools, office complexes, apartments and recreational facilities. UL/cUL listed for wet locations.

SPECIFICATION FEATURES

Construction
Heavy-wall, die-cast aluminum housing and removable hinged door frame for precise tolerance control and repeatability. Hinged door inset for clean mating with housing surface and secured via two captive fasteners. Optional tamper-resistant Torx™ head fasteners offer vandal resistant access to the electrical chamber.

Optics
Choice of 10 patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K and 5700K CCT.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and are suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightSquares feature an IP66 enclosure rating and maintain greater than 90% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Impact Elite "Hook-N-Lock™" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom of fixture.

Finish
Cast components finished in a five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.

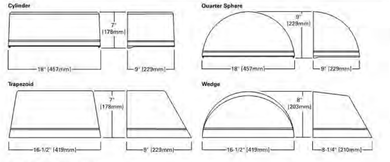


ISC/ISS/IST/ISW
IMPACT ELITE LED

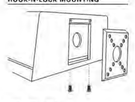
1 LightSquare
Solid State LED

WALL MOUNT LUMINAIRE

DIMENSIONS



HOOK-N-LOCK MOUNTING



CERTIFICATION DATA
UL/cUL Listed
LM79 / LM80 Compliant
IP66 LightSquare
DesignLights Consortium® Qualified*
ISO 9001

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

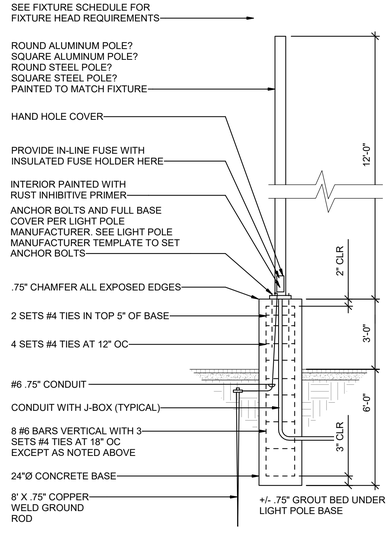
SHIPPING DATA
Approximate Net Weight:
18 lbs. (8 kgs.)

TDS140308EN
June 21, 2018 11:57 AM

*www.designlights.org

NOTE TO ENGINEER:
FOR SQUARE POLES LESS THAN 31' OR ROUND POLES LESS THAN 26', USE TAPERED. FOR ARM MOUNT FIXTURES, USE STRAIGHT POLES, OR WATCH SIZE AT TOP OF POLE (MUST BE COMPATIBLE WITH ARM SIZE). TRY TO MATCH FIXTURE SHAPE. DON'T USE ALUMINUM POLES GREATER THAN 14'.

FOR POLES TALLER THAN 30', OR FOR MORE THAN A DOUBLE-HEAD, HAVE A STRUCTURAL ENGINEER PROVIDE CALCULATIONS AND MODIFICATIONS TO THIS STANDARD DETAIL FOR THE PARTICULAR PROJECT CONDITIONS.



D5 PARKING LOT LIGHT POLE BASE DETAIL
SCALE: NTS

NOT FOR CONSTRUCTION

CELEBRATING 20 YEARS
CURTIS MINER ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD. SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
cma@cmautah.com

DATE:	10 JANUARY 2019
PROJECT #:	19-000
PROJ. MAN.:	JSJ
CHECKED BY:	CNM

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PROJECT:
HIGHLAND OFFICE WAREHOUSE PARK
HIGHLAND BOULVARD
HIGHLAND, UTAH 84003

LICENSED PROFESSIONAL ENGINEER
No. 7890241-2202
WILLIAM W. FELT
STATE OF UTAH

SHEET DESCRIPTION:
SITE ELECTRICAL DETAILS

SHEET:
ES501

C:\Users\bcn\Documents\20190043_Elec_r19_briannaborssic.rvt
1/10/2019 3:23:50 PM



PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	8	Canada Red Chokecherry / Prunus virginiana `Canada Red`	B & B	2"Cal	
	2	Chanticleer Pear / Pyrus calleryana `Chanticleer`	B&B	2" Cal	
	9	Eastern Redbud / Cercis canadensis	B&B	2" Cal	
	8	Emerald Queen Maple / Acer platanoides `Emerald Queen`	B&B	2" Cal	
	6	Maidenhair Tree / Ginkgo biloba `Autumn Gold` TM	B&B	2" Cal	
	3	Sawleaf Zelkova / Zelkova serrata	B&B	2" Cal	
	3	Shademaster Locust / Gleditsia triacanthos inermis `Shademaster` TM	B&B	2" Cal	

EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	2	Blue Atlas Cedar / Cedrus atlantica `Glauca`	B&B		8-10`
	7	Skyrocket Juniper / Juniperus scopulorum `Skyrocket`	B&B		8-10`
	3	Vanderwolf`s Pyramid Pine / Pinus flexilis `Vanderwolf`s Pyramid`	B&B		6`

SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT
	3	Compact Burning Bush / Euonymus alatus `Compactus`	5 gal
	24	Dwarf Variegated Dogwood / Cornus alba `Variegata`	5 gal
	16	Fine Line Buchthorn / Rhamnus frangula `Fine Line`	1 gal
	12	Green Mound Alpine Currant / Ribes alpinum `Green Mound`	5 gal
	20	Gro-Low Fragrant Sumac / Rhus aromatica `Gro-Low`	5 gal
	27	Japanese Spirea / Spiraea japonica `Anthony Waterer`	5 gal
	34	Mugo Pine / Pinus mugo `Slowmound`	5 gal
	11	Purple Leaf Sand Cherry / Prunus x cistena	5 gal
	21	Red Leaf Japanese Barberry / Berberis thunbergii `Atropurpurea`	5 gal
	33	Spirea / Spiraea japonica `Goldmound`	5 gal

ANNUALS/PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME	CONT
	40	Russian Sage / Perovskia atriplicifolia `Filigran`	1 gal
	29	Stella de Oro Daylily / Hemerocallis x `Stella de Oro`	1 gal

GRASSES	QTY	COMMON NAME / BOTANICAL NAME	CONT
	36	Feather Reed Grass / Calamagrostis x acutiflora `Karl Foerster`	1 gal

GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT
	9,632 sf	4" Wood Mulch / 4" Wood Mulch W/Dewitt Pro-5 Weed Barrier	Mulch
	13,284 sf	Kentucky Bluegrass / Poa pratensis	sod
	13,303 sf	Utah Open Lands Native Seed Mix / Native Grass	Hydroseed

TREE NOTE:
PROVIDE A 4' DIAMETER GRASS FREE AREA AT THE BASE OF TREES INSTALLED IN GRASS AREAS. INSTALL 4" OF WOOD MULCH.

N

30' 0 30' 60'

Scale 1" = 30'

Scale 1" = 60' for 11x17

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.

CARL N. BERG L.A.
SERIAL NO. 7162790
DATE: 28 JAN 2019

NORTHSTAR
FLEX WAREHOUSE

LANDSCAPE PLAN

berg LANDSCAPE ARCHITECTS
380 E Main St, Suite 204
Midway, Ut 84049 ph. (801) 723-2000

DESIGN BY: CNB	DATE: 28 JAN 2019	SHEET
DRAWN BY: CNB	REV:	L01

ATTACHMENT 8:

Highland City Planning Commission
April 30, 2019
APPROVED MAY 28, 2019

The regular meeting of the Highland City Planning Commission was called to order by Planning Commission Chair, Christopher Kemp at 7:00 PM on April 30, 2019. An invocation was offered by Commissioner Abbott and those assembled were led in the Pledge of Allegiance by Commissioner Campbell.

PRESENT:	Commissioner: Christopher Kemp Commissioner: Ron Campbell Commissioner: Audrey Wright Commissioner: Brittney Bills Commissioner: Jerry Abbott Commissioner: Tim Ball Commissioner: Claude Jones
EXCUSED:	Commissioner: Sherry Carruth
STAFF PRESENT:	Mayor: Rod Mann Community Development Director: Nathan Crane Planner: Tara Tannahill Planning Coordinator: JoAnn Scott Planning Commission Secretary: Heather White
OTHERS:	*See attached attendance list*

PUBLIC APPEARANCES

Chair Kemp asked for public comment.

PUBLIC HEARING ITEMS

1. SP-19-02 & CU-19-02
   Highland Hideaway Storage is requesting approval of a Site Plan and Conditional Use Permit for a flex office use building located approximately at 11251 N. Sunset Drive.

Continued public hearing –

Ms. Tannahill reviewed the updated architecture elevations and mentioned that the landscaping plan was the same as previously proposed.

Applicant Andrew Patterson explained the new architect plan. He said they had a lot of correspondence with people wanting more office space closer to their home.

Commissioner Kemp said he received many emails from residents who said they wanted something that looked like a higher end house; like the Patterson buildings on the other side of Highland Boulevard. He said the new elevations looked better but was not sure if residents would like it.

Commissioner Campbell recalled favorable comments at the last meeting about splitting the building. He wondered why it was not done. Mr. Patterson explained it was not split due to the uniqueness of the building. He said flex office was usually a continuous building and that maybe he did not understand the request to separate. He said their idea of separation was to give each unit a different "flavor". Commissioner Campbell explained that two buildings would make it easier to have a more residential look. He thought that Patterson set high standards with the surrounding neighborhood and other building ½ mile away. Mr. Patterson said it would be difficult to separate the building due to an easement constraining the size and functionality of the building. He noted the request to split the building.

Commissioner Abbott said residents were expecting the same look and standards at this location as the Patterson building on Highland Blvd. He thought the building looked too big and very retail. He said it looked better than the last design but thought it would continue to look like a mini mall because of the size of the building. He said it still did not look residential in nature to him.

Resident Jeanette Eyring agreed with comments from commissioners. She thought the new plan still looked like a strip mall and not residential.

Resident Manuel Bueno cited Section 3-4901 of the Highland Code and thought the long building gave an industrial and prefabricated appearance. He was concerned that Patterson originally called the building a warehouse and did not think it was an applicable part of the code. He cited Section 3-4902 and mentioned that Patterson originally said there could be retail. Mr. Bueno voiced concern with the size of the building and the lack of residential nature. He said Section 3-4926 required that a traffic impact analysis be done at the developer's expense. He thought there were specific roof codes that had not been addressed. He said the code required the developer to mitigate adverse impact on neighboring properties and did not think that had been addressed. He recommended that the building be smaller or split.

Resident Lorraine Collard concurred with what was said. She thought Highland Blvd was an entry into the city. She thought it would be good for businesses to have the same styling of the homes in the area.

Resident Melanie Westcott cited Section 3-4922 and said the existing buildings were a stark contrast to what was being proposed. She recalled being told that anything outside the neighborhood would look residential like the existing building on Highland Boulevard. She agreed with the previous statements from residents. She said it was disappointing to see that

Patterson wanted to build something that looked like a strip mall. She said it looked better than before but did not look residential.

Resident Samantha Kirby wondered what the back elevation looked like and thought it would look like a warehouse. She also wondered about parking.

Commissioner Kemp asked for additional public comments. None were offered. He asked for commissioner comments. He asked if a traffic study was needed. Mr. Crane recalled that a traffic study was provided with the overall site plan. He said the city engineer did not feel that it was needed because of the size of building and access to an arterial street.

Commissioner Jones wished there was a way to make it look acceptable without completely rejecting the design.

Referring to Section .2b of the Utah State Code Conditional Use list, Commissioner Ball said that if the residents of Country French Estates, Ivory Homes, and Bull River purchased their property based on the understanding and intent of the area, they had a reasonable expectation of the developer to be consistent with that. He could understand the point of diminishing property values. He said he wanted to preserve the quality of life that was promised by the developer and that it was the same developer who applied for the conditional use.

Mr. Crane talked about the need to reasonably mitigate the impact, but not necessarily eliminate it. He thought precedent was not relevant in approval or denial of a conditional use permit.

Commissioner Abbott suggested having two or three buildings. He did not think the building met the code because it still looked commercial, not residential.

Commissioner Bills thought it looked better than before. She pointed out that it was not zoned as residential, but that it needed a residential feel.

Commissioner Wright could see a definite intent to improve. She talked about the plans for the back of the building and the need to make it look less commercial but acknowledged that it would have the large doors because of the intent of use for the building. Ms. Wright did not see anything breaking city code except preference in residential design. She understood that the planning commission only addressed adherence to city code.

Commissioner Campbell thought the developer met the burden that they needed to meet for the planning commission. He said he could still recommend other things to make the building look better.

Commissioner Kemp said he agreed with what had been said and sympathized with residents if they were expecting something else. He said the planning commission could not dictate architecture if it met the requirements in the code.

Resident Sherry Cramer said she thoroughly researched extensively and thought the planning commission had more say than they thought they did. She said they could ask the developer to make it more residential.

Resident Melanie Westcott asked for clarification. She referred to the residential feel as defined in Section 3-4922. She wondered why the commissioners could not recognize that it was being interpreted by the residents as not having a residential feel. She said it looked like a strip mall. She talked about Park City and thought Highland should be modeling itself after cities that succeeded in keeping a charm and not concede because developers wanted them to. Commissioner Campbell explained that he assumed that any recommendation the planning commission made would need to be defended in court. If he had to defend it, he wanted to be able to defend it based on his conscience based on what he believed. He thought the developer could do better but could not say that they did not meet the code as he interpreted it.

Mr. Crane explained that Park City had very specific standards in their code. He said in the downtown area they dictated type of roof, finishing, and other details. He explained that Highland did not currently have that level of detail in the zone. He said a specific standard could be adopted prior to a submitted application.

Resident Jeanette Eyring sent a picture of the existing Patterson building and thought the residents agreed with that style. She said the proposed building looked very different.

Resident Teri Jerman said the warehouse look of the building on the back would influence property values in the area.

Commissioner Kemp closed the public hearing at 7:54 PM and called for a motion. After considering details, like including shutters, staggered elevation, and residential windows, the planning commission asked what Mr. Patterson preferred. Mr. Patterson said he took a lot of notes and would be happy to have a continuation.

MOTION: Commissioner Jones moved to continue the public hearing of the conditional use permit to allow the applicant to present a different plan with a more residential feel on May 28. Commissioner Campbell seconded motion. All were in favor. The motion carried unanimously.

Commissioner Kemp suggested that Mr. Patterson meet with staff and possibly residents to review specific comments and suggestions about the residential feel of the building. He said the city wanted to make it a win/win for everyone.

2. TA-19-02
   Highland City is requesting to amend Section 3-510 of the Development Code pertaining to total acreage requirement in the Planned Development (PD) District.

Commissioner Kemp opened the public hearing at 8:00 PM.

Highland City Planning Commission
July 9, 2019

APPROVED September 24, 2019

The regular meeting of the Highland City Planning Commission was called to order by Planning Commission Chair, Christopher Kemp at 7:04 PM on July 9, 2019. An invocation was offered by Commissioner Campbell and those assembled were led in the Pledge of Allegiance by Commissioner Bills.

PRESENT:	Commissioner: Christopher Kemp Commissioner: Ron Campbell Commissioner: Sherry Carruth Commissioner: Brittney Bills Commissioner: Claude Jones Commissioner Alternate: Audrey Wright
EXCUSED:	Commissioner: Jerry Abbott Commissioner: Tim Ball
STAFF PRESENT:	Community Development Director: Nathan Crane Planner: Tara Tannahill Planning Coordinator: JoAnn Scott Planning Commission Secretary: Heather White
OTHERS:	*See attached attendance list*

PUBLIC APPEARANCES

Chair Kemp asked for public comment. None was offered.

PUBLIC HEARING ITEMS

1. TA-19-04
   A request by Tyler Jackson to amend Section 3-623 Temporary Use Permits to allow Produce Stands in residential districts.

Commissioner Kemp opened the public hearing at 7:06 PM.

Ms. Tannahill explained that there was a request to allow produce stands as a temporary use in residential zoning along arterial streets. Crane explained that the city reviewed applications to ensure there was proper parking, access to the site, that public safety requirements were met, and that the applicants had a business license. He said arterial streets in Highland were SR-92 (Timpanogos Highway), SR-74, North County Boulevard, and 100 East.

2. R&J HIGHLAND ESTATES
   Discussion and direction regarding the concept plan for a 70-lot subdivision to be known as R&J Highland Estates Subdivision. The property is approximately 64.46 acres and is located at 9968 N 6630 W.

Ms. Tannahill reviewed some of the proposed changes to the application. She said there were now 70 lots with no access to the trail on the east. She said staff recommended adding a knuckle between lots 61 and 62 to discourage southbound traffic, adjusting the connection to 9810 N in order to meet engineering requirements, and keeping access to 10250 N.

Bruce Baird, counsel for R&J Highland Estates, talked about the previous application that the Planning Commission recommended denial. He said the new concept plan was 100% compliant with the code. He said his client was willing to agree to the three requests from staff. He said there was zero ability for the city to turn the project down and that the developer would not provide a park. He said his client was willing to slow-walk the subdivision request if the city was willing to fast-track a reconsideration of the rezone to 30,000 sf lots. Mr. Baird said that if the city approved a 30,000-sf rezone that was not subject to a referendum his client would withdraw the current application for the concept plan. Until that happened, his client insisted on fast-tracking the application for the current concept plan. Mr. Baird said his client would rather do what he first proposed with 30,000 sf lots. Mr. Baird did not understand why a city would not want a 7-acre park.

Commissioner Campbell thought Highland had trouble taking care of current parks, so an additional park was not that alluring to him.

Mr. Crane explained that it was a concept plan and would still need to go through the engineering review process. He said the developer asked to address the commissioners because of comments made with the last request. They thought it was prudent to get comments with the concept plan. Commissioner Kemp said that the Planning Commission would have no choice to approve the application if it met the code.

TRAINING

3. Mr. Brent Bateman from the Utah Property Ombudsman Office will discuss current State Law as it relates to the review and approval of Conditional Use Permits.

Mr. Bateman explained that his job was to protect the property rights of the citizens of Utah. He said the main goal was to keep citizens and cities from being in law suits with each other. He said the underlying right of property owners was to use the land any way they wanted to, except for local zoning laws. Property rights were violated when cities impose rules, requirements, or restrictions that were not in the ordinances. He explained that a legislative action would be one that changed the law and an administrative action was one that applied the law. Mr. Bateman explained that a CUP (conditional use permit) was an administrative action. He talked about public comment for conditional use applications and said considering public clamor when

deciding about an application at the administrative stage was not legal. He said there was no room for subjectivity. He mentioned that denying a CUP should be rare. He talked about Planning Commission responsibilities to make recommendations to update the code.

Commissioner Wright wondered about the circumstances in which a CUP application would be denied. Mr. Bateman explained that it would be denied if it was illegal in the zone or if it was impossible to impose conditions to mitigate the detrimental effects. He said the conditions would have to relate back to the code.

Commissioner Jones wondered when something would be subject to interpretation. Mr. Bateman explained that it was very limited. He said there was a difference between interpretation and discretion. He said discretion was preference and that there was very little room for it. Mr. Bateman gave the example of mitigating the detrimental effects of a dog kennel. He explained that a condition relating to noise could not be imposed if there was nothing in the code regarding noise.

Mr. Crane mentioned his proposal to do away with CUPs. Mr. Bateman mentioned that some cities eliminated all CUPs from their city code and other cities just eliminated some CUPs. He suggested reviewing and considering what was best for Highland. He suggested reviewing conditional use codes from Midvale, South Salt Lake, and Weber County. Mr. Bateman offered his services and suggested that the commissioners call him if there were questions.

PLANNING COMMISSION AND STAFF DISCUSSION ITEMS

4. DEFINITION OF A FAMILY and 5. ACCESSORY DWELLING UNITS

Mr. Crane explained that there was a proposal in 2010 or 2011 by the council to make basement apartments easier for residents. He said the intent was to circumvent the building code and the zoning process approvals for basement apartments. He said as a result, the council adopted a modification to the definition of family. Mr. Crane reviewed the current definition of a family and explained that two families living under the same roof was permitted. He said basement and above garage apartments were currently allowed as conditional use permits, but detached dwelling units were not. He explained that some things were problematic such as separate utilities, separate entrances, and off-street parking requirements. Residents were ignoring the separate utilities requirement because it was cost prohibitive. He also mentioned that there needed to be compliance with the building code, which included fire separation like a fire wall.

Mr. Crane explained that lately the city received a lot of calls about apartments because of parking, owners occupied vs. multiple renters, or other issues. Additionally, he said there was recent legislation adopted by the state for moderate income housing. He said the commissioners would see a proposed general plan amendment in the fall with strategies of handling housing issues. He said proposed changes would include modifying the definition of a family and change basement apartment regulations to accessory dwelling units with a certificate of occupancy process that required off-street parking. He said utilities were currently in the owner's name regardless of who was living at the unit. Mr. Crane said fire separation would still be required

HIGHLAND CITY

CITY COUNCIL AGENDA REPORT
ITEM #10

DATE: December 3, 2019

TO: Honorable Mayor and Members of the City Council

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

Todd Trane, PE
City Engineer

SUBJECT: **ACTION:** A request by Residents of the Cottages on the Green Subdivision for a reduction in the pressurized irrigation connection requirements. *Administrative*

PURPOSE:
The City Council will consider a request by the Cottages on the Green Subdivision (Cottages) to reduce the pressurized irrigation (PI) connection requirements. The Council will take appropriate action.

BACKGROUND:
The Cottages on the Green Subdivision was recorded in 1985. The subdivision includes 10.34 acres and 20 lots. Two of these lots have been combined. There is 2.07 acres of formal landscaped common space maintained by the HOA.

In the past, PI has been provided through an agreement with the Alpine Country Club. Recently, this agreement has been terminated. As a result, the Cottages residents are requesting a connection to the City pressurized irrigation system.

The area around the Cottages is provided PI water through the 'on demand' Upper Pump Station. The pump station utilizes the Upper Storage Pond for suction pressures and volume. The existing PI model, which assume 20% conservation, provides a low pressure of 50 psi in the area of the Cottages. Due to the additional demand on the system, it is recommended that the Cottages water outside the typical watering times. This will assist the system pressures in the area from decreasing below their present values. The subdivision plans to connect into the City's system with three 2" meters.

The City currently requires a dedication of 3.0 acre-feet of water per gross acre be dedicated to the City prior connecting to the PI system. This requirement is applicable for new and existing developments. This amount has been set by the City because 3.0 acre-feet per acre on paper yields the amount of water needed to irrigate the land during a drought condition. The Cottages has agreed, as part of this request, that they will adhere to the requirement and provide the full 31 acre-feet required.

The Cottages currently own 20 shares of Highland Water Conservation D shares. The

value of these shares is equal to 18 acre feet. At the City's current standard, the Cottages would need to provide an additional 13 acre feet of water.

The Cottages is no longer requesting a reduction in the water dedication requirement, but requesting the following:

1) a request that the City assess a connection fee for 3 connections, at a fee based on the historical connection fee as of 1996-1997 of $250 per connection

2) a waiver of an impact fee

For a short time in 1996 and 1997, to incentivize residents to connect to pressurized irrigation, the application form included the following:

> *"I, _____, hereby make application for service and agree to pay the monthly service charge, transfer, obligate, or lease the required amount of irrigation water stock and pay the hookup fee of $250.00 (a signed application for Pressurized Irrigation Service must be received at the City Hall before August 16, 1996 to be eligible for discounted $250.00 Hookup Fee). I understand that after August 15, 1996, that the hookup fee will raise to $550.00 if application is received at the City Hall between August 16, 1996 and April 1, 1997; then the hookup fee will be $1,350.00 after April 1, 1997."*

The original connection fee was assessed at $1,350, and has never been changed. We currently charge the same amount today. The reduction in 1996-1997 was just an incentive to get residents off of an overtaxed culinary system. The Cottages on the Green had the opportunity to connect in 1996 but declined.

The pressure irrigation impact fee did not exist in the early history of the PI system. The PI impact fee began being collected from all new developments around 2014. These impact fees are being collected for future growth related projects. An example would be expanding the capacity of our PI ponds. If the residents in Cottages on the Greens would have connected to the system in the late 90s, they would not have been required to pay the current impact fee.

The Cottages on the Green should also be responsible for the costs of the three pressurized irrigation meters to installed at the time of the connection.

CONCLUSION:

Staff has the following concerns about the request:

- Staff does not have a concern with the reduction of the connection fee as long as the Cottages provide connections to the system in accordance with Highland City standards and specifications. Also, a pressurized irrigation water meter be installed at each connection. This cost will be the responsibility of the home owners.

- Setting a future precedent for future requests. The impact fee requirement applies to new subdivisions and any individual lots (old or new) requesting connections onto the system. Approval of the request could result in additional requests by residents

not presently connected to the PI System, who built prior to the adoption of the current impact fee. Staff is concerned with arbitrarily waiving the impact fee as it is a fundamental fairness issue with other residents in Highland.

FISCAL IMPACT:

The fiscal impact is unknown. Adding the Cottages on the Greens will have an additional impact to the system. Cottages on the Green estimates the cost in impact fees to be $59,000. Staff will verify this amount.

CONCULSION:

Staff believes that waiving the impact fees could have unintended consequences for the City in the future. However, this is a policy decision that the Council will have to make. The Council will need to make findings with any decision they make. If the Council chooses to approve the agreement, staff is recommending an amendment that the Cottages on the Green also be responsible for the cost of three pressurized irrigation meters.

ATTACHMENTS:

1. Cottages Letter to Highland City
2. Draft MOU between Cottages and Highland City

LEWIS | HANSEN
ATTORNEYS AT LAW

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(801) 746-6301 (Fax)
www.lewishansen.com

jlewis@lewishansen.com

November 21, 2019

VIA EMAIL ONLY

Highland City Council

Re: The Cottages on the Green ("The Cottages"); Request by The Cottages for reduction in pressurized water dedication requirements

Dear Council Members:

This firm has been asked by The Cottages Homeowners Association ("HOA") to assist in addressing the pressurized irrigation (PI) water dedication requirements of Highland City (the "City"), and specifically in seeking a reduction of certain related requirements, as described below.

As you may know from prior correspondence, The Cottages has received pressurized irrigation over the past 20 years or so pursuant to an agreement with the Alpine Country Club ("ACC"). The Cottages anticipated that this arrangement would continue indefinitely, but due to unexpected circumstances this agreement expired. This firm assisted The Cottages in attempting to resolve issues that arose with the ACC. As a result, The Cottages and ACC entered into an agreement a few months ago to resolve their differences under the terms of which ACC agreed to continue to provide PI on a short- term basis, but The Cottages agreed that it would address its long- term PI needs through an agreement with the City to connect with its pressurized irrigation system. This situation with ACC was completely unforeseen, and it has resulted in substantial unanticipated future costs, some of which the Cottages is attempting to mitigate under the request described below.

In any case, it is The Cottages' objective to complete the connection to City PI by early next year, if possible. Toward that end, we are submitting the attached Memorandum of Understanding ("MOU") that sets forth the HOA's request and proposal for a reduction of certain requirements, described briefly below. In preparing the MOU and making this request, we have reviewed the following: (a) the request by Devirl Barfuss on behalf of the HOA (the "prior request'); (b) the City Council Agenda Report dated October 15, 2019 prepared by Todd Trane concerning this matter, and (c) the draft minutes of the Highland City Council pertaining to the prior request. The MOU and this letter attempt to address issues and concerns raised in those documents.

This request, as reflected in the MOU, consists of the following: (a) an agreement by the Cottages to dedicate water shares for 31 acre feet of water to the City; (b) a request that the City assess a connection fee for 3 connections, at a fee based on the historical connection fee as of 1996-1997 of $250 per connection; and (c) a waiver of an impact fee, based on the historical context and factors described below.

First, concerning the water dedication requirements, The Cottages acknowledges and accepts the recommendations of Todd Trane and Nathan Crane that the HOA's earlier request for a reduction in the PI dedication requirement should be denied. After meeting with Mr. Trane and reviewing his report, the HOA understands and accepts the reasoning set forth by Mr. Trane in his report, including that allowing the Cottages to dedicate a lesser number of shares may not meet the needs for The Cottages in more arid years, and that granting the request would set a difficult precedent for future requests. The Cottages is, therefore, prepared to acquire the additional water shares needed to dedicate 31 acre feet of water.

The HOA appreciates, however, the desire of Mr. Trane and the City – as expressed in the City's October 15 minutes – to work with The Cottages residents to find a solution to help mitigate the impact. As a means of pursuing that objective, The Cottages is requesting the reduced connection fee, and a waiver of impact fees.

The reason for this request is two-fold. First, as indicated, the cessation of PI under the agreement with ACC was unforeseen, and unforeseeable, and it is now placing a substantial financial burden on the HOA residents. To address this financial burden, the HOA must seek funds to cover these expenses, and in doing so justify every expenditure it incurs as being reasonable and necessary in the circumstances. Secondly, as discussed with Mr. Trane in a meeting of a couple weeks ago, we believe it is clear that The Cottages, in electing to tie into ACC's PI system over the past twenty plus years, benefitted the City. During those years, when The Cottages was obtaining PI through ACC's system, and when the City was addressing its water needs and water issues, and establishing appropriate water policy, The Cottages was not adding to the City's water burden by being on its PI system. This allowed the City, at least to some extent, to prolong its water needs, which we believe resulted in a material benefit to the City.

The Cottages believe there is a logical basis for looking back, or "grandfathering," to the 1996-1997 timeframe, when the City's PI system was constructed. We are informed that the connection fees were $250 per connection at that time, and that there were no impact fees at that time. And, during the years from 1996 to the present, The Cottages has had no impact on the PI system. In addition, during this period, the City used a bond to cover the costs of the PI system. It should be noted that the accompanying MOU, The Cottages has agreed to include a water meter at each connection.

For these reasons, we believe the request by The Cottages for the reduced connection fees and a waiver of an impact fee based on the status in 1996, is both reasonable and meets the stated goal of the City to mitigate the impact to the HOA residents. Moreover, while The Cottages now agrees that the City's grant of The Cottages request for a reduction in dedicated water shares

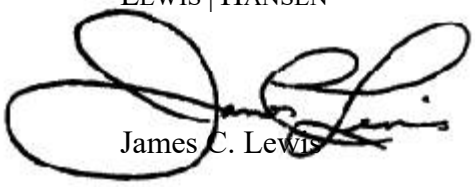
would have likely set a negative precedent, the grant of this request would not pose that same problem. The grant of this request would not set a precedent, as it is discretionary and is based on the unique facts and circumstances described above.

We are submitting this request for consideration and presentation at the December 3, 2019 City Council meeting. We would be happy to respond to any questions or to provide any additional information you may request.

Thank you.

Sincerely yours,

LEWIS | HANSEN



James C. Lewis

cc: Robert Lee

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is entered into as of this ___ day of November, 2019, by and between the City of Highland, Utah (the "City") and The Cottages Homeowners Association ("HOA") (the City and HOA are hereinafter referred to as the "Parties"), on the following premises:

A. The HOA is the homeowners' association of the Cottages on the Green ("The Cottages"), a residential community located in the City.

B. For over twenty (20) years, The Cottages has met its water irrigation needs by obtaining pressurized irrigation ("PI") water for its residents under an agreement with the Alpine Country Club, thereby reducing the burden on the City's available water.

C. The Cottages' agreement with ACC has unexpectedly terminated in 2019, requiring The Cottages to enter into an agreement with the City to tie into its PI system. This has resulted in substantial unanticipated cost to The Cottages and its residents.

D. The HOA has been in a dialogue with the City concerning certain requirements and costs involved in tying into the City's PI system, and has requested a reduction in the PI water dedication requirements of the City.

E. The City has determined that a total of 31 acre feet of water will be required for The Cottages to tie into the City's system, and that the City is not, therefore, inclined to grant the HOA's request for a reduction of the required water to be dedicated to the City.

F. The City Council has, however, directed the City staff to work with the HOA to find a solution to help mitigate the impact to the residents of The Cottages.

G. As a means of achieving the objective above, the Parties are entering into this understanding so that formal steps can be initiated to complete the connection to City PI in 2019.

NOW, THEREFORE, upon these premises, and for good and valuable consideration, the adequacy of which is hereby acknowledged, the Parties agree as follows:

1. Incorporation by Reference. The foregoing recitals are hereby incorporated by reference.

2. Connection with City PI System. The Parties will cooperate and exercise good faith efforts to commence and complete a connection of the City's PI system to The Cottages, as quickly as practicable in 2020. This will include a water meter at each connection referenced in paragraph 4 below. The costs of such connection, except as otherwise agreed in writing, shall be borne by The Cottages/HOA.

3. Dedicated Water. The HOA shall acquire and dedicate to the City water shares equal to a total of 31 acre feet of water, to service the needs of The Cottages for PI water. The

HOA currently holds water shares for a total of 20 acre feet per acre, and will be required, therefore, to acquire 11 additional acre feet of water to meet the City's requirements. The City and the HOA may, but are not required to, cooperate with each other in securing the necessary acre feet of water required under this paragraph from the City's inventory.

4. Connection Fees. In consideration of the benefits conferred on the City arising from The Cottages' use of PI water from a third-party source over the past 20 years or more, the City agrees that The Cottages will be assessed connection fees for three connections at the price of connection fees in 1996, or $_____ per connection.

5. Impact Fees. In further consideration of the benefits conferred on the City arising from The Cottages' use of PI water from a third party source, and based on a variety of additional factors addressed in the various communications concerning this project that are unique to this situation, the City agrees to waive any impact fees in connection with this MOU.

6. Other Fees. Except as set forth in this MOU or otherwise agreed between the Parties in writing, there are no other fees assessed or which may be assessed to The Cottages in connection with the subject matter of this MOU.

7. Additional Covenants. In addition to the above, the Parties agree as follows:

(a) To exercise good best efforts and good faith, and to fully cooperate, in order that the objectives in this MOU may be accomplished.

(b) To provide each other with such information, documentation and assistance as may be needed to meet the various covenants, commitments and obligations under this MOU.

8. Miscellaneous.

(a) Entire Agreement. This MOU constitutes the entire agreement between the Parties relating to the subject matter hereof, and there are no other courses of dealings, understandings, agreements, representations, or warranties, written or oral, except as may be set forth herein or set forth in a separate writing executed by both Parties.

(b) Jurisdiction. This Agreement shall be governed by and construed under and in accordance with the laws of the State of Utah.

(c) Notices. Any notice or other communications required or permitted hereunder shall be sufficiently given it delivered by hand or sent by either registered or certified mail, postage prepaid, and addressed as follows:

If to the City:

Nathan Crane, City Administrator
5400 West Civic Center Drive
Highland City, Utah 84003

If to the HOA:

Robert Lee
5263 W. Windsor Lane
Highland City, Utah 84003

With a copy to:

James C. Lewis, Esq.
Lewis Hansen
8 East Broadway #410
Salt Lake City, Utah 84111

or such other addresses as shall be furnished in writing by either party, and any such notice at communication shall be deemed to have been given as of the date so delivered by hand or postmarked for the mail.

(d) Invalidity. If any provision of this MOU or the application of such provision to any person or circumstance shall be held to be invalid or unenforceable, the remainder of this MOU or the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby.

(e) Binding Effect. This MOU shall be binding on and shall inure to the benefit of both Parties and their respective successors, representatives and assigns.

(f) Waiver. The failure of either Party at any time to require performance by the other under any terms or conditions of this MOU shall in no way affect its right hereafter to enforce the same, nor shall its failure with respect to any breach of this MOU constitute a waiver of any succeeding breach thereof or waiver of any other term at condition of this MOU.

DATED this ____ day of November, 2019.

HIGHLAND CITY

By_____
Its:

THE COTTAGES HOMEOWNERS ASSOCIATION

By_____
Its: President

DRAFT

AGENDA

HIGHLAND CITY

CITY COUNCIL AGENDA REPORT
ITEM #11

DATE: December 3, 2019

TO: Honorable Mayor and Members of the City Council

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

SUBJECT: **ACTION AND ORDINANCE:** Updated Ordinance Regulating Short Term Rentals. *Legislative.*

PURPOSE:

The City Council will consider a request to amend Chapter 5.24 Short Term Rentals relating to minor clarifications of the definitions and the regulations. The Council will take appropriate action.

BACKGROUND:

On September 3, 2019, Council passed an amendment to the City Code, regulating short-term rentals in Highland City. Under advisement of new legal counsel, an updated short-term rental ordinance is proposed. The purpose of the amendment is to make the regulations easier to enforce. The following is a summary of the requested changes:

- Addition of the definition of owner.
- Owner is allowed to designate a separate agent to act in the owner's behalf in the licensing/tax process.
- Each short-term rental property must be licensed separately.
- The business license application shall include the number of appropriate parking spaces; as well as contact information for the owner and operator, if different from the owner.
- Maximum occupancy limits shall be regulated by the criteria set forth or by fire code and the property must meet all applicable building, health, and fire codes.
- Operators of short-term rental properties are required to ensure that snow and other obstructions are promptly removed to ensure off-street parking is available at all times.
- Owner/Operator must respond to complaints of its occupants and guests within one hour of notification.
- Failure to comply with this ordinance may result in the revocation of the business license and repeated violations may result in the revocation of all short-term rental licenses held by the owner or operator.

FISCAL IMPACT:

This action will not impact the expenditures of the current year's fiscal budget.

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. Short-Term Rental Ordinance
2. Redline Version

ORDINANCE NO. O-2019-XX

AN ORDINANCE OF THE HIGHLAND CITY COUNCIL, HIGHLAND CITY, UTAH ADOPTING CHAPTER 5.24 OF THE HIGHLAND CITY MUNICIPAL CODE 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 Highland City Council as follows:

SECTION 1. That that Chapter 5.24 Short Term Rentals is hereby amended as shown on Exhibit A attached hereto and incorporated herein by reference.

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 proper posting and 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 Highland City Council, State of Utah, on this 3rd day of December, 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	☐	☐

EXHIBIT A

Chapter 5.24 REGULATING SHORT TERM RENTALS

5.24.010 FINDINGS AND PURPOSE
5.24.020 DEFINITIONS
5.24.030 BUSINESS LICENSE; ROOM TAX
5.24.040 MINIMUM DURATION
5.24.050 OCCUPANCY LIMITS
5.24.060 MANAGEMENT AND MAINTENANCE STANDARDS
5.24.070 PARKING
5.24.080 VIOLATIONS AND PENALTIES

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.

5.24.020 DEFINITIONS

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

“Owner” means the record property owner of the short term rental property.

"Owner Occupied" means full-time residency of the home by the property owner as shown on the Utah County Tax Assessment rolls.

"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.

5.24.030 BUSINESS LICENSE; ROOM TAX

A. The owner must continuously maintain in force and effect a Highland City business license for each 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. An owner may designate a separate agent to act as operator of the owner's short term rental property and may authorize that operator to apply for, obtain, and maintain the business license and to prepare, submit, and remit associated taxes, reports, and fees; however, the business license shall be in the owner's name.

C. 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, the number and availability of appropriate parking spaces, the name, address, and telephone number of the owner, the name, address, and telephone number of any non-owner operator, and a telephone number for which a responsible party may be reached 24 hours a day, 7 days a week.

D. 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.

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

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, unless the property is owner occupied.

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 bedroom;

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

C. Maximum occupancy allowed by fire code.

5.24.060 MANAGEMENT AND MAINTENANCE STANDARDS

A. Short term rental properties shall be properly maintained, painted and kept in good repair, meet all applicable building, health, and fire codes, 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 and owner 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 within one hour of notification;

    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.

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. The operator shall ensure that snow and other obstructions are promptly removed so that the short term rental property’s off-street parking is available at all times to occupants and guests.

5.24.080 VIOLATIONS AND PENALTIES

A. 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. Each day that a violation occurs or continues is a separate violation.
B. Failure to comply with any provision of this chapter may be cause for revocation of the short term rental business license for the short term rental property at issue. Repeated violations or violations that demonstrate a pattern of neglect or unsafe practices by the same owner or operator may be cause for revocation of all short term rental business licenses associated with that owner or operator.

ATTAHCMENT 2

SHORT TERM RENTAL CHANGES

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.

5.24.020 DEFINITIONS

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

"Owner" means the record property owner of the short term rental property.

"Owner Occupied" means full-time residency of the home by the property owner as shown on the Utah County Tax Assessment rolls.

"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.

5.24.030 BUSINESS LICENSE; ROOM TAX

A. The ~~Operator~~ owner must continuously maintain in force and effect a Highland City business license for ~~the~~ each 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.

~~A.~~B. An owner may designate a separate agent to act as operator of the owner's short term rental property and may authorize that operator to apply for, obtain, and maintain the business license and to prepare, submit, and remit associated taxes, reports, and fees; however, the business license shall be in the owner's name.

~~B.~~C. 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, the number and availability of appropriate parking spaces, the name, address, and telephone number of the owner, the name, address, and telephone number of any non-owner operator, and a telephone number for which a responsible party may be reached 24 hours a day, 7 days a week.

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

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, unless the property is owner occupied.

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

A. Two adults and two related children per bedroom; ~~or~~

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

~~B.~~C. Maximum occupancy allowed by fire code.

5.24.060 MANAGEMENT AND MAINTENANCE STANDARDS

A. Short- term rental properties shall be properly maintained, painted and kept in good repair, meet all applicable building, health, and fire codes, 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 and owner 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 within one hour of notification;

    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.

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. The operator shall ensure that snow and other obstructions are promptly removed so that the short term rental property's off-street parking is available at all times to occupants and guests.

5.24.080 VIOLATIONS AND PENALTIES

A. 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.

B. ~~-~~Failure to comply with any provision of this chapter may be cause for revocation of the short term rental business license for the short term rental property at issue. Repeated violations or violations that demonstrate a pattern of neglect or unsafe practices by the same owner or operator may be cause for revocation of all short term rental business licenses associated with that owner or operator.