



HIGHLAND CITY

HIGHLAND CITY PLANNING COMMISSION AGENDA

Tuesday, March 23, 2021

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

VIRTUAL PARTICIPATION

 YouTube Live: <http://bit.ly/HC-youtube>

 Zoom: Call 1-346-248-7799 Meeting ID: 895 2644 1484

 Email comments prior to meeting: planningcommission@highlandcity.org

7:00 PM REGULAR SESSION

Call to Order – Jerry Abbott, Chair

Invocation – Commissioner Claude Jones

Pledge of Allegiance – Commissioner Mino Morgese

1. UNSCHEDULED PUBLIC APPEARANCES

Please limit comments to three minutes per person. Please state your name.

2. CONSENT ITEMS

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

a. [Approval of Meeting Minutes](#) *Administrative*

Regular Planning Commission Meeting – February 23, 2021

3. [PRELIMINARY/FINAL PLAT CONCURRENT REVIEW: HIGHLAND MARKETPLACE](#) *Administrative*

The Planning Commission will hold a public hearing to consider a request by MNG Management LLC for approval of a 7-lot subdivision to be known as Mid-town Highland Marketplace Subdivision. The property is located at the northwest corner of Alpine Highway and Timpanogos Highway. The Planning Commission will take appropriate action.

4. [SITE PLAN: HIGHLAND TOWN PLAZA WEST PAD](#) *Administrative*

The Planning Commission will consider a request by Daniel Schmidt on behalf of WPI Enterprises, Inc., for approval of a Site Plan and architectural review of a retail building located at approximately 5513 W 11000 N. The Planning Commission will take appropriate action.

5. MINOR SUBDIVISION FINAL PLAT: HIGHLAND TOWN PLAZA

Administrative

The Planning Commission will hold a public hearing to consider a request by Daniel Schmidt on behalf of WPI Enterprises, Inc., for approval of a proposed 3-lot subdivision located at approximately 5513 W 11000 N. The Planning Commission will take appropriate action.

6. **PLANNING COMMISSION AND STAFF COMMUNICATION ITEMS**

The Planning Commission may discuss and receive updates on City events, projects, and issues from the Planning Commissioners and city staff. Topics discussed will be informational only. No final action will be taken on communication items.

a. Future Meetings

- March 30, City Council Meeting, 7:00 pm, City Hall
- April 20, City Council Meeting, 7:00 pm, City Hall
- April 27, Planning Commission Meeting, 7:00 pm, City Hall

Legislative: An action of a legislative body to adopt laws or policies.

Administrative: An action reviewing an application for compliance with adopted laws and policies.

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 Planning Commission may participate electronically via telephone, Skype, or other electronic means during this meeting.

CERTIFICATE OF POSTING

I, Kellie Bronson, the Planning Coordinator, certify that the foregoing agenda was posted at the principal office of the public body, at the Lone Peak Fire Station and Lone Peak Police Station, 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 Planning Commission, staff and the public.

Posted and dated this agenda 18th of March, 2021.

Kellie Bronson, Planning Coordinator

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PLANNING COMMISSION MEETINGS.
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HIGHLAND CITY

HIGHLAND CITY PLANNING COMMISSION MINUTES

Tuesday, February 23, 2021

Waiting Formal Approval

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

VIRTUAL PARTICIPATION



YouTube Live: <http://bit.ly/HC-youtube>



Zoom: Call 1-346-248-7799 Meeting ID: 879 5015 5460



Email comments prior to meeting: planningcommission@highlandcity.org

7:00 PM REGULAR SESSION

Call to Order – Jerry Abbott, Chair

Invocation – Commissioner Seth Barrus

Pledge of Allegiance – Commissioner Chris Howden

The meeting was called to order by Planning Commission Chair Jerry Abbott as a regular session at 7:00 pm. 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 Commissioner Seth Barrus and those in attendance were led in the Pledge of Allegiance by Commissioner Chris Howden.

PRESIDING: Commission Chair Jerry Abbott

COMMISSIONERS

PRESENT: Seth Barrus, Sherry Carruth (electronically), Chis Howden, Claude Jones (electronically), Audrey Moore, Mino Morgese, Commission Alt. Tyler Standifird

CITY STAFF PRESENT: City Administrator/Community Development Director Nathan Crane, Planner & GIS Analyst Kellie Bronson, City Attorney Rob Patterson, Planning Commission Secretary Heather White

OTHERS PRESENT: Issac Patterson

1. UNSCHEDULED PUBLIC APPEARANCES

Please limit comments to three minutes per person. Please state your name.

None were offered.

2. PRESENTATIONS

a. Annual Open Public Meeting Training – Rob Patterson, City Attorney

Mr. Rob Patterson reviewed the details of the Open Public Meetings Act in the Utah State Code. He explained that the broad purpose of the Open Meetings Act was to hold deliberations and to take actions openly during meetings that were properly noticed and recorded. He mentioned that part of the policy behind open government was GRAMA (Government Records Access Management Act) and said most of the records that the commissioners produced, namely emails, documents provided to them, texts, etc., were public record that anyone could request. He reminded the commissioners to use their city emails for city business.

3. CONSENT ITEMS

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

a. Approval of Meeting Minutes Administrative Regular City Council Meeting – January 26, 2021

Commissioner Audrey Moore MOVED to approve the minutes for the January 26, 2021 meeting. Commissioner Chris Howden SECONDED the motion. All present were in favor. None were opposed. The motion carried unanimously.

4. PUBLIC HEARING/ORDINANCE: TEXT AMENDMENT – STORAGE FACILITIES IN THE PROFESSIONAL OFFICE ZONE Legislative

The Planning Commission will hold a public hearing to consider a request by Isaac Patterson to amend Section 3-4929 in the Development Code relating to storage facilities in the Professional Office Zone. The Planning Commission will take appropriate action.

Ms. Bronson reviewed the details of the text amendment for the PO (Professional Office) zone. She mentioned that every permitted use in the PO zone was a conditional use. She summarized the proposed amendments and explained that the changes would permit two vehicles to be displayed outside of the storage facility with up to six vehicles stored inside the facility.

Applicant Issac Patterson explained that the vehicles would be under covered parking in the back of the existing storage facility.

Commissioner Standifird asked about the two vehicles in the front of the building. Mr. Patterson explained that there would be two parking stalls in the front for overnight parking specifically for returns and pick-ups.

Commissioner Abbott opened the public hearing at 7:15 pm and asked for public comment. Hearing none, he closed the public hearing at 7:16 PM and asked for additional questions or comments from the commissioners.

Commissioner Moore wondered if the truck rental was only for individuals using storage services at the facility. Mr. Patterson said trucks could be rented by the general public.

Commissioner Chris Howden MOVED that the Planning Commission accept the findings and recommend approval of the proposed amendment to the permitted uses in storage facilities in the PO Zone based on the findings in the report. Commissioner Sherry Carruth SECONDED the motion.

The vote was recorded as follows:

<i>Commissioner Jerry Abbott</i>	<i>Yes</i>
<i>Commissioner Seth Barrus</i>	<i>Yes</i>
<i>Commissioner Sherry Carruth</i>	<i>Yes</i>
<i>Commissioner Chris Howden</i>	<i>Yes</i>
<i>Commissioner Claude Jones</i>	<i>Yes</i>
<i>Commissioner Audrey Moore</i>	<i>Yes</i>
<i>Commissioner Mino Morgese</i>	<i>Yes</i>
<i>Commission Alt. Tyler Standifird</i>	<i>Yes</i>

The motion carried 5:0.

5. PUBLIC HEARING/ORDINANCE: GENERAL PLAN AMENDMENT - NEIGHBORHOOD OPTION TRAILS *Administrative*

The Planning Commission will hold a public hearing to consider a request by the City Council to amend the General Plan to reclassify Neighborhood Option Trails in the Trails Master Plan to Neighborhood Trails. The Planning Commission will take appropriate action.

Ms. Bronson explained that the city council amended the Trails Master Plan in 2013 to include six types of trails. As part of the amendment, a process was created for city property within an open space subdivision to be sold which included the removal of Neighborhood Option Trails without having to go through the general plan amendment process. Since then, and due to a lot of controversy with Neighborhood Option Trails, the current council found it beneficial to reclassify Neighborhood Option Trails to Neighborhood Trails. She explained that the amendment would require a general plan amendment process if any trail was to be removed. Mr. Crane explained that the council would not sell or get rid of any paved trail. He believed that the council wanted to construct proposed trails on the map. He said the amendment would not eliminate the possibility for residents to request the removal of a section of trail.

Commissioner Abbott opened the public hearing at 7:23 PM and asked for public comment. Hearing none, he closed the public hearing at 7:24 PM.

Commissioner Barrus asked how this amendment would affect the current referendum. Mr. Crane explained that it would not be affect. He said the council decided to change the policy because they were not interested in selling or abandoning any other trails without going through the amendment process with public hearings and public comment. Mr. Rob Patterson added that the council already changed the ordinance that allowed the petition process and that the Neighborhood Option category didn't mean anything.

Commissioner Chris Howden MOVED that the Planning Commission accept the findings and recommend approval of the General Plan amendment to reclassify Neighborhood Option Trails to Neighborhood Trails in the Trails Master Plan. Commissioner Audrey Moore SECONDED the motion.

The vote was recorded as follows:

<i>Commissioner Jerry Abbott</i>	<i>Yes</i>
<i>Commissioner Seth Barrus</i>	<i>Yes</i>
<i>Commissioner Sherry Carruth</i>	<i>Yes</i>

Commissioner Chris Howden	Yes
Commissioner Claude Jones	Yes
Commissioner Audrey Moore	Yes
Commissioner Mino Morgese	Yes
Commission Alt. Tyler Standifird	Yes

The motion carried 5:0.

6. DISCUSSION: SHIPPING CONTAINERS – *Kellie Bronson, Planner & GIS Analyst*

Ms. Bronson explained that staff was looking for direction regarding shipping containers. She explained that the city received weekly questions and complaints from people asking if shipping containers were allowed. She said the current city code didn't enforce anything and asked the commissioners to consider the following relating to shipping containers: easement, setbacks, time limits for having them on property, number of containers allowed on property. Mr. Crane explained that this wasn't for temporary use containers. He said the city needed to discuss whether the shipping containers were allowed in the city and how they could be used. Mr. Rob Patterson mentioned that some cities allowed them, and others didn't.

Commissioner Barrus wondered if staff looked into CCR's for ideas. Ms. Bronson said they didn't because CCR's were not filed at nor policed by the city.

Commissioner Abbott talked about shipping containers used for retaining walls versus those placed in the front of the house on an easement. He didn't think they should be allowed in front yards, on easements, or within setbacks. He thought back yards were okay.

Commissioner Standifird thought there could be flexibility if shipping containers were being used for temporary storage with a time limit.

Commissioner Barrus did not like the idea of banning people from having things on their property if those items were not dangerous. He liked Commissioner Abbott's idea of not having the containers in the front yard or driveway, off setbacks, and not within easements. He thought pods were a completely different thing than shipping containers. He didn't mind having a time limit for pods.

Commissioner Morgese wondered if the ordinance would only be for residential zones. Ms. Bronson explained that commercial property would have to go through a site plan process. She said the complaints were from different people in residential zones.

The commission discussed setbacks and suggested using the same setbacks for a home. Commissioner Abbott mentioned that shipping containers might be used for auxiliary buildings which would change setback requirements.

Commissioner Standifird suggesting limiting the containers to a ratio compared to lot size.

Commissioner Jones suggested allowing one container per acre and not permit any on any property less than one acre.

Commissioner Barrus asked for more detail about the calls to the city.

Ms. Bronson encouraged commissioners to watch for shipping containers, take pictures, and call staff with comments. Commissioner Abbott suggested sending staff an email and copy the planning commission.

7. PLANNING COMMISSION AND STAFF COMMUNICATION ITEMS

The Planning Commission may discuss and receive updates on City events, projects, and issues from the Planning Commissioners and city staff. Topics discussed will be informational only. No final action will be taken on communication items.

a. Future Meetings

- March 2, City Council Meeting, 7:00 pm, City Hall
- March 16, City Council Meeting, 7:00 pm, City Hall
- March 23, Planning Commission Meeting, 7:00 pm, City Hall

Commissioner Abbott asked about receiving emails from people who were in litigation with the city. Mr. Rob Patterson explained that emails from someone who had threatened or in the process of suing the city should not be responded to by the commissioners. He encouraged them to forward those emails to himself or Mr. Crane.

Commissioner Abbott asked about Lehi Lake. Mr. Crane mentioned that it was under construction and that Lehi was trying to finish it this summer. He said Council Member Kurt Ostler would have more information.

Mr. Crane mentioned that the water supply was at 60% capacity. He said Highland used all the water reserve last year. He thought it was going to be a tough water year.

Commissioner Moore asked about Mountain Ridge Park. Mr. Crane explained that a detailed budget would be reviewed by the council on March 2nd or 16th.

ADJOURNMENT

Commissioner Mino Morgese MOVED to adjourn the regular meeting. Commissioner Howden SECONDED the motion. All were in favor. The motion carried unanimously.

The meeting adjourned at 7:55 pm.

I, Heather White, Planning Commission Secretary, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on February 23, 2021. This document constitutes the official minutes for the Highland City Planning Commission Meeting.

/s/Heather White
Planning Commission Secretary



PLANNING COMMISSION AGENDA REPORT ITEM #3

DATE: March 23, 2021
TO: Planning Commission
FROM: Kellie Bronson
Planner and GIS Analyst
SUBJECT: PRELIMINARY/FINAL PLAT CONCURRENT REVIEW: Highland
Marketplace Phase 2 -*Administrative*

PURPOSE:

The Planning Commission will hold a public hearing to consider a request by MNG Management LLC for approval of a 7-lot subdivision to be known as Mid-town Highland Marketplace Subdivision. The property is located at the northwest corner of Alpine Highway and Timpanogos Highway. The Planning Commission will take appropriate action.

BACKGROUND:

The property is approximately 9.43 acres and located at the northwest corner of Alpine Highway and Timpanogos Highway. The property is designated as Commercial on the General Plan Land Use Map and zoned Commercial Retail (CR).

The master site plan for this property was approved by the City Council on February 2, 2021. This subdivision is needed to continue the Highland Marketplace project. The developer has requested that the preliminary and final plats be reviewed concurrently as allowed by the Development Code.

In the Development Code, Section 5-4-309 Concurrent Review states:

1. An applicant may request concurrent review of a preliminary and final plat for non-residential subdivisions and apartments, condominiums, and townhome projects if a site plan has been approved previously so long as they contain all the information that would be required by these regulations.
2. A request for concurrent review shall be processed as a final plat except that the City Council shall receive a recommendation from the Planning Commission prior to consideration of the application.

Preliminary and Final Plat approvals are *administrative* processes.

SUMMARY OF THE REQUEST:

1. The applicant is requesting concurrent review of the preliminary and final plats of a 7-lot commercial subdivision.
2. The subdivision will use the two existing access points from Timpanogos Highway and the two existing from Alpine Highway as approved in the site plan on February 2, 2021.

CITIZEN PARTICIPATION:

Notice of the public hearing associated with this meeting was published in the Daily Herald on March 6, 2021 and posted on the state website March 4, 2021. Notifications were also mailed to all property owners within 500 feet of the proposed site on March 4, 2021.

ANALYSIS:

- The site is designated as Commercial on the General Plan Land Use Map and the site is zoned CR. The proposed subdivision is consistent with the General Plan and existing zoning.
- The surrounding properties are zoned CR, Commercial C-1, Residential Professional, and R-1-40. Properties to the east and south are other retail and office buildings. Properties to the west are single family homes and the property to the north is a church. The proposed subdivision is compatible with the surrounding uses.
- Access to the site is limited due to the existing office and retail developments along SR-92 and SR-74. The accesses along SR-92 and SR-74 were approved as adequate access to the site in the 2007 Development Agreement. These accesses were also approved with the Highland Marketplace site plan on February 2, 2021 by the City Council.
- The standard ten (10) foot public utility easements along lot lines have been included on the plat. Existing waterline easements have also been included on the plat.

FINDINGS

The preliminary/final plat meets the following findings:

- The plat is consistent with the General Plan.
- The plat is consistent with the 2003 Development Agreement.
- The plat meets the requirements of the Development Code.

RECOMMENDATION AND PROPOSED MOTION:

The Planning Commission should hold a public hearing, accept the findings, and recommend approval of the proposed plat with the following stipulations:

1. The final plat shall be in substantial conformance with the preliminary plat received March 18, 2021.
2. All public improvements shall be installed as required by the City Engineer.
3. The civil construction plans shall meet all requirements as determined by the City Engineer.

I move that the Planning Commission accept the findings and recommend approval of the Mid-town Highland Marketplace Subdivision plat subject to the three (3) stipulations 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. Site Plan approved February 2, 2021

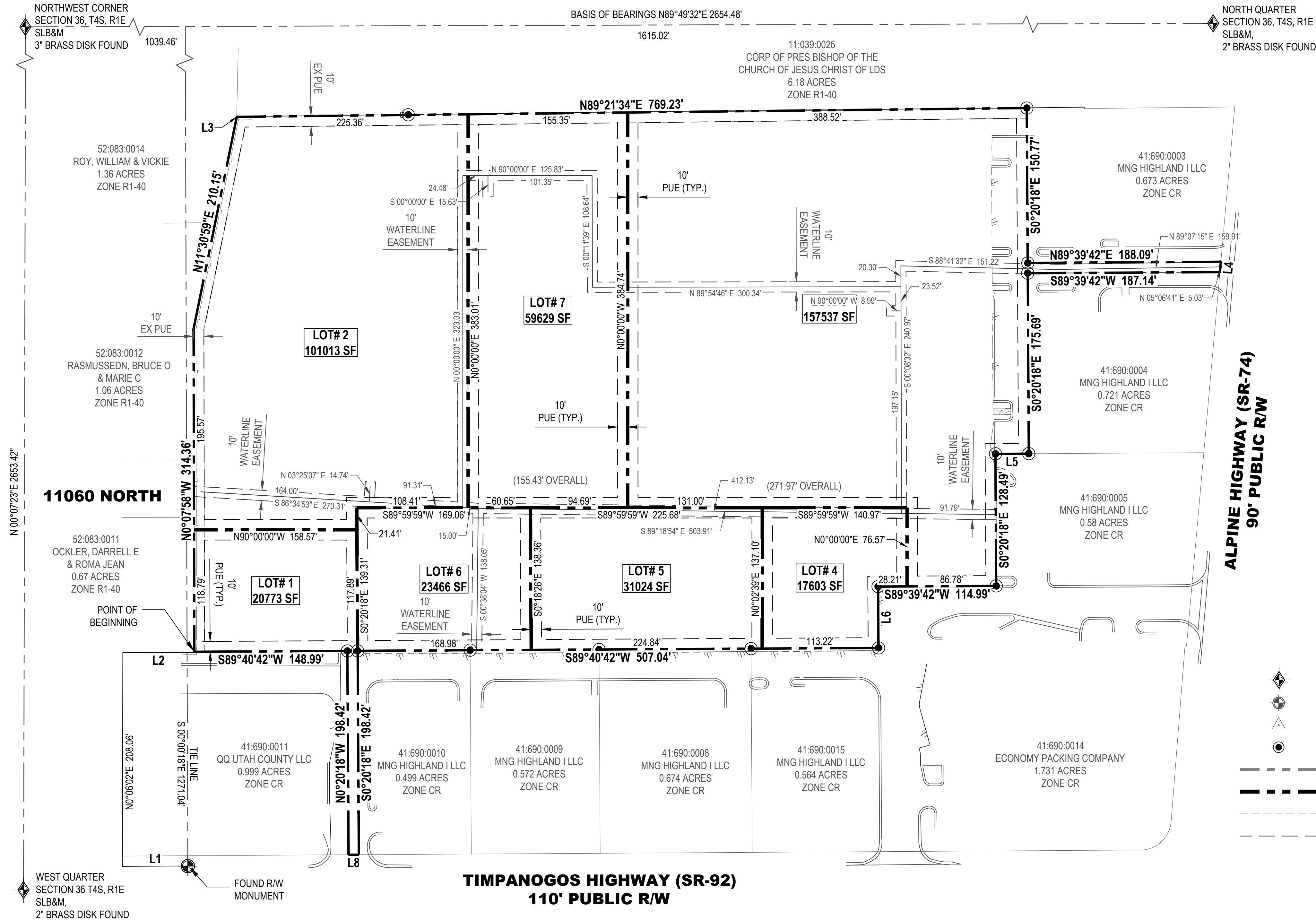
5



ATTACHMENT 2:

MID-TOWN HIGHLAND MARKETPLACE SUBDIVISION

A VACATION OF LOTS 1 AND 2 OF HIGHLAND MARKETPLACE
LOCATED IN THE NW QUARTER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



SURVEYOR'S CERTIFICATE

I, JON BEHR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 290669 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT. I HAVE PLACED MONUMENTS AS PRESENTED ON THE PLAT.

Jon D. Behr

DATE OF PLAT OR MAP: MARCH 18, 2021

BOUNDARY DESCRIPTION

COMBINED PARCELS DESCRIPTION:

COMMENCING AT A RIGHT-OF-WAY MONUMENT ON THE NORTHERLY LINE OF STATE ROUTE 92 (HIGHLAND HIGHWAY) WHICH LIES N 89°49'32" E, 1039.46 FEET AND S 00°00'18" E, 1271.04' FROM THE NORTHWEST CORNER OF SECTION 36, T4S, R1E, SLB&M, THENCE RUNNING S 89°39'42" W, A DISTANCE OF 63.54 FEET TO A POINT; THENCE N 00°06'02" E, A DISTANCE OF 208.06 FEET TO A POINT; THENCE N 89°54'02" E, A DISTANCE OF 69.66 FEET TO THE POINT OF BEGINNING; THENCE N 00°07'58" W, A DISTANCE OF 314.36 FEET TO A ROD FOUND; THENCE N 11°30'59" E, A DISTANCE OF 210.15 FEET TO A POINT; THENCE N 00°42'32" E, A DISTANCE OF 0.41 FEET TO A POINT; THENCE N 89°21'34" E, A DISTANCE OF 769.23 FEET TO A ROD FOUND; THENCE S 00°20'18" E, A DISTANCE OF 150.77 FEET TO A NAIL/WASHER FOUND; THENCE N 89°39'42" E, A DISTANCE OF 188.09 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 74 (MAIN STREET); THENCE ALONG SAID RIGHT-OF-WAY S 05°06'41" W, A DISTANCE OF 10.05 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY S 89°39'42" W, A DISTANCE OF 187.14 FEET TO A NAIL/WASHER SET; THENCE S 00°20'18" E, A DISTANCE OF 175.69 FEET TO AN NAIL/WASHER SET; THENCE S 89°39'42" W, A DISTANCE OF 32.50 FEET TO A NAIL/WASHER FOUND; THENCE S 00°20'18" E, A DISTANCE OF 128.49 FEET TO AN ETCHED X IN CURB FOUND; THENCE S 89°39'42" W, A DISTANCE OF 114.99 FEET TO A NAIL/WASHER FOUND; THENCE S 00°20'18" E, A DISTANCE OF 59.73 FEET TO A NAIL/WASHER FOUND; THENCE S 89°40'42" W, A DISTANCE OF 507.04 FEET TO A ROD AND CAP SET; THENCE S 00°20'18" E, A DISTANCE OF 198.42 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SR-92 (HIGHLAND HIGHWAY); THENCE ALONG SAID RIGHT-OF-WAY LINE S 89°39'42" W, A DISTANCE OF 10.00 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY N 00°20'18" W, A DISTANCE OF 198.42 FEET TO A ROD AND CAP SET; THENCE S 89°40'42" W, A DISTANCE OF 148.99 FEET TO THE POINT OF BEGINNING. SAID COMBINED PARCELS CONTAINING 9.436 ACRES OF LAND, MORE OR LESS.

DATE

SURVEYOR

OWNERS' DEDICATION

WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AND INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC, THE PUBLIC UTILITY EASEMENTS TO ALL PROVIDERS, PUBLIC OR PRIVATE, AND THE IRRIGATION EASEMENTS TO ALL LOT OWNERS, AND THEIR SUCCESSORS AND ASSIGNS IN PERPETUITY. IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

MNG HIGHLAND DEVELOPMENT, LLC A CALIFORNIA LLC
BY: MNG MANAGEMENT LLC, A CALIFORNIA LLC
ITS: MANAGER

MNG HIGHLAND DEVELOPMENT, LLC A CALIFORNIA LLC
BY: DAREN YOUNG
ITS: MANAGER

ACKNOWLEDGEMENT

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

MY COMMISSION EXPIRES _____

NOTARY PUBLIC
(SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE DEPARTMENT OF PUBLIC WORKS AND ENGINEERING OF HIGHLAND CITY, COUNTY OF UTAH, APPROVES 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 _____
CITY ENGINEER
(SEE SEAL BELOW)

ATTEST _____
CLERK-RECORDER
(SEE SEAL BELOW)

HIGHLAND CITY ATTORNEY

APPROVED THIS _____ DAY OF _____, A.D. 20____

HIGHLAND CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____

PLANNING COMMISSION CHAIR

COMMUNITY DEVELOPMENT DIRECTOR

CONDITIONS OF APPROVAL

THERE ARE CONDITIONS OF APPROVAL ATTACHED TO THIS SUBDIVISION WHICH ARE INDICATED ON THIS PLAT. THESE CONDITIONS HAVE ALSO BEEN RECORDED WITH THE SUBDIVISION. POTENTIAL BUYERS ARE REQUESTED TO READ THESE CONDITIONS CAREFULLY AND OBTAIN A COPY OF THESE CONDITIONS AND RESTRICTIONS PRIOR TO PURCHASING OR CONTRACTING TO PURCHASE ANY LOTS WITHIN THIS SUBDIVISION. THESE CONDITIONS ARE BINDING AND HAVE BEEN IMPOSED BY THE LEGISLATIVE BODY OF HIGHLAND CITY. A COPY OF THESE CONDITIONS MAY BE OBTAINED THROUGH THE UTAH COUNTY RECORDER'S OFFICE OR THE HIGHLAND CITY RECORDER'S OFFICE. IN ADDITION, HIGHLAND CITY HAS APPROVED BINDING ZONING LAWS THROUGH A LEGALLY BINDING DEVELOPMENT CODE. IT IS THE RESPONSIBILITY OF THE BUYER TO DO THEIR DUE DILIGENCE IN OBTAINING ALL ACCURATE INFORMATION AND/OR REGULATIONS THAT MAY DIRECTLY OR INDIRECTLY AFFECT THE USE OF PROPERTY PRIOR TO PURCHASING OR CONTRACTING TO PURCHASE ANY PROPERTY ANYWHERE. CONDITIONS OF APPROVAL CONVEYED ON THIS PROPERTY BY THE LEGISLATIVE BODY OF HIGHLAND CITY, WHICH ARE IN ADDITION TO THE DEVELOPMENT CODE, ARE AS FOLLOWS:
1) LANDSCAPING AND CONSTRUCTION MATERIALS OF ANY TYPE ARE NOT PERMITTED UPON OR WITHIN THE STREET, CURB & GUTTER, PARK STRIP OR SIDEWALK (STREET RIGHT-OF-WAY) WITH THE EXCEPTION OF THE PARK STRIP WHICH REQUIRES 75% TO BE LANDSCAPED.
2) HIGHLAND CITY ORDINANCES RESTRICT HEIGHT OF FOUNDATION ABOVE CURB. IT IS THE RESPONSIBILITY OF THE BUYER TO CONTACT THE CITY PRIOR TO PURCHASING ANY LOT. THIS RESTRICTION APPLIES TO ALL LOTS IN THIS SUBDIVISION.

MID-TOWN HIGHLAND MARKETPLACE SUBDIVISION

A VACATION OF LOTS 1 AND 2 OF HIGHLAND MARKETPLACE
FINAL PLAT
LOCATED IN THE NW QUARTER OF SECTION 36
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN.
SCALE: 1" = 60 FEET

CLERK-RECORDER SEAL

CITY ENGINEER SEAL

UTAH COUNTY RECORDER SEAL

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL



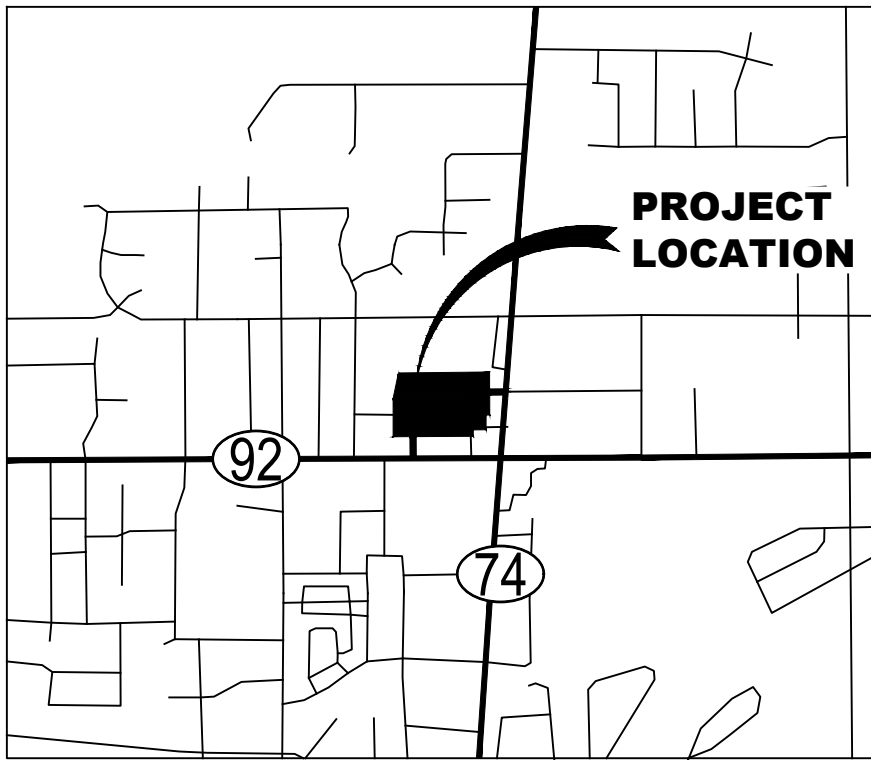
LOT INFORMATION		
	ADDRESS	SIZE
LOT #1	5446 W 11000 N	20,773 SF
LOT #2	5428 W 11000 N	101,013 SF
LOT #3	11111 N ALPINE HWY	157,537 SF
LOT #4	5354 W 11000 N	17,602 SF
LOT #5	5378 W 11000 N	31,023 SF
LOT #6		23,466 SF
LOT #7		59,629 SF

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	63.54	S89° 39' 42" W
L2	69.66	N89° 54' 02" E
L3	0.41	N00° 06' 41" W
L4	10.05	S05° 06' 41" W
L5	32.50	S89° 39' 42" W
L6	59.73	S00° 20' 18" E
L8	10.00	S89° 39' 42" W

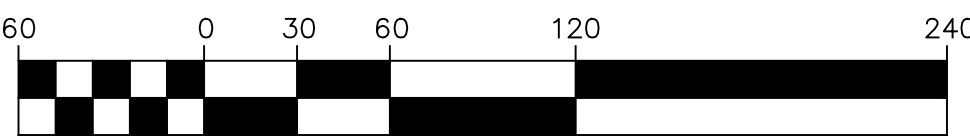


CRS ENGINEERS
Answers to Infrastructure®

4246 S Riverboat Rd, Ste 200 | Salt Lake City, UT 84123 | P: 801.359.5565 | www.crsengineers.com



VICINITY MAP
N.T.S.



SCALE: 1" = 60 FEET

NOTE:
REFER TO ENTRY 82152: 2007 DATED JUNE 4, 2007
FOR DECLARATION OF EASEMENTS, COVENANTS
AND RESTRICTIONS.

EXISTING SITE DATA

EXISTING ZONING	CR
TOTAL ACREAGE	9.436 ACRES

TEN (10) FOOT WATERLINE EASEMENT

DESCRIPTION OF THE EASEMENTS: THE INTENT OF THE TEN (10) FOOT WATERLINE EASEMENT SHOWN HEREON IS TO PROVIDE SAID EASEMENT FOR THE LOCATION(S) OF THE WATER LINE(S), VALVES AND HYDRANTS UPON INSTALLATION. THE PHYSICAL LOCATION(S) OF INSTALLED WATERLINES, VALVES AND HYDRANTS SHALL SERVE AS THE CENTERLINE OF THE EASEMENT.

OWNER: MID-TOWN NATIONAL GROUP
415 S CEDROS AVENUE
SOLANA BEACH, CA 92075
PHONE: (858) 546-0033
CONTACT: JOE HAM

UTILITIES APPROVAL

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT AND ALL OTHER RELATED FACILITIES ABOVE AND BELOW GROUND 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 OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME SHALL ANY PERMANENT STRUCTURES OR ANY OTHER OBSTRUCTIONS BE PLACED WITHIN THE PUE THAT INTERFERE WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MOUNTAIN POWER _____

CENTURY LINK/QWEST _____

XFINITY/COMCAST _____

DOMINION ENERGY GAS COMPANY

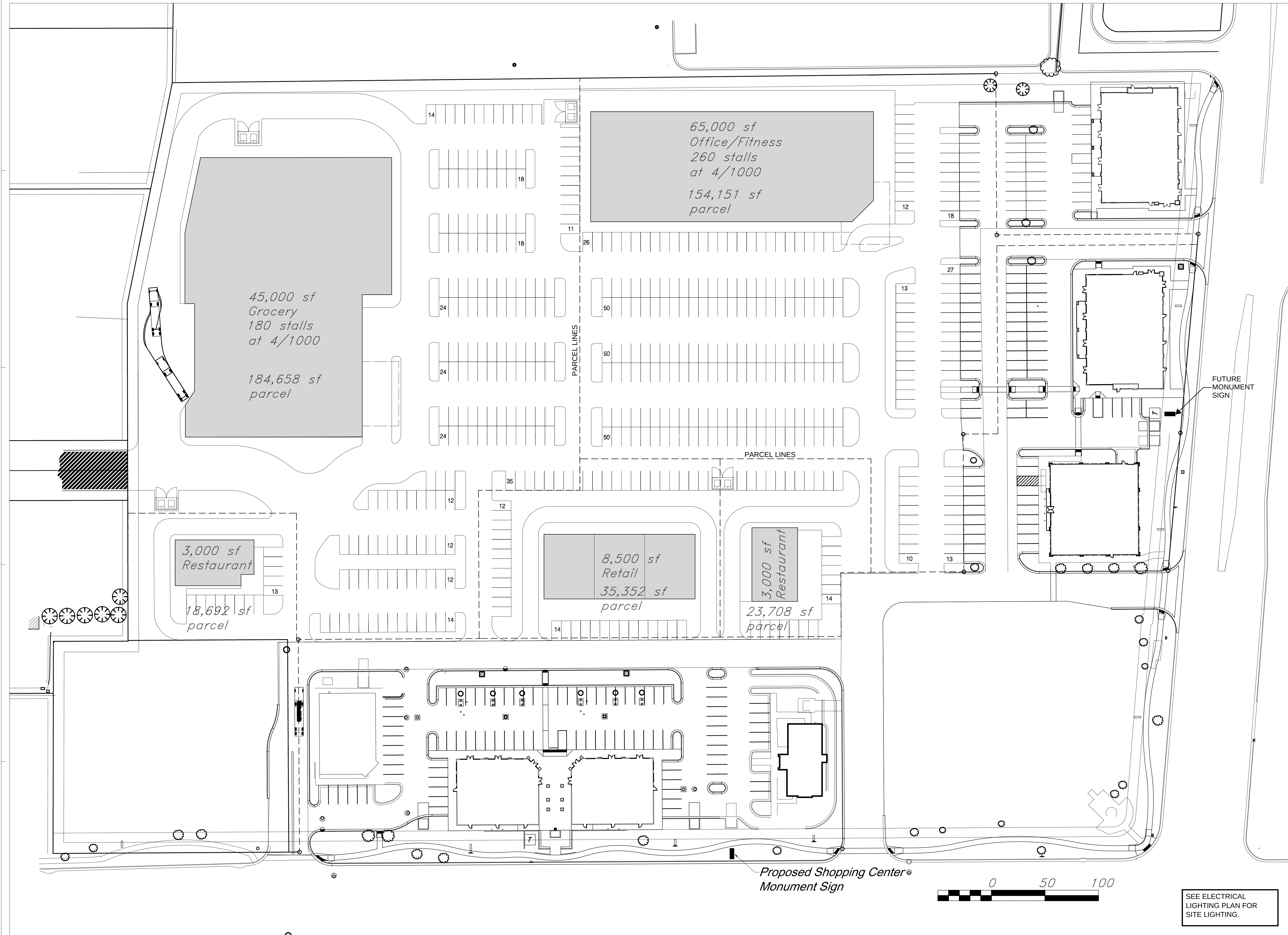
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR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

APPROVED THIS _____ DAY OF _____

BY: _____

TITLE: _____

ATTACHMENT 3:





PLANNING COMMISSION AGENDA REPORT ITEM #4

DATE: March 23, 2021
TO: Planning Commission
FROM: Kellie Bronson
Planner/GIS Analyst
SUBJECT: SITE PLAN/ARCHITECTURAL REVIEW: Highland Town Plaza West Pad
Administrative

PURPOSE:

The Planning Commission will consider a request by Daniel Schmidt on behalf of WPI Enterprises, Inc., for approval of a Site Plan and architectural review of a retail building located at approximately 5513 West 11000 North. The Planning Commission will take appropriate action.

BACKGROUND:

The proposed site plan is for one retail building on .899 acres at approximately 5513 West 11000 North. The property is designated as Mixed Use on the General Plan Land Use Map and the site is zoned Town Center Commercial Retail.

The property is not in a recorded subdivision. A request for final plat approval is being considered as a separate agenda item.

In the Town Center Overlay (TCO) Zone, the City Council is the approval body for a site plan, after receiving a recommendation from the Planning Commission. The Planning Commission is the approval body for the architectural review.

Site and architectural plan reviews are administrative actions. Consideration is limited to compliance with existing development standards and regulations.

SUMMARY OF THE REQUEST:

1. The applicant is requesting site plan and architectural plan approval for a 6,172 square foot building.
2. Vehicular access to the site will be provided from an existing driveway on Timpanogos Highway and the existing driveway that serves Wendy's and the Fizz building on Town Center Blvd.

3. The site plan includes a drive-thru which will serve the tenant on a southern unit in the building to give more space for cars to wrap around the building.
4. Plans show 46 parking stalls, two of which are handicap stalls.
5. The architectural plan includes a color theme of light greys and brown. Materials being used are a rough textured stucco, stained wood, clear anodized aluminum, and a composite rock material in grey tones (material board attached).
6. Hours of operation will follow requirements of the commercial uses in the Development Code. Noise, smoke, odor, dust, vibration, and illumination will be minimal with this use once construction is complete.

CITIZEN PARTICIPATION:

Notification of a site and architectural plan application is not required. Appropriate notifications for Planning Commission as a public meeting were posted.

ANALYSIS:

Zoning / General Plan Analysis

- The site is designated as Mixed-Use Development on the General Plan Land Use Map and the site is zoned Commercial Retail in the Town Center Overlay District. The proposed use is compatible with the permitted uses in the Commercial Retail Town Center Zone found in Table 3-47a in the Development Code and with the General Plan.
- The surrounding properties are zoned Mixed Use Residential, Commercial C-1, and R-1-40. The property to the east an existing WPI retail building, to the south is Meiers, and to the west is the owned by Rocky Mountain Power. The proposed use is compatible with the surrounding uses.

Utilities

- The site will be connecting to existing pressurized irrigation, culinary and sewer connections on the east side of the property.
- The developer is proposing to move the existing waterline that connects to the wellhouse just south of the property to the east for the structure to fit as shown in the site plan (see attached utility plan).
- The developer has requested to purchase 2,433 square feet of Highland City land to the west of the property to be included as part of the site plan. The Council will consider a purchase agreement at the March 30th Council meeting. This piece of land will be part of Lot 1 and is included in the total acreage. The property is needed due to existing utility easements. A stipulation has been included to

address this issue.

Town Center Overlay Zone Analysis

Access, Circulation, and Parking

- There are 46 parking stalls provided on site plan. The Development Code requires 24.
- WPI contacted UDOT to request an access on the west side of the property from Timpanogos Highway. UDOT denied the request to have an additional access. The developer also tried to coordinate with Rocky Mountain Power to use one of their two access and allow the power company access through their parking lot, but they denied their request as well. The only other options for vehicular access are through the existing accesses from Timpanogos Highway and Town Center Blvd.
- A pedestrian access to the storefront is a requirement in the Town Center Commercial Retail District of the Development Code (Section 3-4713.5d). A stipulation has been added to address this.

Landscaping

- The site plan provides a 17.5% landscaped area. The Development Code requires a minimum 15% landscaping.
- The site plan shows the required continuation of the landscaped parkway detail along Timpanogos Highway.

Architecture

- Proposed materials, colors, different exterior siding, and lighting are consistent with the design standards for the TCO zone found in Section of 3-4713 of the Development Code.
- The Development Code requires buildings in the TCO to have six common building design elements including: a common lighting theme, common architectural design elements, common sign theme, interior parking, color and materials, and roof design (details specified in Section 3-4713 of the code). The site plan appears to follow all of these requirements. Signage will be approved by staff when permits are requested.
- The architectural elements over the entrances and windows places an emphasis on the doors and window openings as required by the Development Code. The windows incorporate mullions, and the glazing demonstrates the 3-inch minimum setback from the façade.
- There is no maximum setback from any street for properties with frontage on SR 92 or SR 74.
- The maximum height of the building is 23'-4". The Development Code states a maximum height of forty (40) feet.

FINDINGS:

With the proposed stipulations, the site plan and architectural plan appear to meet the following findings:

- It is in conformance with the Highland City Development Code.
- It is compatible with existing development in the Town Center Overlay.

RECOMMENDATIONS AND PROPOSED MOTIONS:

Please note that two different motions are needed:

PROPOSED MOTION 1 ARCHITECTURAL PLANS:

Staff recommends that the Planning Commission **APPROVE** the architectural plans:

1. Architecture, materials, and colors shall comply with the site plan and building elevations dated March 1, 2021 except as modified by these stipulations.
2. All signage shall require a separate permit and meet the requirements of the Development Code.

I move that the Planning Commission accept the findings and **APPROVE** the architectural plans of the Highland Town Plaza West pad subject to the two (2) stipulations recommended by staff.

PROPOSED MOTION 2 SITE PLAN:

Staff recommends that the Planning Commission recommend **APPROVAL** of the site plan subject to the following stipulations:

1. Development of the site shall comply with the site plan and building elevations dated March 1, 2021 except as modified by these stipulations.
2. All signage shall require a separate permit and meet the requirements of the Development Code.
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. The site plan shall include a pedestrian connection from SR 92 to the building entrance. Said access shall be a minimum of five (5) foot concrete path.
5. The site plan shall be modified to exclude the City property if a purchase agreement is not approved by the Council.

I move that the Planning Commission accept the findings and recommend **APPROVAL** of the site plan for Highland Town Plaza West pad subject to the five (5) stipulations recommended by staff.

ALTERNATIVE MOTIONS:

I move that the Planning Commission **DENY** the architectural plans for the Highland Town Plaza West pad based on the following findings (The Commission will need to draft appropriate findings).

I move that the Planning Commission recommend **DENIAL** of the site plan for the Highland Town Plaza West pad based on the following findings (The Commission will need to draft appropriate findings).

ATTACHMENTS:

1. Vicinity Map
2. Project Narrative
3. Site Plan
4. Landscape Plan
5. Utility Plan
6. Building Elevations/Material Board

Project Narrative

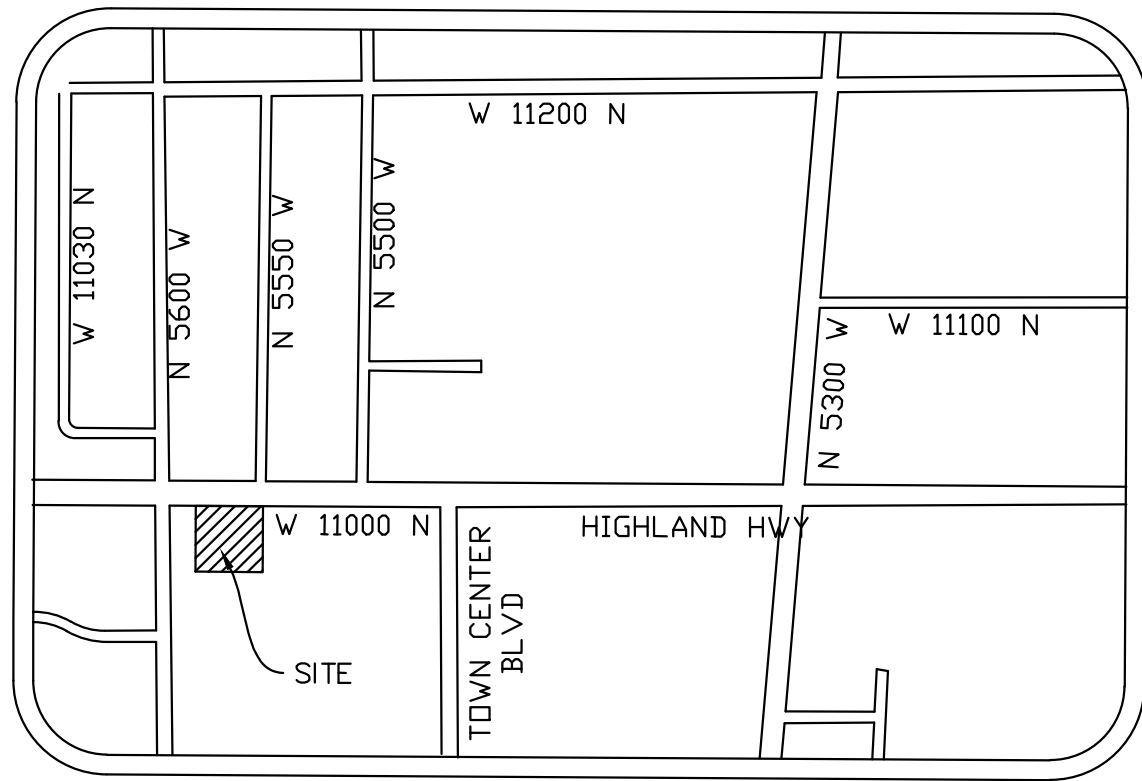
This project is designed consistent with the General Plan and in compliance to Highland City Development Code and per APWA Utah Chapter and ADA standards. The proposed construction is commercial retail space consistent with the site zoning, adjacent uses, and will be of similar design to the building located at 5509 W 11000 N, Highland UT built in 2017. The existing site is an undeveloped pad site with asphalt and landscaping.

There are two existing ingress and egress points for this site. One access point is approximately 240 feet west of the intersection of Town Center Blvd and SR 92 with ingress egress onto SR-92 and the other access is approximately 240 feet south of that same intersection with ingress egress onto Town Center Blvd. The site is designed to maximize the space for landscaping while still meeting drive aisle requirements for proper flow of normal vehicular traffic as well as emergency vehicles.

There is an existing pedestrian access from the sidewalk parallel to SR-92 between this site plan and the existing building to the east. The grading and drainage are designed to flow water away from the structure. The construction will not have significant impact on present utilities or streets.

Once occupied, hours of operation and the number of employees would be typical for the type of tenant industry. Noise, smoke, odor, dust, vibration or illumination will be consistent with industry standards for each individual tenant.

VICINITY MAP

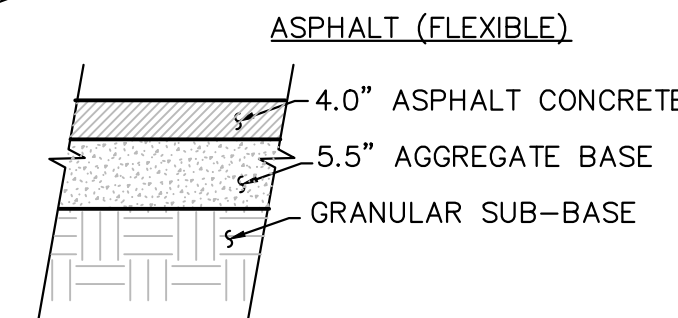


DEVELOPER
DANIEL SCHMIDT
WPI ENTERPRISES
5455 W 11000 N STE 202
HIGHLAND, UTAH 84003
(801) 772-0700

ARCHITECT
BABCOCK DESIGN
LOU PHUNG
52 EXCHANGE PLACE
SALT LAKE CITY, UTAH 84111
(801) 531-1144

CIVIL ENGINEER
LEGEND ENGINEERING
LONNY REED
52 WEST 100 NORTH
HEBER CITY, UTAH 84032
(435) 654-4828

SURVEYOR
LEGEND ENGINEERING
CORY NEERINGS
52 WEST 100 NORTH
HEBER CITY, UTAH 84032
(435) 654-4828



SEE TERRACON GEOTECHNICAL REPORT FOR ADDITIONAL
PAVEMENT RECOMMENDATIONS.
PROJECT NUMBER: 61075005

HIGHLAND CITY NOTES:

1. ALL UTILITY LINES LESS THAN 69 KV SHALL BE UNDERGROUNDED WITH THE FIRST PHASE OF DEVELOPMENT.
2. ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
3. PLANTS LOCATED WITHIN REQUIRED SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIAL SHALL BE MAINTAINED TO BE LOWER THAN 3' OR TALLER THAN 7'.
4. FUTURE DEVELOPMENT PADS WITHIN MASTER PLANNED DEVELOPMENTS SHALL BE COVERED FOR DUST AND WEED CONTROL AT TIME OF DEVELOPMENT.
5. ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN. ANY CHANGES THERETO SHALL REQUIRE APPROVAL OF HIGHLAND CITY.
6. THIS PROJECT IS SUBJECT TO THE CURRENT HIGHLAND CITY ENGINEERING REQUIREMENTS (MAG SUPPLEMENTAL REGULATIONS), GENERAL PLAN, DEVELOPMENT CODE, AND ANY APPLICABLE SPECIFIC PLANS.



LOT LINES (PROPERTY)

EXISTING CURB AND GUTTER

PROPOSED CURB AND GUTTER

EXISTING FENCE

EXISTING STRIPING

LANDSCAPE AREA

CONCRETE AREA

REVERSE CURB

PROPOSED ASPHALT AREA

SITE DATA

LIMITS OF DISTURBANCE: 26,987 SF (0.62 ACRES)
BUILDING AREA: 6,172 SF± 22.9%
PAVEMENT AREA: 16,094 SF± 59.6%
LANDSCAPE AREA: 4,721 SF± 17.5%

BUILDING DATA

ZONE: TOWN CENTER OVERLAY
OR (COMMERCIAL RETAIL ZONE)

PARKING TABULATION

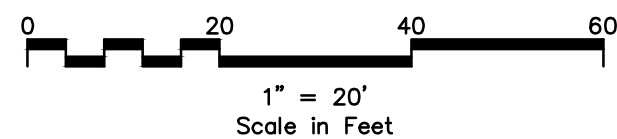
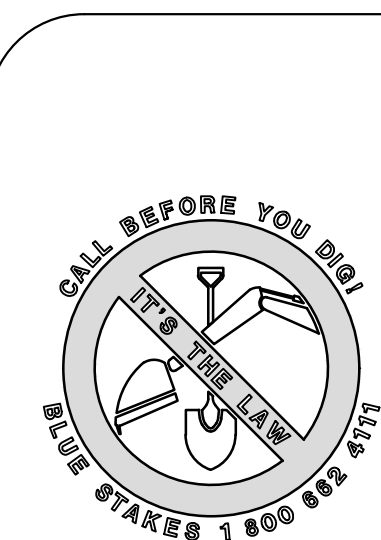
REQUIRED: 24 STALLS (4 STALLS PER 1,000 SF FLOOR AREA)
PROVIDED: 20 TOTAL STALLS
2 ADA STALLS

NOTES:

1. PROPOSED SIDEWALK PER APWA PLAN 231. SEE SHEET C-4.
2. ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER ADA STANDARDS.
3. PROPOSED CURB PER APWA PLAN 209 TYPE P. SEE SHEET C-4.
4. PROPOSED CURB & GUTTER PER APWA PLAN 205 TYPE E. SEE SHEET C-4.
5. PROPOSED REVERSE PAN CURB AND GUTTER PER DETAIL 1 SEE SHEET C-4.
6. PROPOSED DUMPSTER LOCATION. SEE DETAIL 5, SHEET C-4.
7. 3' ROLL GUTTER PER DETAIL 6. SEE SHEET C-4.

GENERAL NOTES:

1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
6. SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
7. ALL WORK TO BE ACCORDING TO CITY STANDARDS.



LEGEND ENGINEERING

52 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-654-4828
www.legendengineering.com



HIGHLAND TOWN PLAZA WEST PAD
SITE PLAN

5513 W 11000 N, HIGHLAND, UTAH 84003

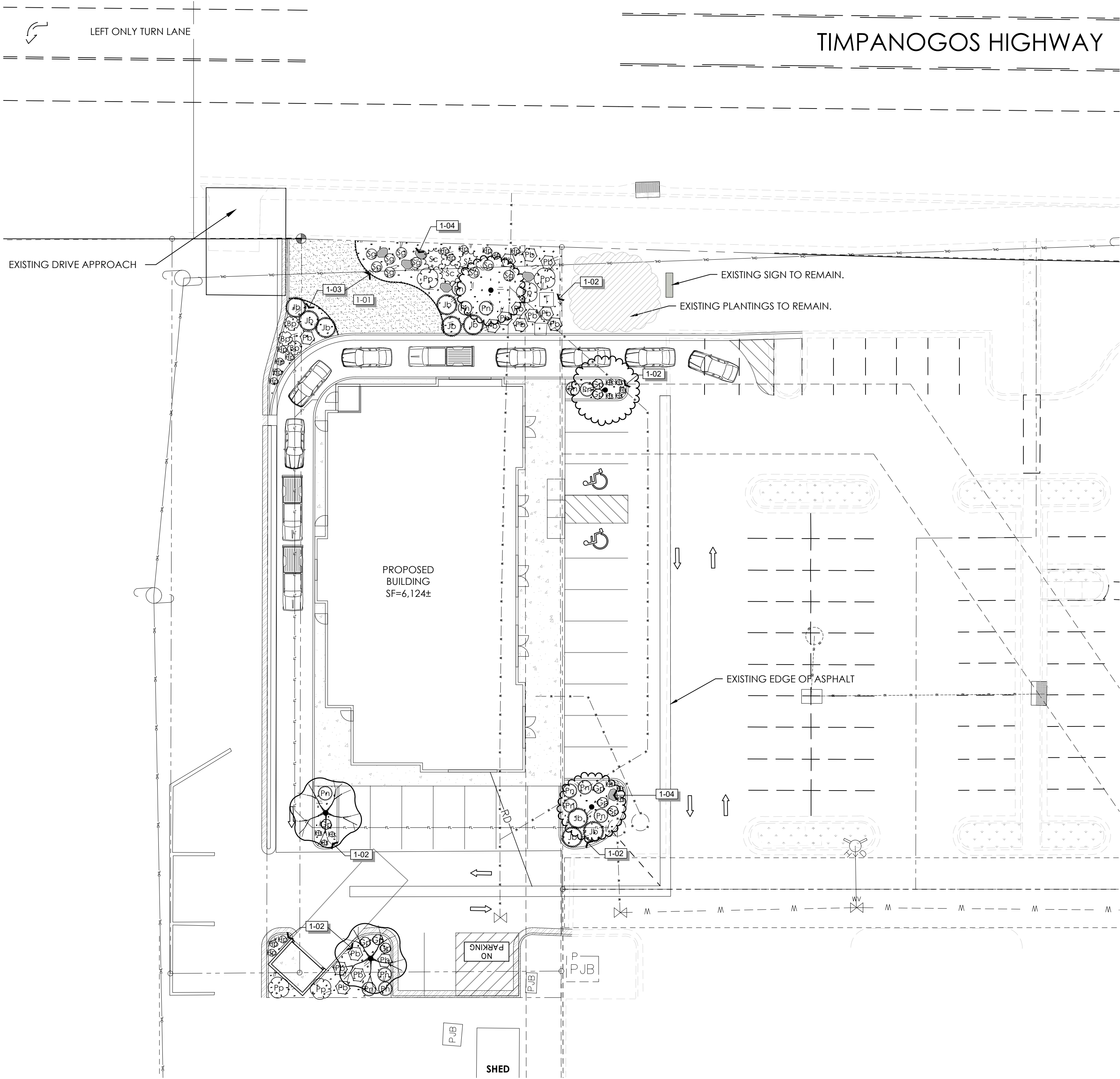


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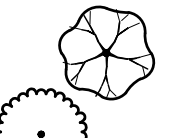
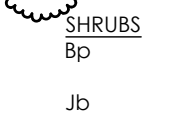
C-1

DATE:
Sep 21, 2020

ATTACHMENT 4:



PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	2	Fraxinus mandshurica	Manchurian Ash	B & B	2"Cal
	3	Pyrus calleryana 'Glen's Form' TM	Chanticleer Pear	B & B	2"Cal
	3	Buddleja davidii 'Nanho Purple'	Nanho Purple Butterfly Bush	CONT	5 gal
	9	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	5 gal	
	13	Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	5 gal	
	5	Pinus mugo 'Pumilio'	Mugo Pine	5 gal	
	9	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	5 gal	
	16	Prunus besseyi	Sand Cherry	5 gal	
	3	Symphoricarpos x chenaultii 'Hancock'	Hancock Coralberry	5 gal	
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	14	Hemerocallis x 'Pardon Me'	Pardon Me Daylily	1 gal	
	11	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal	
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	9	Panicum virgatum	Switch Grass	1 gal	

REFERENCE NOTES SCHEDULE

SYMBOL	LANDSCAPE DESCRIPTION	QTY
	SODDED LAWN AREA	759 sf
	PLANTING AREAS TO RECEIVE MIN. 3" DEEP ROCK MULCH TO MATCH ADJACENT LANDSCAPING	2,262 sf
	SURE-LOC ALUMINUM EDGING-INSTALL AS PER MANUFACTURER SPECIFICATION	60 lf
	BOULDERS - DECORATIVE	6

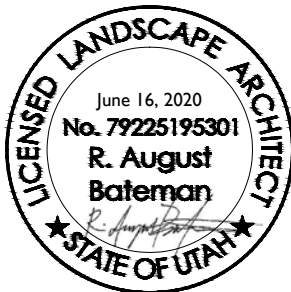


WPI
HIGHLAND
WEST 4B

SEE LI101 FOR IRRIGATION PLAN. SEE SHEET
LD502 FOR IRRIGATION SCHEDULE AND NOTES.

ATTENTION: PRIOR TO PERFORMING ANY WORK ON THIS PLAN CONTRACTOR SHALL IDENTIFY THROUGH BLUESTAKES AND ON-SITE OBSERVATION ANY AND ALL UTILITIES AND HAZARDS OR CONDITIONS THAT MAY PREVENT WORK FROM BEING PERFORMED ACCORDING TO THESE PLANS ABOVE OR BELOW GROUND. IF CONDITIONS ARE FOUND THAT MAY PREVENT WORK FROM BEING PERFORMED AS PER PLAN, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY (I.E. ELECTRICAL, GAS, WATER SEWER, ETC.). EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITH THESE DRAWINGS. QUANTITIES (IF AND IF) LISTED ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND QUANTITIES ON THESE PLANS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN QUANTITIES LISTED IN LEGENDS AND PLAN. WHERE DISCREPANCIES EXIST BETWEEN SPECIFICATIONS, DETAILS, AND/OR DRAWINGS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT DRAWINGS ARE CONSISTENT WITH SURVEYED BASE INFORMATION. DURING CONSTRUCTION IF DISCREPANCIES ARE FOUND BETWEEN THESE PLANS AND THE SITE, CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.

1"=20' (24"x36") NORTH



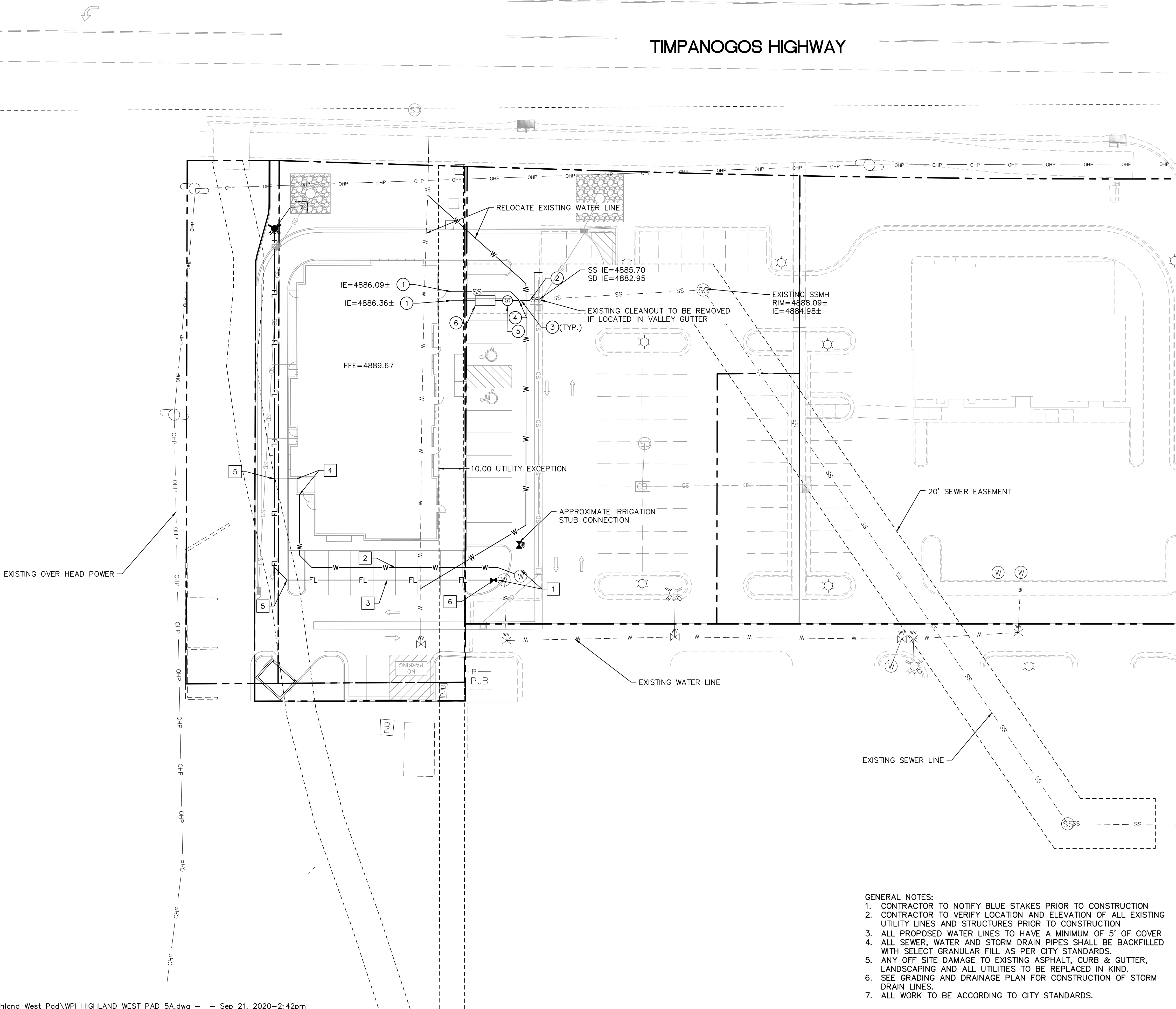
ENG/ARCH: LEGEND ENG.
DRAWN BY: ZD
REVIEWED BY: RAB

DATE: 25 MAY 2020

LANDSCAPE PLAN
LP101

ATTACHMENT 5:

CONTRACTOR TO VERIFY ALL ON SITE
UTILITIES BEFORE ANY CONSTRUCTION



- GENERAL NOTES:
1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION.
 2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.
 3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER.
 4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
 5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
 6. SEE GRADING AND DRAINAGE PLAN FOR CONSTRUCTION OF STORM DRAIN LINES.
 7. ALL WORK TO BE ACCORDING TO CITY STANDARDS.



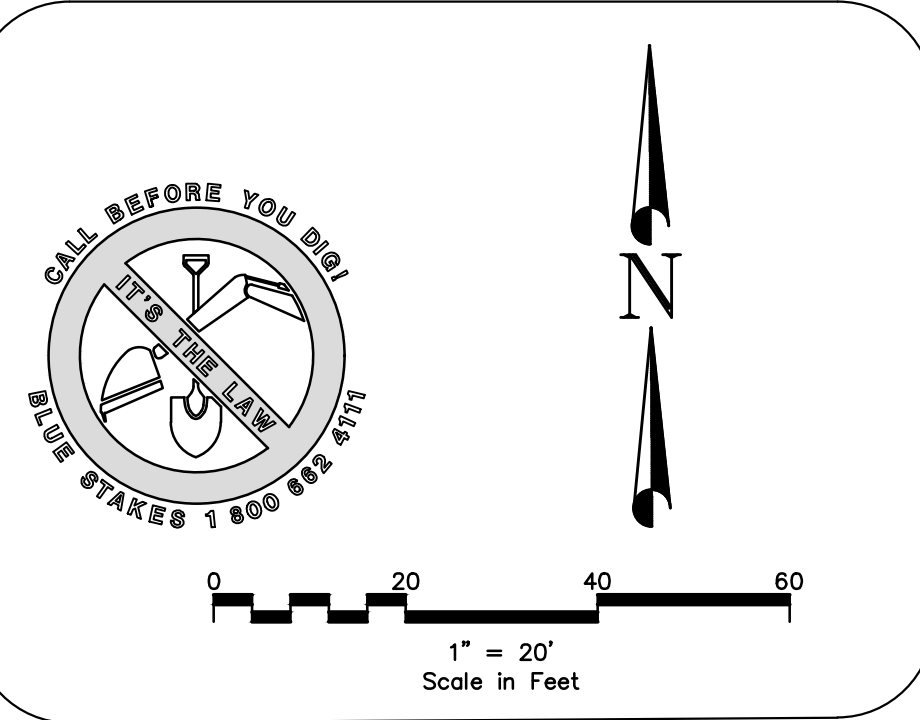
PROPERTY/ROW LINE	---
EXISTING CURB AND GUTTER	---
PROPOSED CURB AND GUTTER	---
PROPOSED STORM DRAIN LINE	---SD---
EXISTING STORM DRAIN LINE	---SD---
PROPOSED SEWER LINE	---SS---
EXISTING SEWER LINE	---SS---
PROPOSED WATER LINE	---W---
EXISTING WATER LINE	---W---
EXISTING GAS LINE	---G---
INVERT ELEVATION	IE
PROPOSED	PROP
FINISHED FLOOR ELEVATION	FFE
EXISTING FIRE HYDRANT	FH
EXISTING WATER VALVE	WV
EXISTING WATER METER	WM
EXISTING SEWER MANHOLE	SM
PROPOSED FIRE HYDRANT	FH
PROPOSED WATER VALVE	WV
PROPOSED WATER METER	WM
PROPOSED SEWER CLEANOUT	SC

SEWER NOTES:

1. END ALL UTILITIES 5' FROM BUILDING, SEE PLUMBING PLANS FOR CONTINUATION.
2. CONNECT TO EXISTING SEWER CLEANOUT APPROXIMATE IE=4885.76±. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO ANY CONSTRUCTION.
3. INSTALL 6"Ø PVC SDR-35 SEWER PIPE AT 1.0% SLOPE.
4. INSTALL 6" SEWER CLEANOUT.
5. INSTALL 48" SANITARY SEWER SAMPLING MANHOLE PER TSSD STD DWG D-6. SEE SHEET C-4. RIM=4888.59 IE IN=4886.03 IE OUT=4885.83
6. INSTALL 1,500 GAL. GREASE INTERCEPTOR PER TSSD DWG D-12. SEE SHEET C-4. RIM=4888.75 IE IN=4886.26 IE OUT=4886.06

WATER DESIGN NOTES

1. CONNECT TO EXISTING WATER STUBS PER CITY STANDARDS.
2. INSTALL 2"Ø SDR-9 POLY WATERLINE.
3. INSTALL 6"Ø DUCTILE IRON FIRE LINE.
4. END ALL UTILITIES 5' FROM BUILDING, SEE PLUMBING PLANS FOR CONTINUATION.
5. INSTALL 45° BENDS AND THRUST BLOCKS PER APWA PLAN 561. SEE SHEET C-4.
6. INSTALL 6" GATE VALVE.
7. INSTALL FIRE HYDRANT PER APWA PLAN 511. SEE SHEET C-4.



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HIGHLAND TOWN PLAZA WEST PAD
UTILITY PLAN
5513 W 11000 N, HIGHLAND, UTAH 84003



SHEET:
C-3

DATE:
Sep 21, 2020

ATTACHMENT 6:



NORTHEAST PERSPECTIVE



NORTHWEST PERSPECTIVE



SOUTHWEST PERSPECTIVE

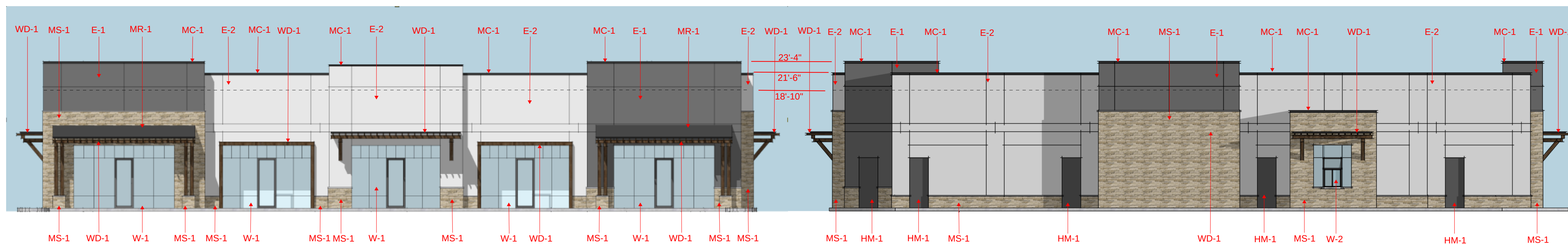


SOUTHEAST PERSPECTIVE

HIGHLAND RETAIL BUILDING
WEST PAD (6,144 S.F.)

FINISH SCHEDULE

E-1	EIFS - DRYVIT, GRAY STEELE
E-2	EIFS - DRYVIT, MOONLIGHT
WD-1	STAINED WOOD TIMBERS
W-1	ALUMINUM STOREFRONT - CLEAR ANODIZED
W-2	DRIVE-THRU WINDOW - CLEAR ANODIZED
HM-1	PAINTED HOLLOW METAL DOOR & FRAME - BM 2121-10, GRAY
MC-1	PREFINISHED METAL CAP - CMG METALS, MATTE BLACK
MR-1	STANDING SEAM METAL ROOF - MATTE BLACK
MS-1	MANUFACTURED STONE - HARRISTONE, CAPE COD UTAH LEDGESTONE



EFIS 1 (E-1)	674 SQ FT	23%
EFIS 2 (E-2)	851 SQ FT	30%
PREFINISHED METAL CAP (MC-1)	35 SQ FT	1%
STANDING SEAM METAL(MR-1)	183 SQ FT	6%
STAINED WOOD TIMBERS (WD-1)	111 SQ FT	4%
ALUMINUM STOREFRONT (W-1)	824 SQ FT	29%
MANUFACTURED STONE (MS-1)	210 SQ FT	7%

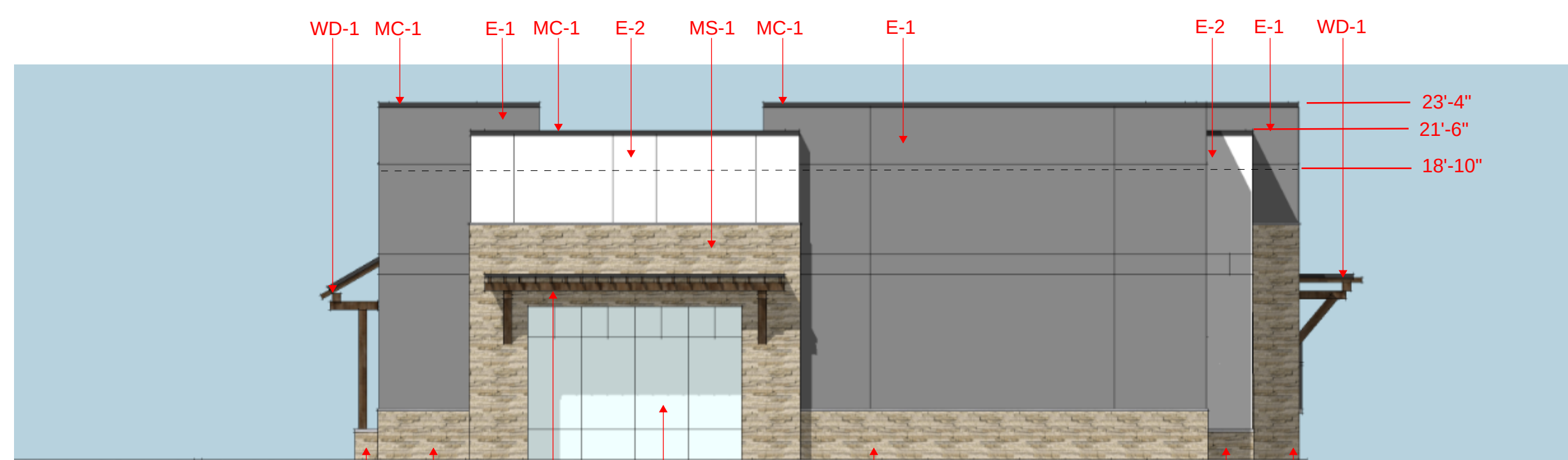
EAST ELEVATION (FRONT)

TOTAL	2,888 SQ FT	100%
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EFIS 1 (E-1)	285 SQ FT	12%
EFIS 2 (E-2)	1,299 SQ FT	52%
PREFINISHED METAL CAP (MC-1)	33 SQ FT	1%
STANDING SEAM METAL(MR-1)	5 SQ FT	1%
STAINED WOOD TIMBERS (WD-1)	13 SQ FT	1%
ALUMINUM STOREFRONT (W-2)	41 SQ FT	2%
MANUFACTURED STONE (MS-1)	636 SQ FT	26%
HOLLOW METAL DOORS (HM-1)	120 SQ FT	5%

WEST ELEVATION (BACK)

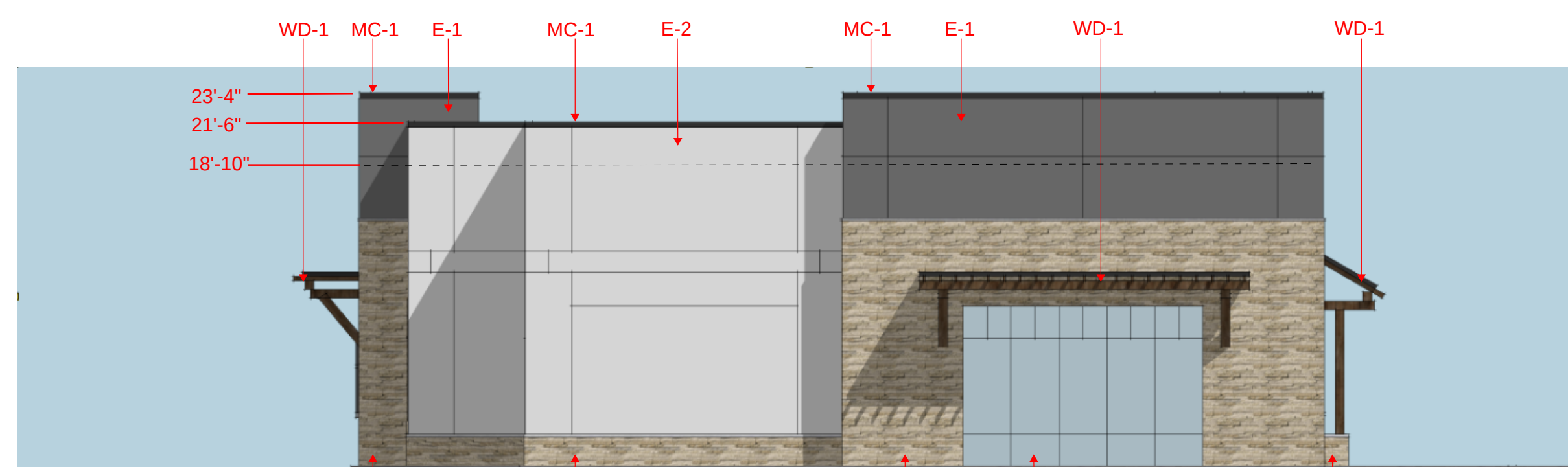
TOTAL	2,432 SQ FT	100%
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EFIS 1 (E-1)	684 SQ FT	53%
EFIS 2 (E-2)	127 SQ FT	10%
PREFINISHED METAL CAP (MC-1)	18 SQ FT	1%
STANDING SEAM METAL(MR-1)	7 SQ FT	1%
STAINED WOOD TIMBERS (WD-1)	30 SQ FT	2%
ALUMINUM STOREFRONT (W-1)	140 SQ FT	11%
MANUFACTURED STONE (MS-1)	289 SQ FT	22%

NORTH ELEVATION (RIGHT SIDE)

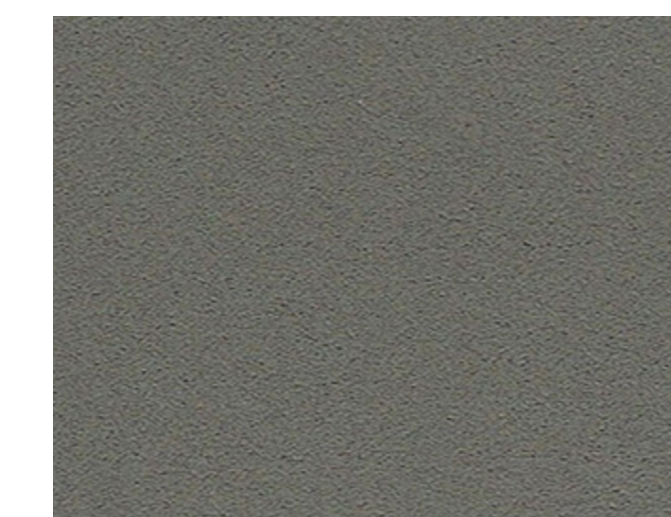
TOTAL	1,295 SQ FT	100%
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EFIS 1 (E-1)	253 SQ FT	18%
EFIS 2 (E-2)	516 SQ FT	37%
PREFINISHED METAL CAP (MC-1)	16 SQ FT	1%
STANDING SEAM METAL(MR-1)	7 SQ FT	1%
STAINED WOOD TIMBERS (WD-1)	29 SQ FT	2%
ALUMINUM STOREFRONT (W-1)	161 SQ FT	12%
MANUFACTURED STONE (MS-1)	405 SQ FT	29%

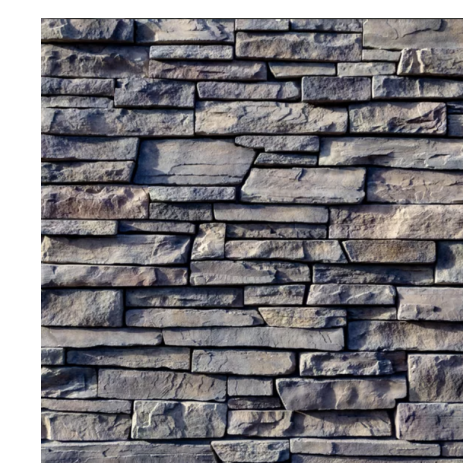
SOUTH ELEVATION (LEFT SIDE)

TOTAL	1,387 SQ FT	100%
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E-1 EIFS - DRYVIT, GRAY STEELE

E-2 EIFS - DRYVIT, MOONLIGHT



MS-1 MANUF. STONE
CAPE COD
UINTAH
LEDGESTONE

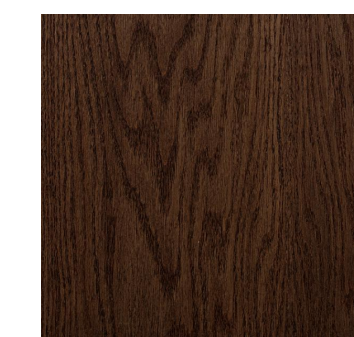
W-1 & W-2 CLEAR ANODIZED ALUMUMINUM



HM-1 BM 2121-10 GRAY



MC-1 & MR-1 MATTE BLACK

WD-1 STAINED
WOOD
TIMBERS



PLANNING COMMISSION AGENDA REPORT ITEM #5

DATE: March 23, 2021
TO: Planning Commission
FROM: Kellie Bronson
Planner and GIS Analyst
SUBJECT: MINOR SUBDIVISION FINAL PLAT: Highland Town Plaza Subdivision
Administrative

PURPOSE:

The Planning Commission will hold a public hearing to consider a request by Daniel Schmidt on behalf of WPI Enterprises, Inc., for approval of a proposed 3-lot subdivision located at approximately 5513 West 11000 North. The Planning Commission will take appropriate action.

BACKGROUND:

The property is 2.334 acres and located at approximately 5513 West 11000 North. The property is designated as Mixed Use on the General Plan Land Use Map and the site is zoned Town Center Commercial Retail.

The property included in the Highland Town Center West site plan is not in a recorded subdivision and therefore must go through the minor subdivision process. This subdivision will include Lot 3 in Highland Town Center Plat 1 and Lot 1 in Highland Town Center Plat 2 as part of the subdivision adjustment as indicated by the proposed site plan (see attachments 3 and 4).

A 3-lot subdivision is classified as a minor subdivision in the Development Code. The Minor Subdivision Option's intent is to allow for small subdivisions to be processed as quickly as possible. Minor subdivisions include developments of three or fewer lots. In this process, the preliminary and final plats, required for most subdivisions, are simplified and combined.

The Minor Subdivision Option found in Section 5-4-300 of the Development Code requires a public hearing at the Planning Commission meeting, a recommendation from the Planning Commission, and approval from the City Council.

Final Plat review and approval is an *administrative* process.

SUMMARY OF THE REQUEST:

1. The applicant is requesting approval of a 3-lot subdivision. The lot is 2.334 acres.
2. Access to the site will be from an existing driveway from Timpanogos Highway between Fizz and Wendy's and the existing driveway that serves Wendy's and the Fizz building on Town Center Blvd.

CITIZEN PARTICIPATION:

Notice of the Planning Commission meeting was published in the Daily Herald on March 6, 2021 and posted on the state and city websites March 4, 2021. Notification of the public hearing associated with this meeting was mailed to all property owners within 500 feet of the proposed site on March 4, 2021. No written correspondence has been received.

ANALYSIS:

- The General Plan designation for this property is Mixed-Use Development. It is zoned Commercial Retail in the Town Center Overlay. The surrounding properties are zoned Mixed Use Residential, Commercial C-1, and R-1-40. The proposed subdivision is in conformance with the General Plan and compatible with the surrounding uses.
- Access to the site is limited to the existing drive from Timpanogos Highway adjacent to Fizz and the existing drive from Town Center Blvd south of Wendy's. UDOT denied the developer another access from Timpanogos Highway.
- The developer has requested to purchase 2,433 of Highland City land to the west of the property to be included as part of the site plan. The Council will consider a purchase agreement at the March 30th Council meeting. This piece of land will be part of Lot 1 and is included in the total acreage. The property is needed due to existing utility easements. A stipulation has been included to address this issue.
- The standard ten (10) foot public utility easements have been included on the plat. Existing sewer, waterline, and power easements are also shown to be recorded with the plat.
- Easements allow City and Utility companies, if applicable, to access the easement. No buildings or other permanent structures are allowed to be placed on an easement.

FINDINGS:

The proposed Preliminary/Final Plat appears to meet the following findings:

- The plat meets the requirements of the Development Code.
- The plat is consistent with the General Plan.

RECOMMENDATION AND PROPOSED MOTION:

The Planning Commission should hold a public hearing, accept the findings, and recommend approval of the proposed plat with the following stipulations:

1. The recorded plat conforms to the final plat date stamped March 1, 2021 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. Lot 1 shall be modified to exclude the City property if a purchase agreement is not approved by the Council.

I move that the Planning Commission accept the findings and recommend **APPROVAL** of the Highland Town Plaza Subdivision plat subject to the four (4) stipulations recommended by staff.

ALTERNATIVE MOTION:

I move that the Planning Commission recommend **DENIAL** of Highland Town Plaza Subdivision plat based on the following findings (The Commission will need to draft appropriate findings).

FISCAL IMPACT:

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

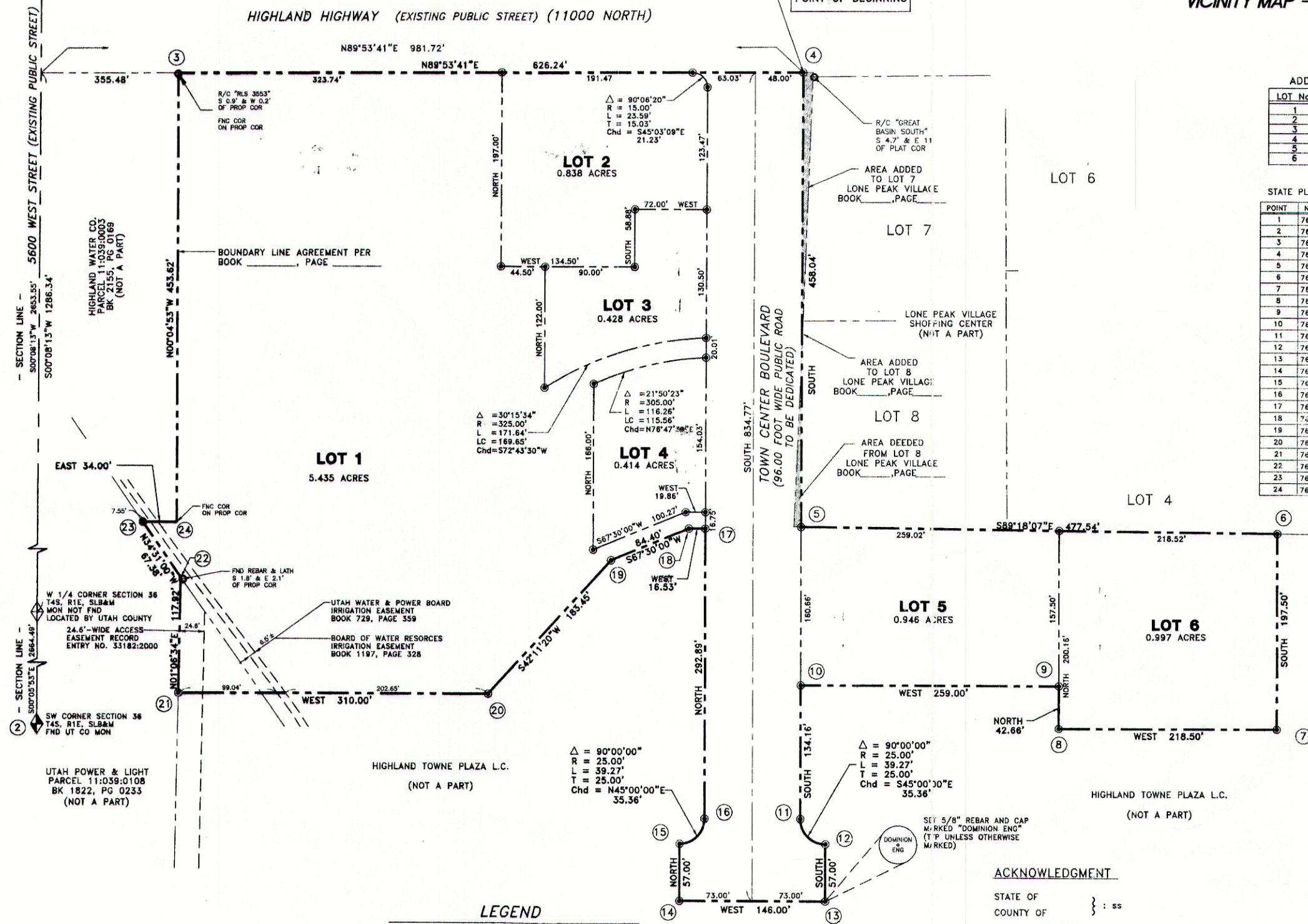
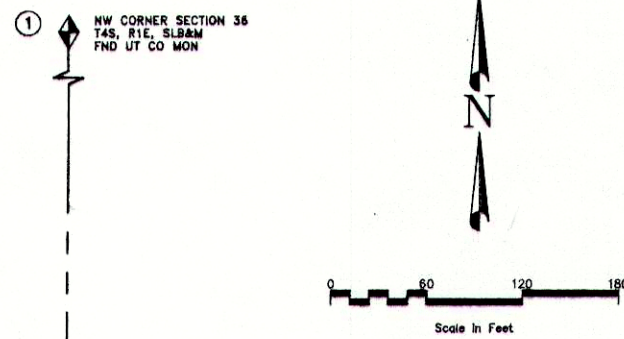
ATTACHMENTS:

1. Vicinity Map
2. Proposed Plat
3. Highland Town Center Plat 1 – Approved in 2002
4. Highland Town Center Plat 2 – Approved in 2010

[illegible]

ATTACHMENT 3:

HIGHLAND TOWN CENTER - PLAT 1 A COMMERCIAL SUBDIVISION HIGHLAND CITY, UTAH COUNTY, UTAH SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 EAST S.L.B. & M. MAY 29, 2002 SHEET 1 OF 1



ADDRESS TABLE

LOT No.	Address
1	5521 West
2	10989 North
3	10969 North
4	10943 North
5	10918 North
6	10908 North

STATE PLANE COORDINATES

POINT	NORTHING	EASTING
1	765831.34	1918786.33
2	763178.54	1918779.99
3	764465.17	1919138.44
4	764466.32	1919764.51
5	764008.41	1919764.51
6	764002.59	1920241.87
7	763805.15	1920241.87
8	763847.80	1920023.43
9	763805.15	1920023.43
10	763847.80	1919764.51
11	763713.67	1919764.51
12	763688.68	1919789.50
13	763631.70	1919789.50
14	763631.70	1919643.54
15	763688.68	1919643.54
16	763713.67	1919668.53
17	764006.48	1919668.53
18	764006.48	1919652.01
19	763974.19	1919574.06
20	763838.31	1919450.90
21	763838.31	1919140.98
22	763956.18	1919143.27
23	764011.68	1919105.10
24	764011.68	1919139.09

SURVEYOR'S CERTIFICATE

I, James V. Wehde, a Registered Land Surveyor, holding certificate No. 334551, as prescribed by the State of Utah, do hereby certify that by authority of the owners, I have made an accurate survey of the tract of land shown on this plat and described herewith, and have subdivided said tract of land into lots and streets to hereafter known as **HIGHLAND TOWN CENTER - PLAT 1**, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this 7th day of July, 2002.

JAMES V. WEHDE
License No. 334552
(See Seal Below)

BOUNDARY DESCRIPTION

Part of the Northwest Quarter of Section 36, Township 4 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the South right-of-way line of American Fork Canyon Road, which point is 1286.34 feet North 00°08'13" East along the section line and 981.72 feet North 89°53'41" East from the location referenced by the Utah County Surveyor as the West Quarter corner of said Section 36 (basis of bearing being the Utah County coordinate system), and running thence South 458.04 feet to a point on the South line of Lone Peak Village Shopping Center subdivision, as recorded in the Office of the Utah County Recorder; thence South 89°18'07" East 477.54 feet along said South line; thence South 197.50 feet; thence West 218.50 feet; thence North 42.66 feet; thence West 259.00 feet to a point on the Eastern right-of-way line of South Town Center Boulevard, a proposed Road; thence along said right-of-way line South 134.16 feet to a point of curvature with a 25.00 foot radius curve to the left; thence Southeasterly 29.27 feet along the arc of said curve through a central angle of 90°00'00" (chord bears South 45°00'00" East 35.36 feet); thence South 57.00 feet; thence West 146.00 feet; thence North 57.00 feet to a point of non-tangency with a 25.00 foot radius curve to the left (radius point bears North); thence Northwesterly 39.27 feet along the arc of said curve through a central angle of 90°00'00" (chord bears North 45°00'00" East 35.36 feet) to a point on the Western right-of-way line of said Town Center Boulevard; thence along said right-of-way line North 292.89 feet; thence West 16.53 feet; thence South 67°30'00" West 84.40 feet; thence South 42°11'20" West 163.45 feet; thence West 310.00 feet to a point on the Eastern line of that certain Utah Power & Light parcel recorded in Book 1822 at Page 233 in the Office of the Utah County Recorder; thence along said Eastern line North 01°06'34" East 117.92 feet; thence North 34°31'00" West 67.38 feet along the Northeastly line of said parcel to the South line of that certain Highland Water Company parcel recorded in Book 2155 at Page 0169 in the Office of the Utah County Recorder; thence along the said South line East 34.00 feet; thence along a fence line North 00°04'53" West 453.62 feet to said South right-of-way line of American Fork Canyon Road; thence North 89°53'41" East 626.24 feet along said line to the place of beginning. Contains 10.97 Acres, more or less.

OWNER'S DEDICATION

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 10th DAY OF July, A.D. 2002.

BY: Highland Town Plaza, L.C.

Manager

BY: Randal A. Covington

Utah County Recorder
2003 Feb 23 11:53 AM FEE \$6.00 BY SFS
RECORDED FOR HIGHLAND CITY

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE 10th DAY OF July, A.D. 2002, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 1-2-03

300 University Ave, Provo
NOTARY ADDRESS

Vickie DeGroot
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 2nd DAY OF July, A.D. 2002.

Jesse Adamson

APPROVED

Boyd Wilson ATTEST Richard J. Jones
ENGINEER CLERK-RECORDER
(See Seal Below)

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS _____

CITY-COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION APPROVAL

APPROVED THIS 25th DAY OF June, A.D. 2002, BY THE Highland City PLANNING COMMISSION

Barry Edwards James Paul Draper
DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

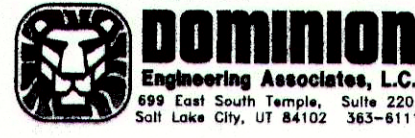
HIGHLAND TOWN CENTER - PLAT 1
HIGHLAND CITY, UTAH COUNTY, UTAH
SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 EAST S.L.B. & M.
MAY 29, 2002 SHEET 1 OF 1
A COMMERCIAL SUBDIVISION
HIGHLAND CITY, UTAH COUNTY, UTAH
SCALE: 1"=60 FEET

SURVEYOR'S SEAL: James V. Wehde, No. 334551, 1-4-02, STATE OF UTAH

NOTARY PUBLIC SEAL: Boyd Wilson, No. 334551, 1-4-02, STATE OF UTAH

CITY-COUNTY ENGINEER SEAL: Boyd Wilson, No. 334551, 1-4-02, STATE OF UTAH

CLERK, RECORDER SEAL: Vickie DeGroot, No. 334551, 1-4-02, STATE OF UTAH



PREPARED BY:
Dominion Engineering Associates, L.C.
699 East South Temple, Suite 220
Salt Lake City, UT 84102 363-6111

- LEGEND**
- FOUND SECTION CORNER MONUMENT UTAH COUNTY SURVEY
 - SET 5/8" REBAR & CAP MARKED "DOMINION ENG." AT PROPERTY CORNERS
 - FOUND PROPERTY CORNER MONUMENT AS SHOWN
 - POINT NUMBER - SEE STATE PLANE COORDINATE TABLE

9862-111

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

On the _____ day of _____, A.D., _____, personally appeared before me, the undersigned notary, _____, who, after being duly sworn, testified to me that _____ is (are) the general partner(s) of the firm of **HIGHLAND TOWN PLAZA, L.C.**, a Utah limited liability company existing under the laws of the State of Utah; and that said Owner's Dedication was signed by him in behalf of said partnership and that said partnership executed the same.

Notary Public: _____

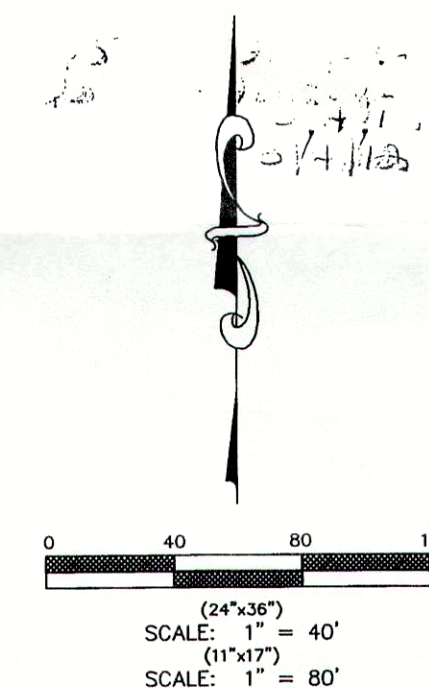
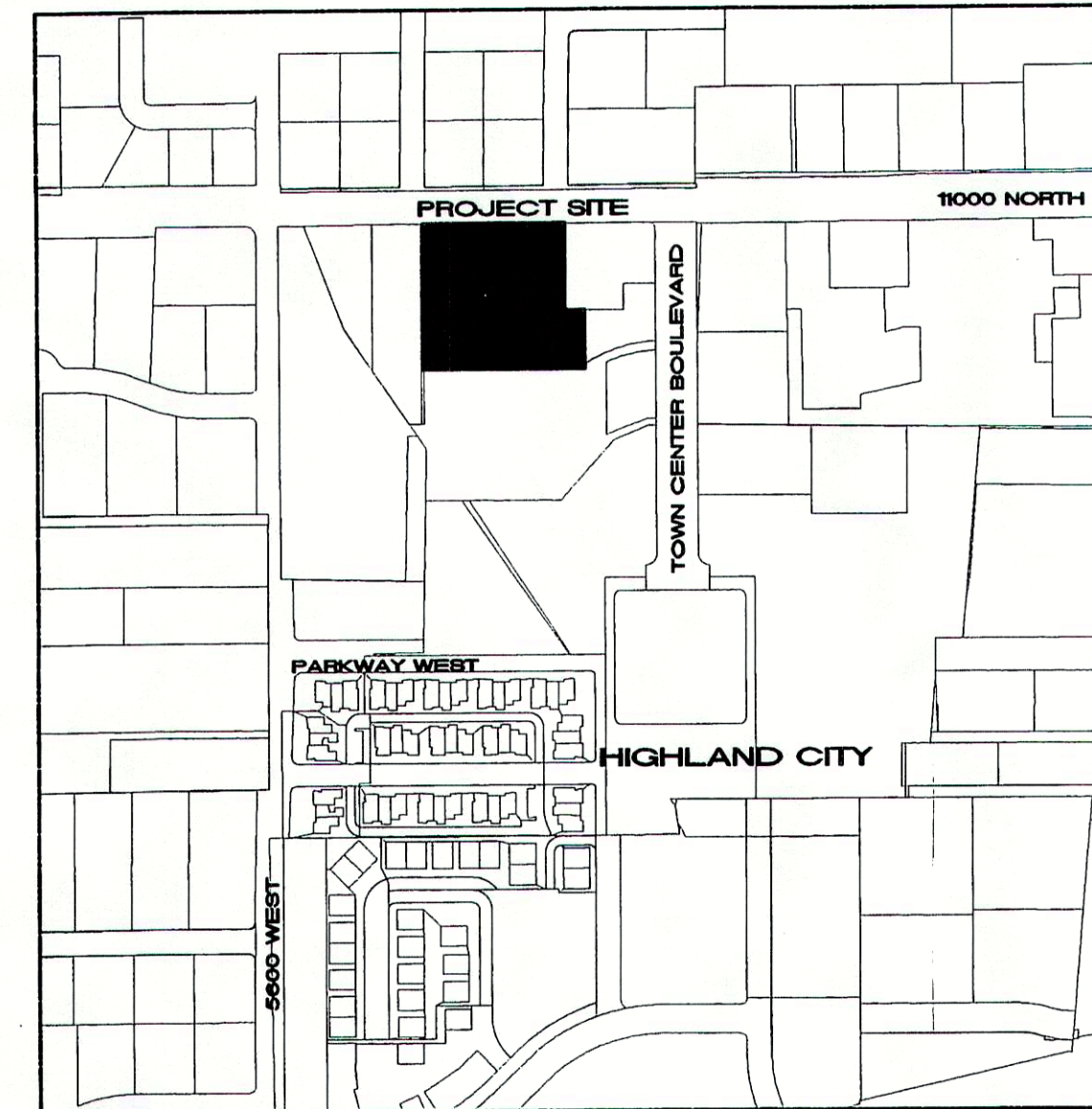
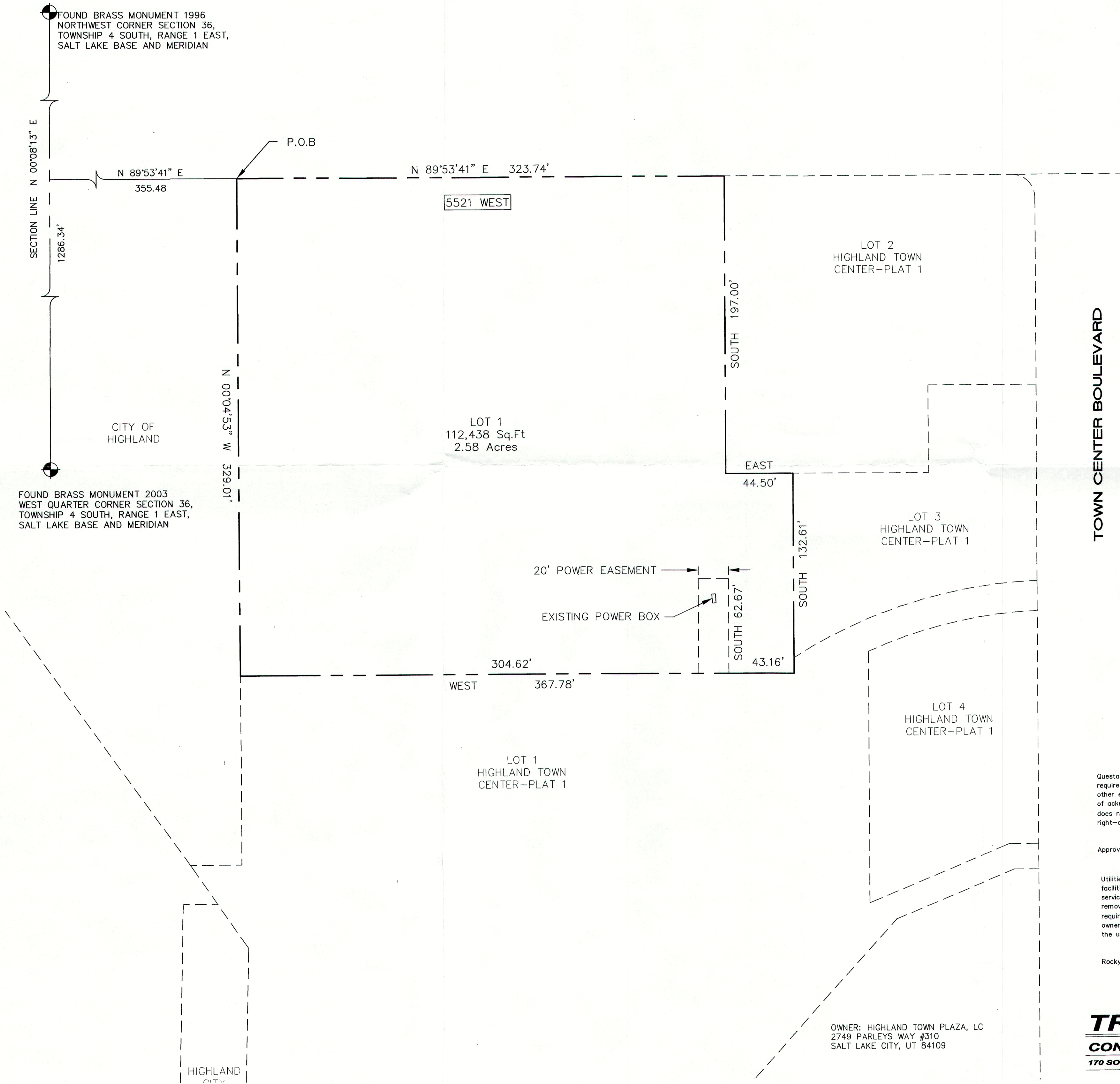
Residing at: _____

My Commission Expires: _____

ATTACHMENT 4:

HIGHLAND TOWN CENTER-PLAT 2

HIGHLAND CITY, UTAH COUNTY, UTAH
SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN



CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	171.64	325.00	169.65	N 72°43'30" E	90°15'34"
C2	39.27	25.00	35.36	S 45°00'0" W	90°00'0"
C3	23.56	15.00	21.21	S 45°00'0" W	90°00'0"

QUESTAR GAS COMPANY

Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval of acknowledgment of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact questar's right-of-way department

Approved this 3 day of March, 2010 Questar Gas Company By [Signature] Title: Pres/Const

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 utilities easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove such structures at the owner's expense or the utility may remove such structures at the owners expense. At no time any permanent structure be placed within the PUE or any other obstructions with interferes with the use of the PUE with out the prior written approval of the utilities with facilities in the PUE.

Rocky Mtn. Power [Signature] Qwest [Signature] Comcast [Signature]
Date: 3/3/10 Date: 3-3-10 Date: 3-3-2010

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
170 SOUTH INTERSTATE PLAZA, SUITE 230, LEHI, UTAH 84043 (801) 768-4544

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152741 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.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HIGHLAND CITY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point which is North 00°08'13" East 1286.34 feet along the section line and North 89°53'41" East 355.48 feet from a Brass Monument set in 2003 marking the West Quarter Corner of Section 36, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°53'41" East 323.74 feet; thence South 197.00 feet; thence East 44.50 feet; thence South 132.61 feet; thence East 367.78 feet; thence North 00°04'53" West 329.01 feet to the point of beginning.
Parcel contains: 2.58 acres

FEB 22 2010
DATE

Travis Trane
SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

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

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 25 DAY OF February, A.D. 2010
[Signature]
Richard L.V. Monahan

ACKNOWLEDGEMENT

STATE OF UTAH,) S.S.
COUNTY OF UTAH,)
ON THE 25 DAY OF February, A.D. 2010, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
MY COMMISSION EXPIRES 3/14/12
[Signature]
NOTARY PUBLIC
(SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE DEPARTMENT OF PUBLIC WORKS AND ENGINEERING 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 5 DAY OF January, A.D. 2010

APPROVED BY MAYOR [Signature] ATTEST [Signature]
APPROVED: [Signature] CITY ENGINEER
(SEE SEAL BELOW) (SEE SEAL BELOW)

LIEN HOLDER CONSENT

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

ENT 183672010 Map 4 13200
RODNEY D. CAMPBELL
UTAH COUNTY RECORDER
2010 Mar 05 10:53 am FEE \$1.00 BY SS
RECORDED FOR HIGHLAND CITY

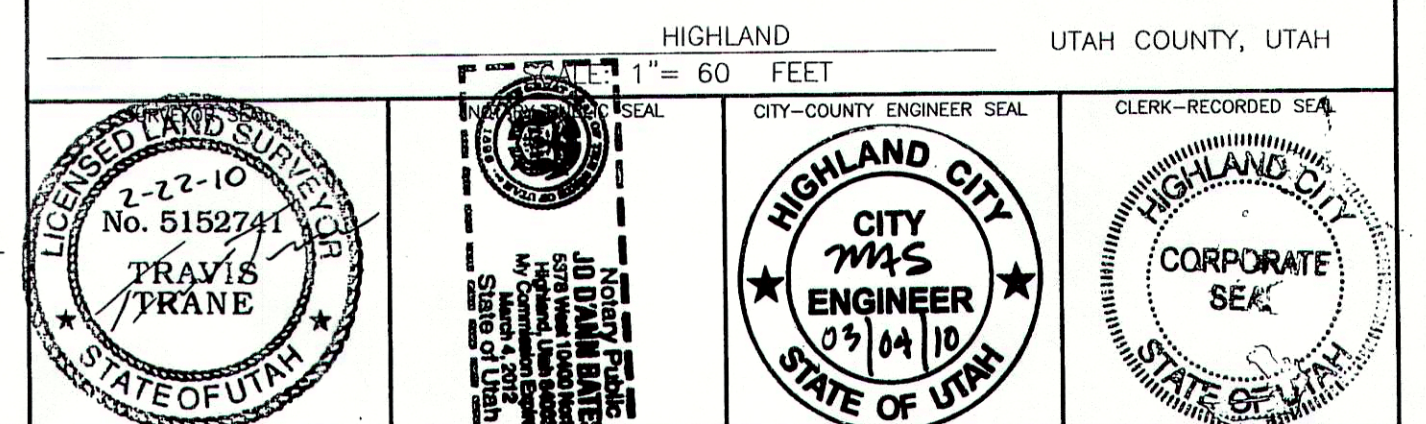
HIGHLAND CITY ATTORNEY

APPROVED AS TO FORM THIS 4 DAY OF March, 2010 [Signature]
HIGHLAND CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 4 DAY OF March, 2010 [Signature]
PLANNING COMMISSION CHAIR
COMMUNITY DEVELOPMENT DIRECTOR

HIGHLAND TOWN CENTER - PLAT 2
A RESIDENTIAL/COMMERCIAL SUBDIVISION
INCLUDING A PARTIAL VACATION OF LOT 1
OF HIGHLAND TOWN CENTER - PLAT 1



SEC 36, T4S, R1E
TU 0015, E1