



HIGHLAND CITY COUNCIL AGENDA

March 15, 2016

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

6:30 PM - CLOSED EXECUTIVE SESSION

The City Council will hold a closed executive session for the purpose of discussing:

- The purchase, exchange, or lease of real property and reasonably imminent litigation;
- The sale of real property; including any form of water right or water shares;
- The character, professional competence, or physical or mental health of an individual.

Pursuant to Section 52-4-205(1) of the Utah State Code Annotated.

7:00 P.M. REGULAR SESSION – CITY COUNCIL CHAMBERS

CALL TO ORDER – Mayor Mark Thompson

INVOCATION – Tim Irwin

PLEDGE OF ALLEGIANCE – Mayor Mark Thompson

APPEARANCES (10 min.)

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

(Please limit your comments to three minutes each.)

PRESENTATION (20 min.)

1. **Annual Report for 2015** – Erin Wells, Assistant to the City Administrator
2. **Resident Survey Results** - Erin Wells, Assistant to the City Administrator

CONSENT (5 min.)

3. **MOTION: Approval of Meeting Minutes for the City Council Regular Session – March 1, 2016**
4. **MOTION: Final Plat Approval – Cry Creek Highlands Phase 7**

5. **MOTION: Waiver of Final Plat and Civil Plan Review Fees - Pincock Property**
6. **MOTION: Authorization to Proceed with Road Reconstruction - 6000 West from 10400 North South to the North side of the Murdock Canal Trail**

ACTION ITEMS (40 min.)

7. **ORDINANCE: Amending Section 10.09.030 of the Highland City Municipal Code - Parking of Vehicles over 10,000 Gross Vehicle Weight**
8. **RESOLUTION: Intent to Adjust Property Boundaries with Alpine City - 5359 West 11430 North**
9. **RESOLUTION: Intent to Annex 7.25 Acres of Real Property - 11530 North 6000 West**
10. **MOTION: Authorization for Staff to begin with Disposal Process - Spring Creek Park Property**

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

11. **Apple Creek Development - McKay Christensen**

ADJOURNMENT

(These items are for information purposes only.)

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

ELECTRONIC PARTICIPATION

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

CERTIFICATE OF POSTING

The undersigned duly appointed City Recorder does hereby certify that on this **10th day of March, 2016**, the above agenda was posted in three public places within Highland City limits. Agenda also posted on State (<http://pmn.utah.gov>) and City websites (www.highlandcity.org).

JOD'ANN BATES, City Recorder

- In accordance with the Americans with Disabilities Act, Highland City will make reasonable accommodations to participate in the meeting.
- Requests for assistance can be made by contacting the City Recorder at 801-772-4505, at least 3 days in advance to the meeting.
- The order of agenda items may change to accommodate the needs of the City Council, the staff and the public.

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

**MINUTES
HIGHLAND CITY COUNCIL MEETING
Tuesday, March 1, 2016**

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

PRESENT: Mayor Mark S. Thompson, conducting
Councilmember Brian Braithwaite
Councilmember Dennis LeBaron
Councilmember Tim Irwin
Councilmember Ed Dennis

STAFF PRESENT: Nathan Crane, City Administrator/Community Develop. Director
Erin Wells, Assistant to the City Administrator
Gary LeCheminant, Finance Director
JoD’Ann Bates, City Recorder
Tim Merrill, City Attorney

EXCUSED: Councilmember Rod Mann
Justin Parduhn, Public Works O&M Director
Brian Gwilliam, Chief of Police

OTHERS: Devirl Barfuss, Josh Castleberry, Larry Pincock, Vickie Pincock, Rob Gulbrandson, Jeff Beer, Sharleen Shields, Bill Reul, Brian Pace, Minday Ashdown, Michael Brisco, Reeve Brisco, Janae Wahnscheffe, Michelle DeKorver, Lars Anderson, Dennis Anderson, Ryan Taylor, Caleb Taylor, Brady Mather, Jared Mather, Ethan Pace, Jonah Heimuli, Carter Pace, and Jake Hyatt.

The meeting was called to order by Mayor Mark S. Thompson as a regular session at 7:31 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 Dennis LeBaron and those assembled were led in the Pledge of Allegiance by Jake Hyatt, a scout.

APPEARANCES:

Lars Anderson, a PEC employee and Highland resident. He is addressing the Council regarding item #6, to award the canal boulevard project to JUB Engineers. He believes the council should not approve that item for the following reasons. 1) Collusion. Each submitting firm signed a non-collusion form as part of the proposal. He feels JUB I sin violation of that or at the least a conflict of interest. JUB engineers also act as the city engineer, they participate in the

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1 preparation of the RFP, were allowed to bid on the project they prepared and the awarded the
2 contract. 2) Not in the best interest of Highland City. Most cities use their selected engineering
3 firm for reviews, quality control, and project management. In this case you would have the same
4 firm managing the project that is also producing the design. 3) Competitive Bidding. PEC is
5 both qualified and provided a competitive bid. Their bid for design services is \$225,980. The
6 proposed award is \$40,000. more.
7

8 Rob Gulbranson representing Highland Oaks. Rob would like to discuss the timeliness of the
9 effort they are making to have Highland Oaks approved. They appreciate the efforts of the city
10 attorney and city staff. It appears a good solution for all parties is progressing and they are
11 appreciative of that effort. He wants to remind the Council and staff that timing is critical to
12 them and that they are now upon the building season and the inability to deliver lots by the end
13 of the fall season would be very damaging. It is their hope that by the third Tuesday in April
14 they will be able to receive final plat approval. There are some concern regarding discussion of
15 impact fees and would like to have that finalized in order to assess those at building permit stage
16 and are supportive of that process. There are other things that will need to take place but they
17 would like to request all parties to their best to help facilitate that time frame.
18

19 Devirl Barfuss would like to address item #5 regarding purchase of park land. He feels the key
20 is to have one clearly stated goal for the entire team to focus on. In the past there has been a
21 them versus us environment and Nathan has worked very hard to resolve that issue. Last time
22 the Council discussed the park land issue with great energy. Mr. Barfuss reviewed the
23 discussion the council had for this item at the last council meeting. He feels they have identified
24 4-5 different ways to fund this purchase and recommends the council seize the opportunity and
25 seriously consider the procurement of that land for a park maintenance building.
26

PRESENTATION:

1. Highland City Library Director – Janae Wahnschaffe

31 Janae Wahnschaffe stated she has recently been hired as the Highland City Library Director. She
32 was previously employed at the Harold B. Lee Library at BYU, and prior to that at the Eagle
33 Mountain City Library. Janae indicated she currently resides in Saratoga Springs where she also
34 serves on the Library Board for that city. She wanted to let the Council know she is excited to be
35 with Highland, she is incredibly impressed with the staff. She has only observed the library
36 activity for a few day but can tell that the library use is grossly underused. She indicated her
37 efforts are going to be invested helping promote outreach, reaching the community and asking
38 what we as a library can do to engage the community to help them in any way.
39

40 Councilman Tim Irwin inquired as to the type of outreach programs Saratoga Springs is currently
41 utilizing. He also inquired if the issue with authors being able to promote their books but not
42 being allowed to sale them here in the building had been resolved.
43

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1 Janae Wahnscaffé stated Saratoga Springs has similar struggles as Highland but also has
2 different issues due to the newness of the community, a new director and of course budget
3 restraints. They do hold some great activities but their outreach is still hampered by staffing and
4 budget.

5
6 Nathan Crane indicated the Author issue is being looked into and he would get back with the
7 council.

8
9 Janae Wahnscaffé indicated that she would like to see the library be used for more than what it is
10 currently being used for. She would like to engage with the community and invite people to
11 come and do classes for whatever the community is interested in doing. She wants the library to
12 be what the community wants it to be, what direction they would like to see it go and how they
13 can benefit from it.

14
15 Councilman Tim Irwin indicated as he has sat on the library board he seen that the library can do
16 some amazing things, but what they don't have is a way to communicate that to the residents of
17 Highland and expand to Cedar Hills and Alpine. He feels the staff is terrific but the message is
18 getting out there.

19
20 Janae Wahnscaffé agreed with Councilman Irwin and stated they will be making an effort to
21 remedy that issue.

CONSENT ITEMS:

- 22
23
24
25
26 **2. Approval of Meeting Minutes for the City Council Work Session/Regular Session –**
27 **January 19, 2016**
28 **3. Approval of Meeting Minutes for the City Council Work Session/Regular Session –**
29 **February 16, 2016**

30
31
32 **MOTION: Tim Irwin moved the City Council approve the consent items on the agenda.**

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

35 **Unanimous vote, motion carried.**

- 36
37
38 **4. *This item was removed from the agenda 24 hours prior to the meeting.***

ACTION ITEMS:

- 39
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41
42
43 **5. PUBLIC HEARING / RESOLUTION: Enterprise Fund Interfund Loan to the**
44 **General Fund - Purpose of Purchasing Park Land**

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1
2 *BACKGROUND: The Council considered this resolution at their February 23, 2016*
3 *meeting. The motion to approve the resolution failed by a 3-2 vote. This item is being*
4 *brought back for further Council consideration. The state requires the following*
5 *information to be provided when making an interfund loan from an enterprise fund to a*
6 *city's general fund. These numbers are approximations as of now, since the final loan*
7 *amount and exact start date of the loan could change. In addition, the interest rate on the*
8 *10 year Treasury bond has been decreasing that last couple of days so the rate may also*
9 *be slightly different. The rate at the end of February 11, 2016 as stated in the Wall Street*
10 *Journal is 1.661%*

11 Mayor Thompson opened the Public Hearing.

12
13 Hearing no public comments, Mayor Thompson closed the public hearing and brought the
14 discussion back to the Council.

15
16 **MOTION: Councilman Dennis moved the City Council differ any action on this item until**
17 **staff has had an opportunity to do a more detailed cash flow analysis taking into account**
18 **the impact on the utility fees in relation to capital improvements, potential costs incurred**
19 **for culinary water system improvements and other contingencies which makes it difficult to**
20 **make an informed decision at this time**

21
22 **Brian Braithwaite seconded the motion.**

23
24 Councilman Brian Braithwaite indicated that he feel if they are asking for that information they
25 need to identify all pieces they would like to see. There are a list of things he feels needs to be
26 included for them to fully understand the cash flow and expenses are in order to make a better
27 decision on the action.

28
29 Councilman Dennis LeBaron inquired if there was a time frame they were looking at due to the
30 property being available to the general public for purchase.

31
32 Councilman Ed Dennis stated that would be up to the staff and staff had indicated it might take
33 some time to get all that information together.

34
35 Councilman Dennis LeBaron inquired what type of impact this would have on the Park
36 Maintenance staff.

37
38 Josh Castleberry, Parks Superintendent responded that at this point the hardest thing is having all
39 the equipment in 5 different locations where before they had it in 2 different locations. Keeping
40 track of where things are or where they were put back will be the challenge and concern. He
41 feels they will need to make some adjustments at the Public works building to help fit them in

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1 there. It won't shut them down but they won't be able to be as efficient as they have been in the
2 past.

3
4 Councilman Dennis LeBaron inquired as to the correct information regarding not being able to
5 use all of the proceeds from the sale for the Spring Creek Park for the purchase of this property.

6
7 Nathan Crane responded that impact fees collected cannot be used for operations and
8 maintenance costs, therefore it cannot be used for the purchase of land or a building. A portion
9 of those funds can be used for the construction of the parking lot for Heritage Park. If you use
10 the impact fees in full for the purchase of that property and the construction of the park
11 maintenance building you would then need to reduce the park impact fee due to the investment
12 that was lost.

13
14 Councilman Dennis LeBaron voiced a concern that he feels this is a discussion that could go on
15 indefinitely and feels that maybe the council needs to explore some other places instead of
16 continuing to defer the decision.

17
18 Discussion continued regarding the direction the Council would prefer to go and possible new
19 motion language.

20
21 **Councilman Ed Dennis requested his original motion be withdrawn.**

22
23 **MOTION: Councilmen Ed Dennis moved the City Council no longer look at borrowing**
24 **money from the utility funds and pursue and alternate site on city owned property,**
25 **preferably the property west of Mountain Ridge Jr. High to locate the maintenance**
26 **building and have staff report back to the Council at its next meeting if the Mountain**
27 **Ridge property is viable and if not what other properties would be viable.**

28
29 Discussion continued between council and staff regarding the information they would be
30 requiring from staff.

31
32 Mayor Thompson stated he feels they are getting out of scope with the discussion. What is
33 before them is a resolution to encumber one of the enterprise funds for a loan to the general fund.
34 He feel if they are going to go in the direction the discussion is taking it needs to be advertised
35 and discussed at a future meeting.

36
37 **SECOND: Hearing no second,**
38 **Motion dies.**

39
40 **MOTION: Councilman Dennis LeBaron moved the City Council direct staff to provide the**
41 **Council with information regarding the viability of using the Pincock property and address**
42 **the concern raised by the council to do so with a time frame of one month. Those concerns**
43 **being: 1) the potential value of the Spring Creek Property to help pay for the Pincock**
44 **property, 2) receipt of a second appraisal, 3) a cash flow study as it relates to a number of**

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1 potential and possible utility rate changes, 4) the potential revenue from the Alpine School
2 District land and 5) information of specific costs it will take to develop the Pincock
3 property for the park maintenance building(s) other park maintenance needs and park
4 property.

5
6
7 Nathan Crane voiced his concern regarding the 30 day turn around on some of the information
8 requested. He feels that with other issues and working on getting the budget out he is not sure
9 they can get all the item done in 30 days but staff will do their best.

10
11 Mayor Thompson indicated that this property is time sensitive so if there are other things that can
12 be pushed they need to deal with it. He stated they are not any further along than they were 2
13 years ago. He feels they need to move on with this one with a status report from staff at the next
14 meeting and the first meeting in April a report needs to be available due to situations that need to
15 be met with the Pincocks and they deserve at least that attention. He indicated there is a motion
16 and asked for a second.

17
18 **Seconded by Councilman Tim Irwin.**

19
20 **SUBSTITUE MOTION: Councilman Brian Braithwaite moved the City Council do not**
21 **pursue the Pincock property and direct staff to look at other city property for the building**
22 **of the maintenance building.**

23
24 **Seconded by Councilman Ed Dennis.**

25
26 **Those voting aye: Brian Braithwaite, Dennis LeBaron, Tim Irwin, Ed Dennis.**

27 **Those voting nye:**

28 **Motion carried.**

29
30 Councilman Tim Irwin commented that this does put an additional burden on Josh Castleberry
31 and his team. He wants Josh to know that as they proceed forward into the summer season, the
32 council understands what the challenges he will have, they appreciate his patience and thank him
33 for what he does.

- 34
35
36 **6. MOTION: Award the design of the Highland City 4800 West/SR74 East West**
37 **Connector Road (Canal Boulevard) in the amount not to exceed \$266,229. - JUB**
38 **Engineers Inc.**

39
40 *BACKGROUND: Section 3.08.020.D of the Municipal Code outlines the procurement*
41 *process for professional and technical services. This section allows the Council to select*
42 *firms based on criteria specific to a project and award a contract to the most qualified*
43 *firm. In February of 2016, Highland City issued a request for proposals from engineering*
44 *firms to produce the construction documents for Canal Boulevard from SR 74 to North*

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1 *County Boulevard. The proposals also included construction surveying and construction*
2 *management. The City received proposals from three firms: JUB Engineers Inc., PEPG*
3 *Consulting, LLC and Project Engineers Consultants.*

4
5
6 Nathan Crane stated that based on recent information and communication the city has had with
7 the State of Utah he recommended this item be pulled.

8
9 **Mayor Thompson pulled the item off the agenda.**

10
11
12 **7. RESOLUTION / MOTION: Adoption of a Building Use Policy and Fee Schedule –**
13 **City Hall and City Community Center**

14
15 *BACKGROUND: At the December 1, 2015 Council meeting, staff and council had a*
16 *discussion regarding the building use policy and indemnification agreement and the*
17 *changes that need to be made to that document to better compensate for costs to the City*
18 *and to simplify the rental process.*

19 *At the January 5, 2016 Council meeting, the Council adopted the updated rates that were*
20 *discussed in the December 1 Council meeting.*

21 *At the February 16, 2016 Council meeting, in reference to the fee waiver request from the*
22 *Distinguished Young Women of Highland, the City attorney mentioned that Highland City*
23 *would put itself at legal risk by choosing to waive fees for certain groups because we are*
24 *essentially choosing which types of “speech” to support.*

25 *Currently, the City Council has waived fees for the Timpanogos Symphony Orchestra (the*
26 *Symphony) and Habilitation Independence Vocation Education Socialization (HIVE)*
27 *program. Last year the Symphony uses the Community Center for a total of 176 hours.*
28 *This year HIVE would like to use City Buildings for 511.25 hours (this includes a*
29 *significant increase in hours beginning in September that has not yet been finalized).*

30
31 Erin Wells, Assistant to the City Administrator stated she would like to focus on the building use
32 policy first. In the past each building had a separate policy and that has been merged into one
33 document. They tried to refine all the content due to research that was done and has been
34 updated with those changes.

35
36 Councilman Brian Braithwaite expressed his appreciation to Erin for reaching out to those
37 organizations that use the buildings the most so they were aware and there was good
38 communication. His conversation with the Timpanogos Symphony was they would prefer to
39 not pay a fee but they understand and is willing to comply with those changes. He is in favor
40 with having the \$5.00 per hour fee for the 501(c)(3) organizations.

41
42 Erin Wells indicated she has also spoke with the Hive organization although they could not be in
43 attendance at the meeting they have the same sentiments as the Symphony.

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1 Discussion continued regarding the possible charges over a years' time for those 501(c)(3)
2 organizations and the reasoning for charging of those organizations.

3
4 Nathan Crane stated the Community Center is for the residents of Highland and they feel they
5 need to have some type of fee for those that are using it that are not residents but are an asset to
6 the community. He indicated the largest use is during the holidays and around school
7 graduations doing the end of the year concerts.

8
9 Erin Wells indicated that some of those organizations schedule out the year and if there is a
10 conflict the organization is contacted and they try to work something out. The only time
11 someone would get bumped out of a reservation is if the City itself needed the building.

12
13 Discussion continued regarding possible fees for over usage from the organizations and the best
14 way to monitor it.

15
16 Councilman Tim Irwin stated he feels that Highland residents should be moved to a priority 2
17 and other governmental entities should be a priority 3. He feels if the community Center is for
18 Highland residents then they should have priority over other governmental agencies.

19
20 Councilman Brian Braithwaite and Councilman Dennis LeBaron agreed with Councilman Tim
21 Irwin.

22
23 **MOTION: Councilman Ed Dennis moved The City Council approve the Building Use**
24 **Policy and a Resolution for the Fee Schedule with the proposed alternative 2, charging**
25 **\$5.00/hour for 501(c)(3) organizations and moving Highland residents as a priority 2 and**
26 **other governmental agencies as a priority 3.**

27
28 **Seconded by Councilmen Brian Braithwaite.**

29
30 **Those voting aye: Dennis LeBaron, Tim Irwin, Ed Dennis and Brian Braithwaite.**

31 **Those voting nye:**

32 **Motion carried.**

33
34
35 **MAYOR, CITY COUNCIL & STAFF COMMUNICATION ITEMS**

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

37
38 **8. 6000 W Reconstruction Project Update – Nathan Crane, City Administrator**

39
40 Nathan Crane stated staff is working with the County to try and secure some funding to extend
41 the reconstruction project from 10400 north, south to 10150 north. They have heard preliminary
42 indications from county staff that they are supportive of it. The county is willing to proceed but
43 they are looking for a more formal approval from the Board of County Commissioners before

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1 they move forward and we are hoping to see that next meeting. The paving along 10400 north is
2 scheduled to start the beginning of April.

3
4 **9. Utility Rate Study Update – Nathan Crane, City Administrator**

5
6 Nathan Crane reminded the Council of the work session scheduled for next Tuesday, March 8th
7 at 6:30 here at City Hall.

8
9 **10. Capital Road Reconstruction Plan Update – Nathan Crane, City Administrator**

10
11 Nathan Crane stated recently held a technical advisory committee meeting. They have done
12 some of the coring throughout the city and will continue to finish that up through March. He has
13 included information in his weekly report for the Council to respond to regarding prioritization.

- 14
15 • Nathan Crane stated MaKay Christensen, developer of Apple Creek located east of the
16 Police Station would like to meet with the Council and would like to know if they are
17 interested in that meeting to please let him know.
18 • Nathan Crane indicated the Council will be receiving a call from Stephannie Cottle,
19 regarding setting up meeting for them to meet with him to talk about budgets.
20 • Councilman Brian Braithwaite asked about the status of the salt building. Nathan Crane
21 indicated Justin will be getting with Council to discuss those updates.

22
23
24 **ADJOURNMENT**

25
26 **MOTION: Councilman Brian Braithwaite moved to adjourn.**

27
28 **Second by Councilman Dennis LeBaron.**

29 **Unanimous vote. Motion carried.**

30
31 **Meeting adjourned at 8:52 p.m.**

32
33
34 _____
35 JoD'Ann Bates, City Recorder

36 Date Approved: March 15, 2016



CITY COUNCIL AGENDA REPORT

DATE: March 15, 2016

TO: Honorable Mayor and Members of the City Council

FROM: Nathan Crane, City Administrator/Community Development Director

SUBJECT: MOTION – IVORY DEVELOPMENT, INC IS REQUESTING FINAL PLAT APPROVAL FOR DRY CREEK HIGHLANDS PHASE 7

STAFF RECOMMENDATION:

City Council approval a request for final plat approval for Dry Creek Highlands Phase 7

BACKGROUND:

The City Council approved the preliminary plat for Dry Creek Highlands Phases 5-7 at their May 6, 2014 City Council meeting. The applicant has sent an email to the Council documenting the status of the wall along 11800 North.

The property is 36.30 acres and is owned by Ivory Development Inc. The property was annexed in 2003 and is subject to an annexation agreement that allowed 199 lots of 142 acres.

The property is designated as Low Density Residential on the General Plan Land Use Map. The property is zoned R-1-40 (Single Family Residential). The R-1-40 District allows one home per 40,000 square feet. The minimum lot width is 130 feet.

Subdivision review and approval is an administrative process.

SUMMARY OF REQUEST:

1. The applicant is requesting approval of a 11 lot single family residential subdivision. Lot sizes range from 22,249 square feet to 30,741 square feet.
2. Access to the site will be from Highland Boulevard.

CITIZEN PARTICIPATION:

Notification is not required for final plats.

ANALYSIS:

- The property is designated as low density residential on the General Plan Land Use Map. The Dry Creek Highlands development is consistent with the General Plan.
- The property to the north is vacant and is in the County. The property owner and Lehi City have indicated their intent to annex this property. The property to the west is the Micron and in Lehi City. The property to the east and south is zoned R-1-40 and has been developed as single family residential. The proposed subdivision is compatible with the surrounding land uses.
- Utilities will be extended from Highland Boulevard to serve the site. The applicant will need to get permission from the Timpanogos Special Service District (TSSD) to access the sewer line in Highland Boulevard.
- Water will be dedicated as required by the Development Code prior to final plat recordation.

FINDINGS:

With the proposed stipulations, the proposed plat meets the following findings:

- It is in conformance with the General Plan, the R-1-40 District and the Highland City Development Code.

PLANNING COMMISSION ACTION:

Planning Commission action is not required for final plats.

PROPOSED MOTION:

The City Council should accept the findings and approve the final plat subject to the following stipulations:

1. The final plat shall be in substantial conformance with the preliminary plat date stamped March 10, 2016.
2. Final landscape plans shall be approved prior to recording the final plat.
3. All required public improvements shall be installed as required the City Engineer.
4. The civil construction plans shall meet all requirements as determined by the City Engineer.

I move that the City Council accept the findings and **APPROVE** case FP-15-06 a request for preliminary plat approval subject to the four stipulations recommended by staff.

ALTERNATIVE MOTION:

I move that the City Council deny the proposed preliminary plat subject to the following findings: (The Council should draft appropriate findings).

FISCAL IMPACT:

Unkown

ATTACHMENTS:

1. Proposed Plat date stamped March 10, 2016

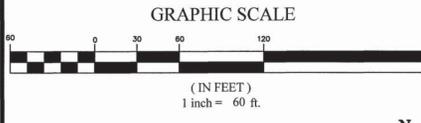


VICINITY MAP

CONDITIONS OF APPROVAL

THERE ARE CONDITIONS OF APPROVAL ATTACHED TO THIS SUBDIVISION WHICH ARE INDICATED ON THIS PLAT. THESE CONDITIONS HAVE ALSO BEEN RECORDED WITH THIS SUBDIVISION. POTENTIAL BUYERS ARE REQUESTED TO READ THESE CONDITIONS CAREFULLY AND OBTAIN A COPY OF THESE CONDITIONS AND 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 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:

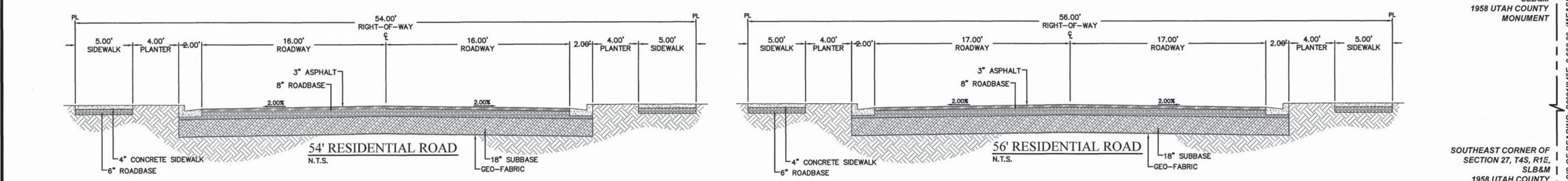
- 70% OF THE FRONT YARD LANDSCAPING SHALL BE INSTALLED BY THE HOMEOWNER WITHIN ONE YEAR AFTER RECEIVING A CERTIFICATE OF OCCUPANCY.
- LANDSCAPING AND CONSTRUCTION MATERIALS OF ANY TYPE ARE NOT PERMITTED UPON OR WITHIN THE STREET, CURB AND GUTTER, PARK STRIP OR SIDEWALK (STREET RIGHT-OF-WAY) WITH THE EXCEPTION OF THE PARKSTRIP WHICH REQUIRES 75% TO BE LANDSCAPED.
- A FENCE THAT ABUTS OPEN SPACE OR HAS A TRAIL HAS ADDITIONAL RESTRICTIONS OF SIZE AND OPACITY. FENCES ALONG OPEN SPACE OR A TRAIL MUST COMPLY WITH HIGHLAND CITY ORDINANCE. ALL FENCES REQUIRE A FENCE PERMIT PRIOR TO INSTALLATION. IN ADDITION, RETAINING WALLS ARE REGULATED BY ORDINANCE AND REQUIRE A RETAINING WALL PERMIT PRIOR TO CONSTRUCTION.
- 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.



- LEGEND
- SECTION MONUMENT (FOUND)
 - STREET MONUMENT (FOUND)
 - STREET MONUMENT (TO BE SET)
 - P.U.E. PUBLIC UTILITY EASEMENT

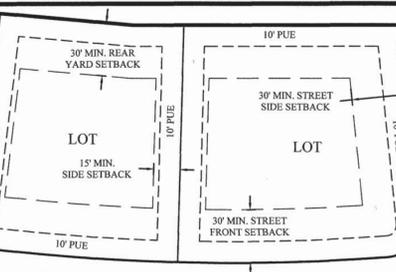
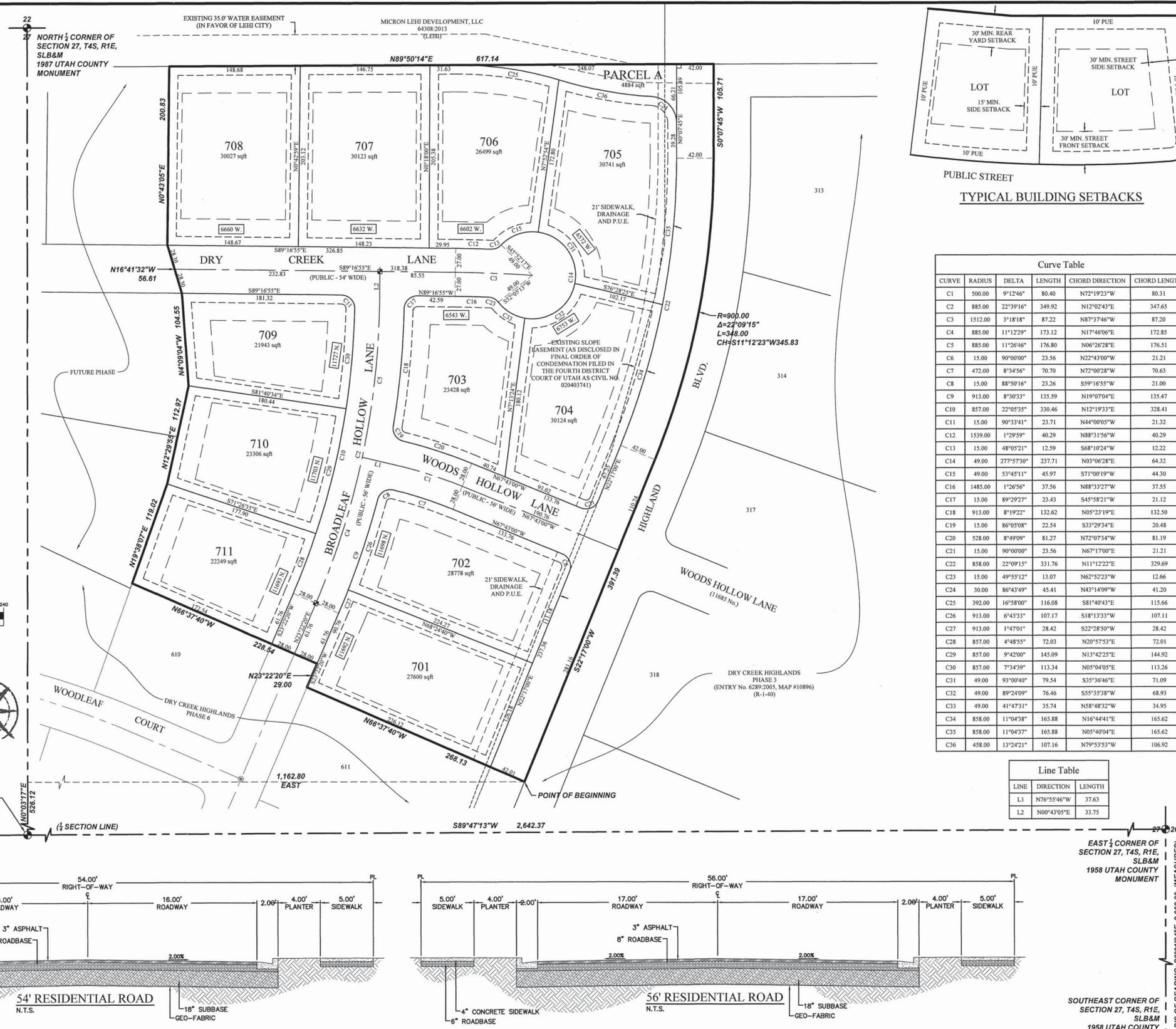
WEST 1/4 CORNER OF SECTION 27, T4S, R1E, SLB&M 2001 UTAH COUNTY MONUMENT

MICRON MONUMENT "M24" ACCEPTED AS CENTER 1/4 CORNER OF SECTION 27



OWNER/DEVELOPER
IVORY DEVELOPMENT L.L.C.
 978 WOODLAK LANE MURRAY, UTAH 84117
 PH: 801-747-7440

PREPARED BY
FOCUS ENGINEERING AND SURVEYING, LLC
 502 WEST 8360 SOUTH SANDY, UTAH 84070 PH: (801) 352-0075
 www.focusutah.com



PUBLIC STREET
 TYPICAL BUILDING SETBACKS

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	500.00	9°12'46"	80.40	N72°19'23"W	80.31
C2	885.00	22°39'16"	349.92	N12°02'43"E	347.65
C3	1512.00	3°18'18"	87.22	N87°37'46"W	87.20
C4	885.00	11°12'29"	173.12	N17°46'06"E	172.85
C5	885.00	11°26'46"	176.80	N06°26'28"E	176.51
C6	15.00	90°00'00"	23.56	N22°43'00"W	21.21
C7	472.00	8°34'56"	70.70	N72°00'28"W	70.63
C8	15.00	88°50'16"	23.26	S59°16'55"W	21.00
C9	913.00	8°30'33"	135.59	N19°07'04"E	135.47
C10	857.00	22°05'35"	330.46	N12°19'33"E	328.41
C11	15.00	90°33'41"	23.71	N44°00'05"W	21.32
C12	1539.00	1°29'59"	40.29	N88°31'56"W	40.29
C13	15.00	48°05'21"	12.59	S68°10'24"W	12.22
C14	49.00	27°57'30"	23.71	N03°06'28"E	64.32
C15	49.00	53°45'11"	45.97	S71°00'19"W	44.30
C16	1485.00	1°26'56"	37.56	N88°33'27"W	37.55
C17	15.00	89°29'27"	23.43	S45°58'21"W	21.12
C18	913.00	8°19'22"	132.62	N05°23'19"E	132.50
C19	15.00	86°05'08"	22.54	S33°29'34"E	20.48
C20	528.00	8°49'09"	81.27	N72°07'34"W	81.19
C21	15.00	90°00'00"	23.56	N67°17'00"E	21.21
C22	858.00	22°09'15"	331.76	N11°12'22"E	329.69
C23	15.00	49°55'12"	13.07	N62°52'23"W	12.66
C24	30.00	86°43'49"	45.41	N43°14'09"W	41.20
C25	392.00	16°58'00"	116.68	S81°40'43"E	115.66
C26	913.00	6°43'33"	107.17	S18°13'33"W	107.11
C27	913.00	1°47'01"	28.42	S22°28'50"W	28.42
C28	857.00	4°48'55"	72.03	N20°57'53"E	72.01
C29	857.00	9°42'00"	145.09	N13°42'25"E	144.92
C30	857.00	7°34'39"	113.34	N05°04'05"E	113.26
C31	49.00	93°00'40"	79.54	S35°36'46"E	71.09
C32	49.00	89°24'09"	76.46	S55°35'38"W	68.93
C33	49.00	41°47'31"	35.74	N58°48'32"W	34.95
C34	858.00	11°04'38"	165.88	N16°44'41"E	165.62
C35	858.00	11°04'37"	165.88	N05°40'04"E	165.62
C36	458.00	13°24'21"	107.16	N79°53'53"W	106.92

Line Table

LINE	DIRECTION	LENGTH
L1	N76°55'46"W	37.63
L2	N00°43'05"E	33.75

UTILITIES APPROVAL

GENERAL NOTES

1. #5 REBAR & CAP (FOCUS ENG.) TO BE SET AT ALL LOT CORNERS, WALLS/PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE EXTENSION OF THE SIDE LOT LINES.
2. THE INCLUSION OF PROPOSED IMPROVEMENTS (SEE STREET X-SECTIONS) NOT RELATED TO THE SIMULTANEOUS CONVEYANCES (NEW LOTS) CREATED BY THE RECORDING OF THIS PLAT, ARE SHOWN HEREBY STRICTLY AT THE REQUEST OF HIGHLAND CITY. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THEIR INSTALLATION, NOR DOES IT PURPORT TO REFLECT THEIR FINAL LOCATIONS AND/OR DIMENSIONS. SEE PROJECT DESIGN DRAWINGS FOR FURTHER DETAILS REGARDING THESE NON-PLAT ITEMS.

QUESTAR GAS COMPANY

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

BY: _____

TITLE: _____

ROCKY MOUNTAIN POWER DATE _____

CENTURY LINK/QWEST DATE _____

XFINITY/COMCAST DATE _____

54' RESIDENTIAL ROAD N.T.S.

56' RESIDENTIAL ROAD N.T.S.

HIGHLAND BLVD 42' HALF WIDTH N.T.S.

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

Dennis P. Carlisle
 Professional Land Surveyor
 Certificate No. 172675

Date _____

BOUNDARY DESCRIPTION

A portion of the NE1/4 of Section 27, Township 4 South, Range 1 East, Salt Lake Base & Meridian, located in Highland, Utah, more particularly described as follows:

Beginning at a point on the westerly line of DRY CREEK HIGHLANDS Subdivision, Phase 3, according to the Official Plat thereof on file in the Office of the Utah County Recorder, said point being located N0°03'17"E along the 1/4 Section line 526.12 feet and East 1,162.80 feet from the Center 1/4 Corner of Section 27, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearings: S0°01'34"E along the Section line between the East 1/4 Corner and the Southeast Corner of said Section 27); thence N66°37'40"W 268.13 feet; thence N23°22'20"E 29.00 feet; thence N66°37'40"W 228.54 feet; thence N19°38'07"E 119.02 feet; thence N12°29'55"E 112.97 feet; thence N4°09'04"W 104.55 feet; thence N16°41'32"W 56.61 feet; thence N0°43'05"E 200.83 feet; thence N89°50'14"E 617.14 feet to the centerline of Highland Boulevard and the northwest corner of said DRY CREEK HIGHLANDS Subdivision, Phase 3; thence along said plat the following 3 (three) courses and distances: S0°07'45"W 105.71 feet; thence along the arc of a 900.00 foot radius curve to the right 348.00 feet through a central angle of 22°09'15" (chord: S11°12'23"W 345.83 feet); thence S22°17'00"W 391.39 feet to the point of beginning.

Contains: 9.16+/- acres

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS

DRY CREEK HIGHLANDS PHASE 7

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

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

LIMITED LIABILITY ACKNOWLEDGMENT

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

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 _____

PHASE 7

DRY CREEK HIGHLANDS

A RESIDENTIAL SUBDIVISION
 HIGHLAND, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	HIGHLAND CITY ENGINEER SEAL	HIGHLAND CITY RECORDER SEAL
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CITY COUNCIL AGENDA REPORT

DATE: March 15, 2016

TO: Honorable Mayor and Members of the City Council

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

SUBJECT: MOTION – WAIVER OF FINAL PLAT AND CIVIL PLAN REVIEW FEES FOR PINCOCK ESTATES

STAFF RECOMMENDATION:

The Council will need to discuss the issue and determine the fees should be reduced or waived.

BACKGROUND:

Larry and Vicki Pincock have applied for Final Plat and Civil Construction Plan review and approval. The fees for these services are as follows:

- Final Plat \$1,229
- Civil Construction Plans: \$4,093

The fees are used to cover the cost of the review of these applications, including the city's consulting engineers. The cost of the consulting engineers is estimated at \$450 for the Final Plat and \$2,938 for the Civil Construction Plans. Waiving or reducing the fees would require the General Fund to cover the costs.

The Final Plat and Civil Construction Plans were reviewed in 2014. However, this was before the update of the Engineering Design Standards and the use of consulting engineers.

FISCAL IMPACT:

Up to \$5,322 reduction in fees of which \$3,388 would be owed to the consulting engineers.

ATTACHMENTS:

None



CITY COUNCIL AGENDA REPORT

DATE: March 15, 2016

TO: Honorable Mayor and Members of the City Council

FROM: Nathan Crane, City Administrator/Community Development Director
Justin Parduhn, Public Works Director

SUBJECT: MOTION – AUTHORIZATION TO PROCEED WITH THE RECONSTRUCTION OF 6000 WEST FROM 10400 NORTH SOUTH TO NORTH SIDE OF THE MURDOCK CANAL TRAIL

STAFF RECOMMENDATION:

City Council authorizes the Mayor to sign a contract with Geneva Rock to proceed with the reconstruction 6000 West from 10400 North south to north side of the Murdock canal trail and enter into a reimbursement agreement with Utah County.

BACKGROUND:

The project to upgrade the existing ten inch sewer line in 10400 North from 5950 West to 6300 West is under construction. Geneva Rock will be doing the road reconstruction as part of this project.

In February 2016, staff approached Geneva Rock and Utah County about the possibility of reconstructing 6000 West from 10400 North south to north side of the Murdock canal trail for the following reasons:

- Due to the volume of traffic and high level of moisture this year 6000 West has been deteriorating rapidly. Significant patching would be needed this spring to address these sections. Patching would only have been a temporary repair.
- Since Geneva Rock is doing the paving project for 10400 North, there are significant cost savings if we complete the project now. Cost savings include mobilization, time of year, and using the same cost as the 10400 North project since Geneva Rock was the low bidder for the road reconstruction portion.
- Utah County owns and maintains approximately 40% of this portion of 6000 West. Utah County has agreed to pay for their portion of the reconstruction.
- This section of 6000 West has a PCI Value of F.
- This section could be completed within the current fiscal year budget.

The total cost of the project is \$121,657.81, of this Highland City is responsible for \$72,994.69 and Utah

County is responsible for \$48,663.12.

RECOMMENDATION AND PROPOSED MOTION:

Award the Contract to Geneva Rock for \$121,657.81 and authorize the Mayor to enter into a reimbursement agreement with Utah County.

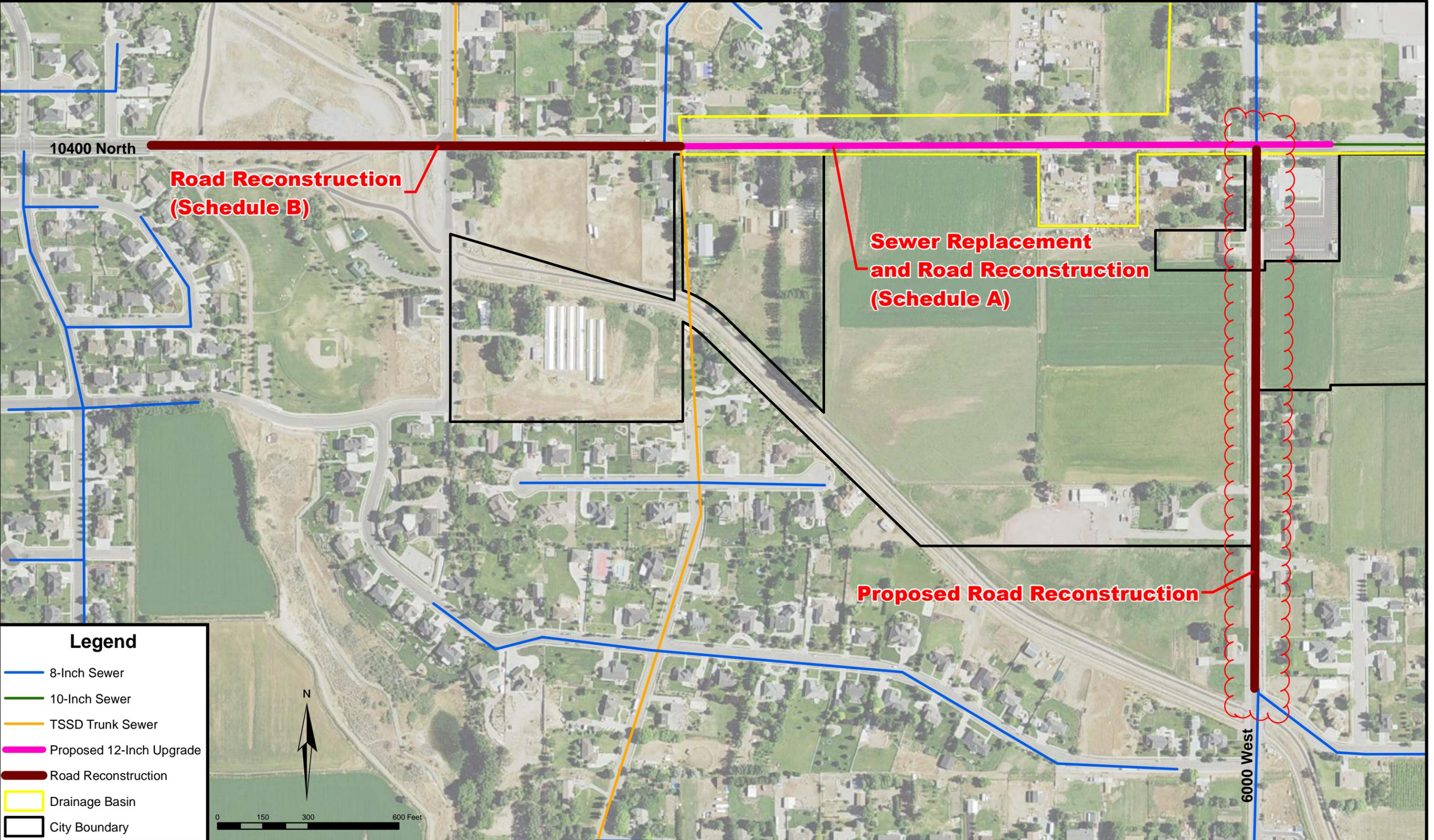
FISCAL IMPACT:

Funding for the Roadway Improvements is included in GL 41-40-71. Highland City is responsible for \$72,994.69 and Utah County is responsible for \$48,663.12. If the Council approves this project, approximately \$40,000 will remain in the road maintenance budget will remain. Due to the winter weather, staff is proposing to use these funds for patching or crack sealing.

ATTACHMENTS:

1. Project Summary/Vicinity Map
2. Bid Summary
3. Reimbursement Agreement

Date: 1/14/2016
Document Path: H:\Projects\314 - Highland City\05_200 - Northwest SS Modeling\Sewer Modeling\GIS\Highland_Sewer_Improvements_10400.mxd



Legend

- 8-Inch Sewer
- 10-Inch Sewer
- TSSD Trunk Sewer
- Proposed 12-Inch Upgrade
- Road Reconstruction
- Drainage Basin
- City Boundary

HIGHLAND CITY WASTEWATER COLLECTION SYSTEM

10400 N AND 6000 W IMPROVEMENTS

FIGURE 1





GENEVA ROCK PRODUCTS, INC.

READY MIX CONCRETE • SAND & GRAVEL • ASPHALT & CONCRETE PAVING • CONSTRUCTION

PO Box 571618, Salt Lake City, UT 84157
(801) 281-7900

PROPOSAL DATE: 2/18/2016

CONTRACT PROPOSAL / AGREEMENT

SUBMITTED TO: HIGHLAND CITY
(PURCHASER)
PROJECT NAME: 6000 W 10400 N
LOCATION: ROAD REHABILITATION
HIGHLAND, UT

ESTIMATE NUMBER: U16TT007
ESTIMATED START: 2016
PROJECT #: _____
CONTACT: TY
PHONE: 1-801-420-3449

Geneva Rock Products, Inc. ("GENEVA ROCK") hereby agrees to furnish all labor and material for the completion of the work described below. This Contract Proposal/Agreement does not include design services. Design services, if desired, shall be contracted for and paid for by the Purchaser prior to entering into this Contract Proposal/Agreement.

ITEM	DESCRIPTION	EST. QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	PULVERIZE ASPHALT	49,201	SF	\$ 0.12	\$ 5,904.12
2	GRADE & COMPACT PULVERIZED ASPHALT	49,201	SF	\$ 0.17	\$ 8,364.17
3	LOWER AND RAISE MANHOLES W/ CONCRETE COLLAR	5	EA	\$ 800.00	\$ 4,000.00
4	LOWER AND RAISE VALVES W/ CONCRETE COLLAR	1	EA	\$ 600.00	\$ 600.00
5	ASPHALT 5.5" THICK, 2 LIFTS, 3/4" MIX	51,879	SF	\$ 1.76	\$ 91,307.04
6	SHOULDER GRADING	2,678	LF	\$ 0.50	\$ 1,339.00
7	MOT AND TRAFFIC CONTROL	1	LS	\$ 1,000.00	\$ 1,000.00
8	FLAGGING DURING PAVING OPERATION	22	HRS	\$ 19.00	\$ 418.00
9	MOBILIZE AND SUPERVISION	1	LS	\$ 2,500.00	\$ 2,500.00
10	ROADBASE 2" THICK	51,879	SF	\$ 0.12	\$ 6,225.48

Total \$ 121,657.81

UNIT PRICE (actual quantities to be measured and invoiced)

LUMP SUM

NOTE: Excludes survey, QA testing, bonds, permits, fees, striping, sterilant, fabric, soft spot repair, prime coat.

RELEASE: GENEVA ROCK may, at its sole discretion, require a warranty release for all paving projects that will be done after October 15th or during cold/wet weather.

ASPHALT OIL SURCHARGE: All asphalt quotes are subject to a surcharge which is based on the FOB price/availability of liquid asphalt oil on the date of proposal vs. the price/availability of the liquid asphalt oil on the date asphalt is placed. The benchmark for price/availability from the date of proposal can be provided upon request. See surcharge schedule below:

PRICE: \$ 121,657.81 Price may be subject to change if Contract Proposal/Agreement is not accepted within 30 calendar days of the Proposal Date.

PAYMENT TERMS: Purchaser shall pay GENEVA ROCK according to GENEVA ROCK's Credit Application and Conditions of Material Sales and Contract Services with Purchaser, including payment of accrued finance charges.

PROPOSAL DATE: 2/18/2016

PREPARED BY: TRAVIS THOLSTROM

ACCEPTANCE: For valuable consideration, the legal sufficiency of which is hereby acknowledged, this Proposal is accepted and is a binding contract (the "Contract Proposal/Agreement"). GENEVA ROCK is authorized to perform the work described herein. Scheduling and construction of this work will not occur until a signed copy of this Contract Proposal/Agreement is received and upon credit approval. All terms and conditions of the signed GENEVA ROCK Credit Application and Conditions of Materials Sales and Contract Services along with any and all associated guarantees, including personal guarantees, shall apply to this Contract Proposal/Agreement and are fully incorporated herein. Purchaser acknowledges receipt of the Terms and Conditions on the reverse or following page of this document, all of which are incorporated herein and made a part hereof.

PURCHASER: _____

SIGNATURE: _____

ACCEPTANCE DATE: _____

PRINTED NAME: _____

TITLE: _____

TERMS AND CONDITIONS

1. Purchaser represents to be the record owner or authorized agent of the record owner of the real property that shall be improved pursuant to this Contract Proposal/Agreement (the "Property") with authority to enter into contractual agreements and to grant GENEVA ROCK authority to perform the work identified herein. The Purchaser agrees that all materials in this Contract Proposal/Agreement will be used in the improvement of the Property. Purchaser shall not use this document to acquire financing.
2. This Contract Proposal/Agreement shall only be modified by written change order signed by GENEVA ROCK and Purchaser. Oral requests for change shall not be binding on GENEVA ROCK unless reduced to writing by change order.
3. Purchaser shall assume full responsibility for the accuracy of all lines, levels, quantities, locations and measurements and their relation to the work to be performed by GENEVA ROCK. No representation or warranty, express or implied, is made as to the quantities, sizes, grades, specifications, or other matters relating to the needs of the Project. In all cases where dimensions are governed by conditions, already established or otherwise, the responsibility for coordination of such conditions as it relates to GENEVA ROCK's work shall rest entirely on the Purchaser. It is the Purchaser's sole responsibility to compare the items on this Contract Proposal/Agreement with plans and specifications for accuracy and completeness. Any variations or modifications from specified lines, grades or dimensions required shall be the responsibility of the Purchaser and subject to a change order should additional work be required of GENEVA ROCK.
4. In the event the record owner of the Property sells, mortgages, or otherwise transfers or encumbers the Property, the total amount herein provided shall become immediately due and payable as to any and all amounts then unpaid.
5. In the event of defective work, GENEVA ROCK's sole and exclusive liability shall be to repair or replace defective work at its discretion. In no event shall GENEVA ROCK be liable for special, incidental, or consequential damages, including but not limited to, loss of good will, loss of profits, or loss of use.
6. In the event that material costs (other than asphalt which shall be subject to the surcharge discussed above) on which this Contract Proposal/Agreement is based rise in excess of fifteen percent (15%) during the course of the work, Purchaser agrees that these increased costs, in their entirety, shall be billed to Purchaser as an automatic adjustment to the Contract Proposal/Agreement.
7. To the extent that the contracted price is based on a specific unit or square foot price, Purchaser agrees that the number of units or square feet indicated is an approximation, and that GENEVA ROCK shall be paid in full for the actual units or square feet completed as determined by field measurement by GENEVA ROCK.
8. GENEVA ROCK shall not be liable for failure of performance or failure of delay in delivery by reason of any event beyond the control of GENEVA ROCK, including, but not limited to, strikes; labor disputes; fire; flood; weather; embargo; war or other hostilities; government authority or regulation; acts of God; shortage of material or fuel; as a result of actions of Purchaser, record owner, or any other person; or as a result of the extension of time granted by Purchaser. Upon the occurrence of such delay, GENEVA ROCK shall receive an equitable extension of time for the completion of the Contract Proposal/Agreement. GENEVA ROCK shall not be entitled to any damages or compensation as a result of said delay except to the extent that said delay was caused by the Purchaser, record owner, or persons employed by the Purchaser or record owner.
9. GENEVA ROCK assumes no risk of non-disclosed or unforeseen conditions of the Property, including, but not limited to, hazardous substances (as defined by applicable law). In the event that hazardous substances are present on the Property (other than hazardous substances introduced by GENEVA ROCK), Purchaser agrees to indemnify GENEVA ROCK and its officers, directors, employees, agents, representatives, and subcontractors from and against any and all losses, claims, damages, fines, penalties, liabilities, injuries, costs and expenses (including all attorney fees and costs incurred in any civil, criminal, or administrative proceeding) arising from such hazardous substances, including, but not limited to, the presence or use, generation, storage, treatment, containment, release, threatened release, disposal of, exposure, or threatened exposure.
10. Unless otherwise noted, all federal, state, and other taxes of any nature related to this Contract Proposal/Agreement shall be borne by Purchaser.
11. GENEVA ROCK warrants that all materials covered by this Contract Proposal/Agreement shall conform to industry standards. No implied warranties of fitness or merchantability are given and are expressly disclaimed by GENEVA ROCK.
12. This Contract Proposal/Agreement combined with the Credit Application and Conditions of Material Sales and Contract Services comprise the total agreement and supersede all negotiations, representations, prior discussions, and preliminary agreements between the Parties hereto, whether oral or written. This Contract Proposal/Agreement shall be construed and interpreted as if drafted equally by all Parties hereto.
13. This Contract Proposal/Agreement shall be governed by the laws of the State of Utah, without regard to its choice of law provisions. Purchaser agrees that any legal action brought hereunder may be brought in Salt Lake County, Utah or Utah County, Utah at the sole option of GENEVA ROCK.

REIMBURSEMENT AGREEMENT

THIS REIMBURSEMENT AGREEMENT (this "Agreement") is entered into by and between UTAH COUNTY, a political subdivision of the State of Utah (the "County"), and HIGHLAND CITY, a political subdivision of the State of Utah (the "City") (sometimes referred to collectively herein as the "Parties").

RECITALS

WHEREAS, County owns and maintains a portion of the roadway 6000 West in Highland from the north side of the Murdock Canal trail up to 10400 North; and

WHEREAS, City is reconstructing 6000 West by installing new road base and new asphalt (the "Project"); and

WHEREAS, the County will be benefited by Project and wishes to reimburse the City for the portion owned by County, which is approximately forty percent (40%) of the overall project area;

NOW THEREFORE, for and in consideration of the premises, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Association and the City hereby agree as follows:

AGREEMENT TERMS AND CONDITIONS

SECTION 1. Project to be Overseen by City. The City will oversee and perform Project pursuant to its standard practices and policies in compliance with local, state, and federal law.

SECTION 2. County may Inspect Records. County may inspect any relevant records, bids, invoices, or documentation related to Project which are in the possession of City.

SECTION 3. Reimbursement to City. City will pay contractors for work performed on Project. The total cost of the Project is \$121,657.81. Upon completion of the Project, the City will bill County for its portion, which the parties agree is \$48,663.12. County shall pay \$48,663.12 to City within 30 days of the invoice. Any sum not paid to City within 30 days of invoice shall accrue interest at the rate of ten percent (10%) per annum.

SECTION 4. Authority. The person(s) signing on behalf of the Parties represent and warrant that they have been duly authorized by resolution of the governing body or board of their respective party to execute this Agreement on behalf of the Party they represent.

SECTION 5. Miscellaneous.

a. Entire Agreement. This Agreement constitutes the entire agreement between the Parties with regard to the Enclosure Project.

b. Alteration/Amendment. This Agreement cannot be altered except through a written instrument signed by both Parties.

c. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same agreement, even though the parties do not sign the same counterpart. A signature sent by fax or e-mail .pdf shall be the same as if it were an original.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the day and year first above written.

UTAH COUNTY COMMISSION

By: _____

ATTEST:

HIGHLAND CITY

Mayor

ATTEST:



CITY COUNCIL AGENDA REPORT

DATE: March 15, 2016

TO: Honorable Mayor and Members of the City Council

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

SUBJECT: ORDINANCE: AMENDING SECTION 10.09.030 OF THE HIGHLAND CITY CODE
RELATING TO THE PARKING OF VEHICLES OVER 10,000 GROSS VEHICLE WEIGHT

STAFF RECOMMENDATION:

The Council will need to debate the issue and determine if the Municipal Code should be amended.

BACKGROUND:

James Russon is requesting to amend Section 10.09.030 of the Highland City Code to allow vehicles over 10,000 gross vehicle weight to be parked on a residential lot if the vehicle is located in the rear yard and screened by a six foot fence.

The applicable sections of the Municipal Code are as follows:

10.09.010 - Definitions.

"Commercial vehicle" for purposes of this chapter shall mean any vehicle, trailer or construction equipment which is primarily used in a trade or business, which bears any logo or other advertisement of a trade or business, or which is actually being used in a trade or business.

Section 10.09.030 Limited Parking of Commercial Vehicles

Parking of commercial vehicles in residential zones shall be limited to one commercial vehicle not to exceed a one-ton chassis per lot.

Mr. Russon owns a material hauling (rocks, dirt, etc.) business that he runs out of his home. As part of the business he owns 1990 BMY M923A2 dump truck. This is a truck typically used by the military as a heavy cargo truck. The weight of the chassis and cab is 21,550 pounds. The gross vehicle weight is 31,550 or 16.5 tons. The dump bed adds additional weight.

Currently the Municipal Code prohibits the parking of vehicles over one ton chassis. The chassis is the internal frame of the vehicle. It is not the gross vehicle rate. The gross vehicle weight of a one ton chassis vehicle can vary. An easier way to understand the type of vehicle is by class. Mr. Russo's truck is a class eight vehicle weighing more than 33,000 pounds.

The proposed amendment is as follows:

Section 10.09.030 Limited Parking of Commercial Vehicles

Parking of commercial vehicles in residential zones shall be limited to one commercial vehicle. ~~not to exceed a one-ton chassis per lot~~ Vehicles over 10,000 pounds gross vehicle weight shall be parked in the rear yard and screened by a six foot opaque fence.

Staff has several concerns with the proposed amendment:

- Safety issues as it relates to large trucks operating in residential neighborhoods.
- The impact on local roads. Local roads were not designed for heavy truck traffic.
- Impact on surrounding property owners. Staff has had to address the issue with large vehicles in residential areas for two landscape companies due to complaints by residents.

FISCAL IMPACT:

Unknown

ATTACHMENTS:

1. Ordinance
2. Vehicle Class
3. Letter From Mr. Russo

ORDINANCE NO. O-2016-**

**AN ORDINANCE OF HIGHLAND CITY, UTAH
AMENDING CHAPTER 10.09.030 Limited Parking of Commercial Vehicles**

PREAMBLE

The City Council of Highland City finds that regulating hunting in city parks is beneficial to the residents of Highland.

BE IT ORDAINED by the City Council of Highland City, Utah:

Section 1. All of the required public notices and other prerequisites to the amendments of the Highland City Municipal Code have been completed as required by law.

Section 2. The Highland City Municipal Code Chapter 10.09.03 Limited Parking of Commercial vehicles is hereby amended as follows:

Section 10.09.030 Limited Parking of Commercial Vehicles

Parking of commercial vehicles in residential zones shall be limited to one commercial vehicle. ~~not to exceed a one-ton chassis per lot~~ Vehicles over 10,000 pounds gross vehicle weight shall be parked in the rear yard and screened by a six foot opaque fence.

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

ADOPTED by the City Council of Highland City, Utah, this 15th day of March 2016.

HIGHLAND CITY, UTAH

Mark Thompson, Mayor

ATTEST:

Jody Bates, City Recorder

COUNCILMEMBER	YES	NO
Brian Braithwaite	<input type="checkbox"/>	<input type="checkbox"/>
Ed Dennis	<input type="checkbox"/>	<input type="checkbox"/>
Tim Irwin	<input type="checkbox"/>	<input type="checkbox"/>
Dennis LeBaron	<input type="checkbox"/>	<input type="checkbox"/>
Rod Mann	<input type="checkbox"/>	<input type="checkbox"/>



TRUCK CLASSIFICATIONS

CLASS 1 6,000 lbs or less



MINIVAN



CARGO VAN



SUV



PICKUP TRUCK

CLASS 2 6,001 to 10,000 lbs



MINIVAN



CARGO VAN



FULL-SIZE PICKUP



STEP VAN

CLASS 3 10,001 to 14,000 lbs



WALK-IN



BOX TRUCK



CITY DELIVERY



HEAVY-DUTY PICKUP

CLASS 4 14,001 to 16,000 lbs



LARGE WALK-IN



BOX TRUCK



CITY DELIVERY

CLASS 5 16,001 to 19,500 lbs



BUCKET TRUCK



LARGE WALK-IN



CITY DELIVERY

CLASS 6 19,501 to 26,000 lbs



BEVERAGE TRUCK



SINGLE-AXLE



SCHOOL BUS



RACK TRUCK

CLASS 7 26,001 to 33,000 lbs



REFUSE



FURNITURE



CITY TRANSIT BUS



TRUCK TRACTOR

CLASS 8 33,001 to REALLY HUGE



CEMENT TRUCK



TRUCK TRACTOR



DUMP TRUCK



SLEEPER CAB

James Russon
5844 W 9600 N
Highland, UT 84003

3/10/16

To: Highland City Mayor and Council:

Hello, my name is James Russon. I am a resident here in Highland. I am one of the owners of Nordic Services, LLC. The other two owners are Bonnie Olson and Scott Madigan, also residents of Highland. We are a new family-owned dump truck business. We haul materials such as rocks, dirt, etc. Our truck is about 25 feet in length and is colored white. We would like to request to park our truck along the east side of our back lot of our home. Our driveway leads into the back lot with a large white-gated fence. The truck will simply be parked behind that gated fence and out of sight. Our neighbors have been informed and are supportive for our new business. Our hours of operation will be Monday through Friday with optional Saturdays from 7:30am to 6:00pm. I understand in the city law book, there is a code I would like to question. It is stated: **10.09.030- Limited Parking of Commercial Vehicles. Parking of commercial vehicles in residential zones shall be limited to one commercial vehicle not to exceed a one-ton chassis per lot. (Ord. 1998-13).** As a new resident here in Highland, I would like to seek the help of the Mayor and its city council members in assisting me to repeal or update this code to allow more ton per lot in order for my truck to be allowed parking on my residential property. It is difficult for someone of this new generation to be granted parking of a commercial vehicle, which has not been grandfathered into the code before 1998 of allowing a commercial vehicle to be parked on residential property. It is important

to me to park my truck on my property while I begin this new business. I look forward to further speaking to the council regarding this request.

Thank you,

James Russon
925-381-3532





CITY COUNCIL AGENDA REPORT

Item # 8

DATE: Tuesday, March 15, 2016

TO: Honorable Mayor and Members of the City Council

FROM: JoD'Ann Bates
City Recorder

SUBJECT: RESOLUTION: A RESOLUTION OF THE HIGHLAND CITY COUNCIL INDICATING ITS INTENT TO ADJUST ITS BOUNDARIES WITH ALPINE CITY.

RECOMMENDATION:

Staff recommends the City Council discuss the request and approve the resolution.

BACKGROUND:

Paul and Courtney Belcher owns .72 acres located on the Highland/Alpine border. The boundary between Highland and Alpine runs along the north border of the Belcher property. Shauna Miller of Alpine owns 2 acres to the north that is in an L shape parcel. The Belchers would like to adjust the boundary to allow the purchase of .05 acres, which is the bottom part of the L shape parcel to connect with their existing Highland property.

The Belchers have approached Alpine and Highland to adjust the boundary to have all the property within the city limits of Highland. The proposed adjustment affect approximately 1.22 acres.

The Alpine City Council adopted an Ordinance at their February 23, 2016 meeting.

Upon adoption of the resolution indicating its intent to adjust the boundary between Highland and Alpine, the next step, after a considerable notification process, is to hold a public hearing. The public hearing and adopting of an Ordinance is required to be held at no sooner than 30 days after the adoption of the resolution.

FISCAL IMPACT:

Unknown

ATTACHMENTS:

- Proposed Resolution
- Proposed Boundary Adjustment & Vicinity Map
- Alpine City Ordinance

RESOLUTION NO. R-2016-**

**A RESOLUTION OF HIGHLAND CITY, UTAH
INDICATING ITS INTENT TO ADJUST ITS BOUNDARIES WITH ALPINE CITY**

WHEREAS, Highland City has received a request from Alpine City and the property owners who has property which is dissected by the Highland and Alpine municipal boundaries to adjust the boundaries to place the property entirely within Highland City; and

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

1. Highland City intends to adjust its municipal boundary with Alpine City as indicated by Exhibit A.
2. The Highland City Recorder is instructed to publish notice of this intention and of a public hearing as required by Utah Municipal Code Section 10-2-419.
4. This Resolution shall take effect immediately upon its first posting or publication.

ADOPTED by the City Council of Highland City, Utah, this 15th day of 2016.

HIGHLAND CITY, UTAH

Mark S. Thompson, Mayor

ATTEST:

JoD' Ann Bates, City Recorder

COUNCILMEMBER	YES	NO
Brian Braithwaite	<input type="checkbox"/>	<input type="checkbox"/>
Ed Dennis	<input type="checkbox"/>	<input type="checkbox"/>
Tim Irwin	<input type="checkbox"/>	<input type="checkbox"/>
Dennis LeBaron	<input type="checkbox"/>	<input type="checkbox"/>
Rod Mann	<input type="checkbox"/>	<input type="checkbox"/>

Parcel A:

A parcel of land located in the Northeast Quarter of the Southwest Quarter of Section 25, Township 4 South, Range 1 East, Salt Lake Meridian, said parcel being all of Lot 11, Plat "A", Highland Meadow Estates Subdivision and a part of Lot 3, Alpine Meadows Subdivision, Lot 2, amended as recorded in the official records of the Utah County Recorder's Office, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 11, and running thence along the South line of said Lot 11 North $89^{\circ}40'50''$ West 260.00 feet; thence along the West line of said Lot 11 North $00^{\circ}19'10''$ East 120.00 feet to a point on the south lot line of said Lot 3, thence along four lot lines of said Lot 3 the following four (4) calls; (1) North $89^{\circ}40'50''$ West 196.45 feet; (2) North $00^{\circ}03'10''$ East 54.87 feet; (3) . South $89^{\circ}56'50''$ East 220.00 feet; (4) North $00^{\circ}03'10''$ East 4.93 feet; thence South $89^{\circ}23'25''$ East 159.00 feet to a point on the East lot line of said Lot 3; thence along said East lot line South $00^{\circ}03'10''$ West 60.02 feet to the Southeast corner of said Lot 3; thence along the North line of said Lot 11 South $89^{\circ}40'50''$ East 77.45 feet to the Northeast corner of said Lot 11; thence along the East line of said Lot 11 South $00^{\circ}19'10''$ West 120.00 feet to the point of beginning. Containing 53,786 square feet more or less.

Parcel B:

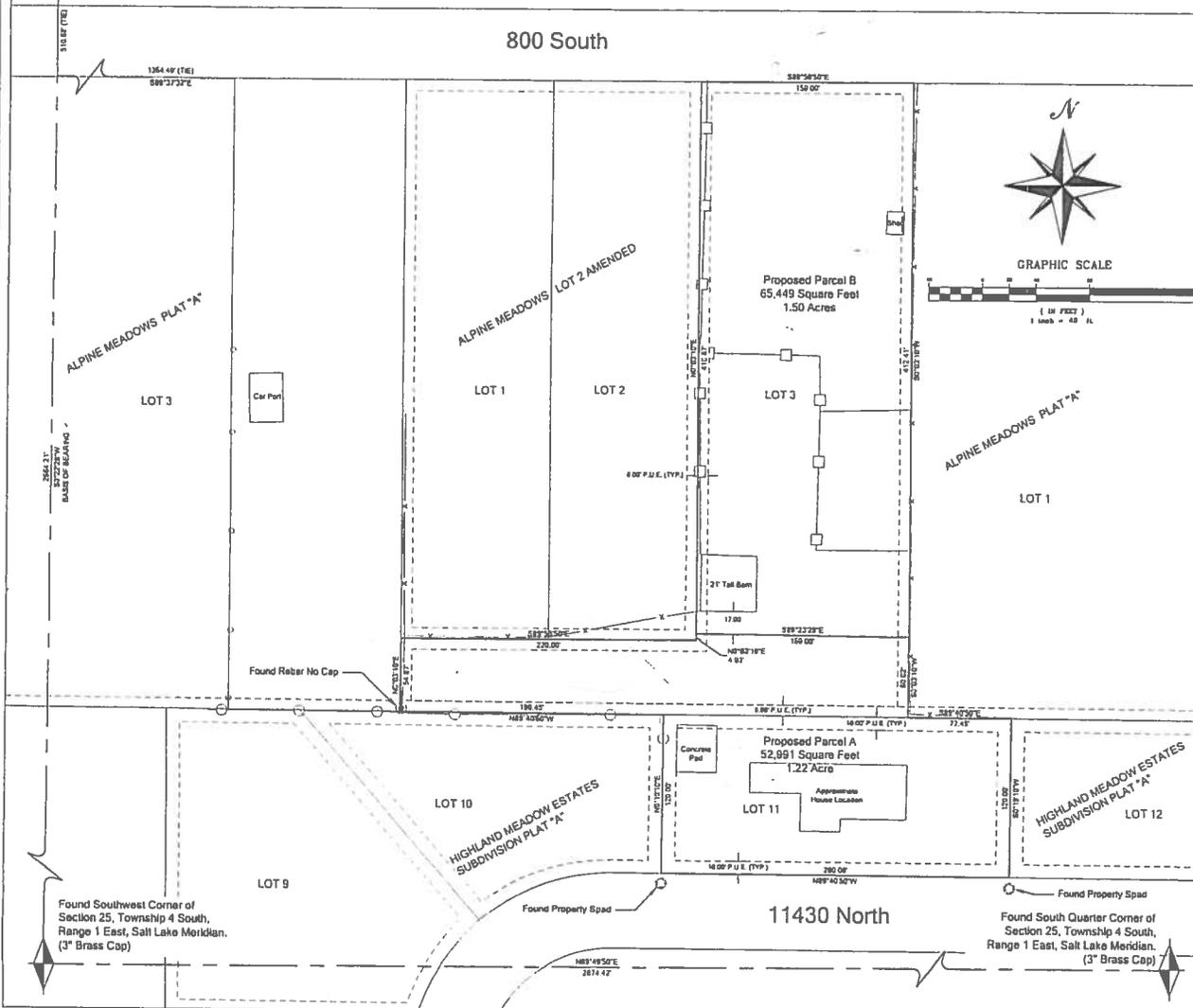
A parcel of land located in the Northeast Quarter of the Southwest Quarter of Section 25, Township 4 South, Range 1 East, Salt Lake Meridian, said parcel being a part of Lot 3, Alpine Meadows Subdivision, Lot 2, and Amended as recorded in the official records of the Utah County Recorder's Office, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 3 and running thence along the East lot line of said Lot 3 South $00^{\circ}03'10''$ West 412.41 feet; thence North $89^{\circ}23'25''$ West 159.00 feet to a point on the East line of said Lot 3; thence along said East line North $00^{\circ}03'10''$ East 410.87 feet to the Northwest corner of said Lot 3; thence along the North line of said Lot 3 South $89^{\circ}56'50''$ East 159.00 feet to the point of beginning. Containing 64,654 square feet more or less.

Belcher Boundary Line Adjustment Survey

Located in the Northeast Quarter of the Southwest Quarter of Section 25,
Township 4 South, Range 1 East, Salt Lake Meridian.

Found West Quarter Corner of
Section 25, Township 4 South,
Range 1 East, Salt Lake Meridian.
(3" Brass Cap)



Record Descriptions:

Parcel A: Warranty Deed (Entry Number 26455:2014)
Lot 11, Plat "A", HIGHLAND MEADOW ESTATES SUBDIVISION, Highland City, Utah
County, Utah, according to the official plat thereof on file and of record in the office of
the Utah County Recorder.

Parcel B: Quit-Claim Deed (Entry Number 8622:2001)

Lot 3, Alpine Meadows Subdivision, Lot 2, Amended according to the official plat
thereof, on file and of record in the Utah County Recorder's Office.

Proposed Descriptions:

Parcel A:

A parcel of land located in the Northeast Quarter of the Southwest Quarter of Section
25, Township 4 South, Range 1 East, Salt Lake Meridian, said parcel being all of Lot
11, Plat "A", Highland Meadow Estates Subdivision and a part of Lot 3, Alpine
Meadows Subdivision, Lot 2, Amended as recorded in the official records of the Utah
County Recorder's Office, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 11, and running thence along the South
line of said Lot 11 North 89°40'50" West 260.00 feet; thence along the West line of
said Lot 11 North 00°19'10" East 120.00 feet to a point on the south lot line of said Lot
3, thence along four lot lines of said Lot 3 the following four (4) calls; (1)
North 89°40'50" West 196.45 feet; (2) North 00°03'10" East 54.87 feet; (3)
South 89°56'50" East 220.00 feet; (4) North 00°03'10" East 4.93 feet; thence
South 89°23'25" East 159.00 feet to a point on the East lot line of said Lot 3; thence
along said East lot line South 00°03'10" West 60.02 feet to the Southeast corner of
said Lot 3; thence along the North line of said Lot 11 South 89°40'50" East 77.45 feet
to the Northeast corner of said Lot 11; thence along the East line of said Lot 11
South 00°19'10" West 120.00 feet to the point of beginning. Containing 53,786 square
feet more or less.

Parcel B:

A parcel of land located in the Northeast Quarter of the Southwest Quarter of Section
25, Township 4 South, Range 1 East, Salt Lake Meridian, said parcel being a part of
Lot 3, Alpine Meadows Subdivision, Lot 2, Amended as recorded in the official records
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Beginning at the Northeast corner of said Lot 3 and running thence along the East lot
line of said Lot 3 South 00°03'10" West 412.41 feet; thence North 89°23'25" West
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the North line of said Lot 3 South 89°56'50" East 159.00 feet to the point of beginning.
Containing 64,654 square feet more or less.

Narrative:

The purpose of this survey is to determine the boundary of the shown parcels
according to the official records and the real property found in the course of this
survey. The basis of bearing is between two section corners as shown on this plat.
The purpose of this survey is also to propose new boundary lines as shown herein.

Survey Certificate:

I, Jeffrey C. Stromberg, a professional land surveyor in the State of Utah, holding a
license in accordance with "Title 58, Chapter 22, Professional Engineers and Land
Surveyors Licensing Act" License No. 7027191, Do hereby certify that:
1. This plat represents the results of a survey conducted under my supervision at the
instance of Paul Belcher.
2. The land survey lies within the the Northeast Quarter of the Southwest Quarter of
Section 25, Township 4 South, Range 1 East, Salt Lake Meridian, and the survey was
completed on August 21, 2015.

Jeffrey C. Stromberg

Date Signed: January 8, 2016

License Expires: March 31, 2017



Project Number	City	County	Permit No.	Permit Date	Surveyed By	Checked By	Date	Scale	Sheet
UT-15-387	Highland	Utah			Jeffrey C. Stromberg	Paul Belcher	01/08/2016	1"=40'	1

888 West 9000 South
West Jordan, Utah 84068
www.epc.com
Tel: (801) 495-4240
Fax: (801) 495-4244

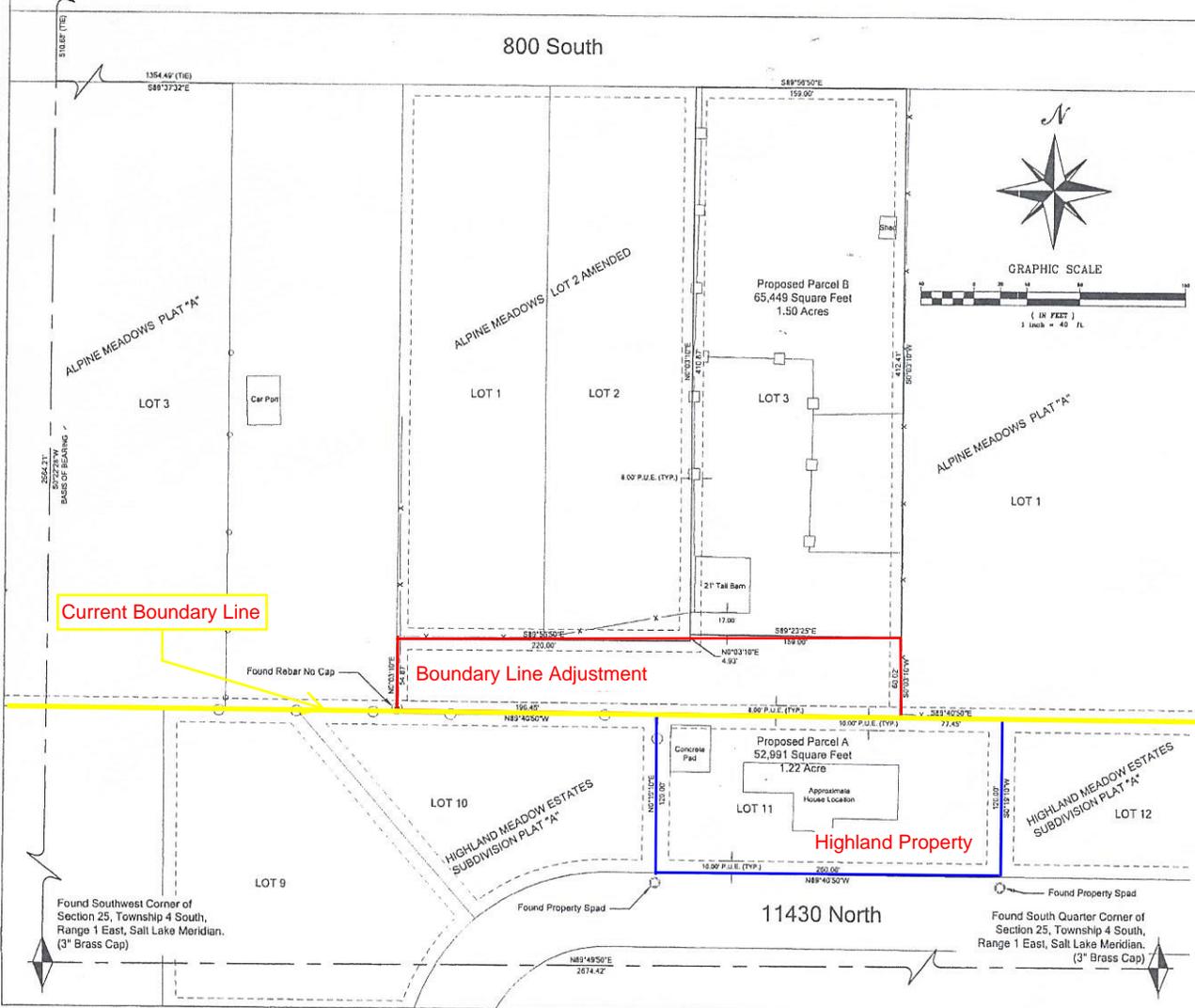
EPEC
PROJECT ENGINEERING CONSULTANTS

Belcher Boundary Line Adjustment Survey
Highland City & Alpine City, Utah County, Utah

Belcher Boundary Line Adjustment Survey

Located in the Northeast Quarter of the Southwest Quarter of Section 25,
Township 4 South, Range 1 East, Salt Lake Meridian.

Found West Quarter Corner of
Section 25, Township 4 South,
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(3" Brass Cap)



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Lot 11, Plat "A", HIGHLAND MEADOW ESTATES SUBDIVISION, Highland City, Utah
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the Utah County Recorder.

Parcel B: Quit-Claim Deed (Entry Number 8622:2001)
Lot 3, Alpine Meadows Subdivision, Lot 2, Amended according to the official plat
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Proposed Descriptions:

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South 89°56'50" East 220.00 feet; (4) North 00°03'10" East 4.93 feet; thence
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to the Northeast corner of said Lot 11; thence along the East line of said Lot 11
South 00°19'10" West 120.00 feet to the point of beginning. Containing 53,786 square
feet more or less.

Parcel B:

A parcel of land located in the Northeast Quarter of the Southwest Quarter of Section
25, Township 4 South, Range 1 East, Salt Lake Meridian, said parcel being a part of
Lot 3, Alpine Meadows Subdivision, Lot 2, Amended as recorded in the official records of
the Utah County Recorder's Office, being more particularly described as follows:

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line of said Lot 3 South 00°03'10" West 412.41 feet; thence North 89°23'25" West
159.00 feet to a point on the East line of said Lot 3; thence along said East line
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the North line of said Lot 3 South 89°56'50" East 159.00 feet to the point of beginning.
Containing 64,654 square feet more or less.

Narrative:

The purpose of this survey is to determine the boundary of the shown parcels
according to the official records and the real property found in the course of this
survey. The basis of bearing is between two section corners as shown on this plat.
The purpose of this survey is also to propose new boundary lines as shown herein.

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I Jeffrey C. Stromberg, a professional land surveyor in the State of Utah, holding a
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Surveyors Licensing Act" License No. 7027191, Do hereby certify that:
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instance of Paul Belcher.
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Section 25, Township 4 South, Range 1 East, Salt Lake Meridian, and the survey was
completed on August 21, 2015.

Jeffrey C. Stromberg
Date Signed: January 8, 2016
License Expires: March 31, 2017



Project Number	Client	Project Name	Scale	Date	Sheet
986 West 9000 South	West Jordan, Utah 84088	www.ppec.us.com	1"=40'	01/08/2016	1 of 1

986 West 9000 South
West Jordan, Utah 84088
www.ppec.us.com
Tel: (801) 495-4240
Fax: (801) 495-4244



Belcher Boundary Line Adjustment Survey
Highland City & Alpine City, Utah County, Utah

Utah County Parcel Map



W 800 SOUTH ST

34:013:0002
GAGON, J MARTIN...
818 S ALPINE HIGHWAY - ALPINE
Value: \$298,600 -- 1.26 acres

34:013:0004
GARDNER, SCOTT L and BETTY...
838 S ALPINE HW - ALPINE
Value: \$358,600 -- 0.96 acres

34:013:0001
ADAMS, JERRY L and PAMELA S...
862 S ALPINE HW - ALPINE
Value: \$243,500 -- 0.96 acres

34:013:0003
TIRRELL, PERRY W and DEANZA...
884 S ALPINE HWY - ALPINE
Value: \$324,000 -- 0.96 acres

11:024:0114
TEICHERT, DIANE F...
Value: \$313,900 -- 4.19 acres



11:024:0087
MORRIS, TERRY G and DIANNA L...
871 ALPINE HWY - ALPINE
Value: \$404,700 -- 0.96 acres

11:024:0009
KEETCH, FRED S and RENAE B...
893 S ALPINE HWY - ALPINE
Value: \$302,700 -- 0.85 acres

11:024:0094
WILLIAMS, PHILLIP GRANT and ANN ...
927 ALPINE HWY - ALPINE
Value: \$293,600 -- 1.95 acres

11:024:0117
WILLIAMS, JOSEPH CHARLES...
955 S ALPINE HWY - ALPINE
Value: \$257,000 -- 1 acres

11:024:0116
DUNCAN, DOUGLAS RAY and SHERRY M...
11360 N ALPINE HWY - HIGHLAND
Value: \$670,900 -- 4.9 acres



W WOODLAND DR

W EVERGREEN WAY

ORDINANCE NO. 2016-04

**AN ORDINANCE ADJUSTING THE BOUNDARY LINE OF
HIGHLAND CITY AND ALPINE CITY.**

WHEREAS, on the 23rd day of February, 2016 the City Council of Alpine, Utah held a public hearing according to the law, concerning a proposed boundary line adjustment with Highland city; and

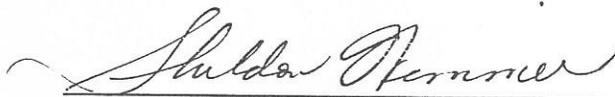
WHEREAS, the owners of the properties involved have requested that Alpine City and Highland City adjust their common boundaries; and

WHEREAS, Highland City will also hold a public hearing and may approve an ordinance allowing the boundary line adjustment between itself and Alpine City:

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

1. The common boundary between Alpine City and Highland City is hereby adjusted as described in Exhibit A hereto.
2. The City Recorder shall take the steps necessary under Utah Code 10-2-425 to file with the office of the Utah County Recorder and the office of the Utah Lieutenant Governor the documentation necessary to effectuate this boundary change conditioned upon Highland City passing an ordinance effecting the identical boundary change.
3. This ordinance shall take effect upon Highland City passing an ordinance effecting the identical boundary change and the posting of this ordinance.

Passed and dated this 23rd day of February 2016.



Sheldon Wimmer, Alpine City Mayor

ATTEST:



Charmayne G. Warnock, Recorder





CITY COUNCIL AGENDA REPORT

Item # 9

DATE: Tuesday, March 15, 2015

TO: Honorable Mayor and Members of the City Council

FROM: JoD'Ann Bates
City Recorder

SUBJECT: RESOLUTION: INDICATING INTENT TO ANNEX 7.25 ACRES OF REAL PROPERTY
LOCATED AT 11530 NORTH 6000 WEST

RECOMMENDATION:

Staff recommends the City Council discuss the request and approve the resolution.

BACKGROUND:

Tom Holdman has submitted an application for the annexation of approximately 7.25 acres of land located at 11530 North 6000 West. This property currently is an unincorporated parcel island with incorporated parcels on all sides. An annexation of an island or peninsula does not require a petition of surrounding property owners.

Process

The Council adopts a resolution of indicating intent to annex property. Approval of the Resolution does not approve or deny the annexation petition. It allows the applicant and staff to complete the notification and review requirements outlined in State Code. After adoption of the resolution, the City Recorder follows the notification process pursuant Utah Code 10-2-425.

Future City Council approval and action on an Ordinance will need to be done in order to officially accept the annexation.

DISCUSSION:

- An Annexation Policy Plan was approved by the City Council in June 2002. Detailed infrastructure studies and planning were completed for the annexation area. These plans/studies identify the infrastructure needs to serve the areas identified for future annexation. The proposed annexation is within the area identified for future annexation.
- The requested action does not approve or deny the annexation petition. The action requested allows the Council to further consider the annexation. The decision on whether or not to annex the property will be made at a future Council meeting after all noticing requirements are complete. The Council will have complete discretion whether or not to approve the annexation at this time.

FISCAL IMPACT:

Unknown

ATTACHMENTS:

- Proposed Resolution
- Annexation Parcel Map

RESOLUTION NO. R-2016-**

**A RESOLUTION OF HIGHLAND CITY, UTAH
INDICATING ITS INTENT TO ANNEX REAL PROPERTY**

WHEREAS, Highland City has received a request from TOM HOLDMAN (Property Owner) of property located contiguous to Highland City; and

WHEREAS, the Property Owners desires to have their property annexed into the corporate limits of Highland City; and

WHEREAS, the Highland City Council has determined that the property is within the Highland City Annexation Policy Plan and contiguous to Highland City Corporation and should be annexed into Highland City; and

WHEREAS, the proposed annexation meets the requirements of Section 10-2-418 of the Utah State Code;

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

Section 1. Pursuant to Section 10-2-418 of the Utah State Code, the Highland City Council hereby intends to annex the parcel of real property located at 11530 North 6000 West, consisting of 7.25 acres of unincorporated territory in Utah County, State of Utah. Said parcel is more particularly described as set forth on Exhibit "A" attached hereto.

Section 2. Staff is hereby directed to publish notice of this proposed annexation as required in Section 10-2-418 of the Utah State Code.

Section 3. This Resolution shall be effective upon date of its adoption.

ADOPTED by the City Council of Highland City, Utah, this 15th day of March 2016.

HIGHLAND CITY, UTAH

Mark Thompson, Mayor

ATTEST:

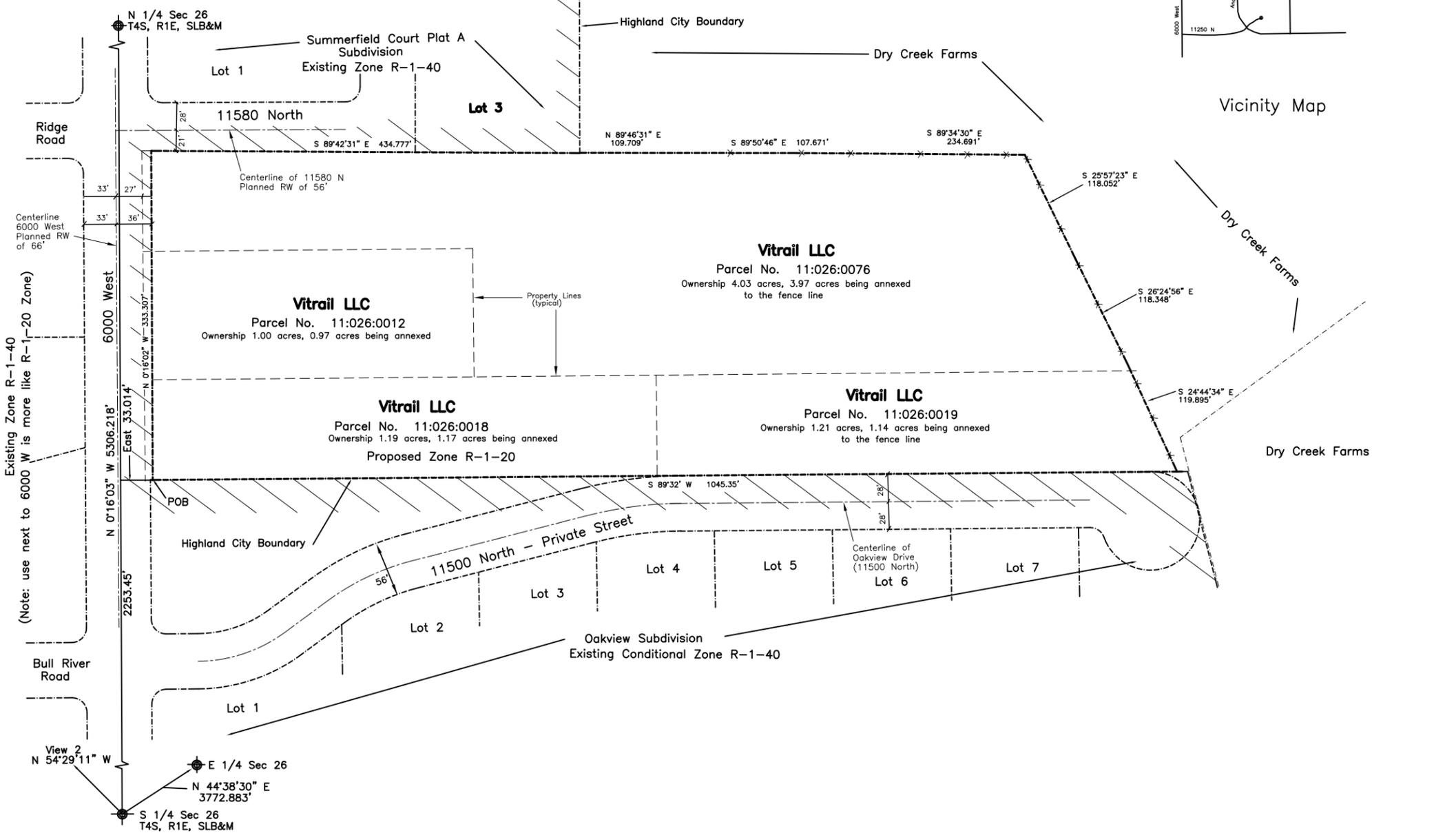
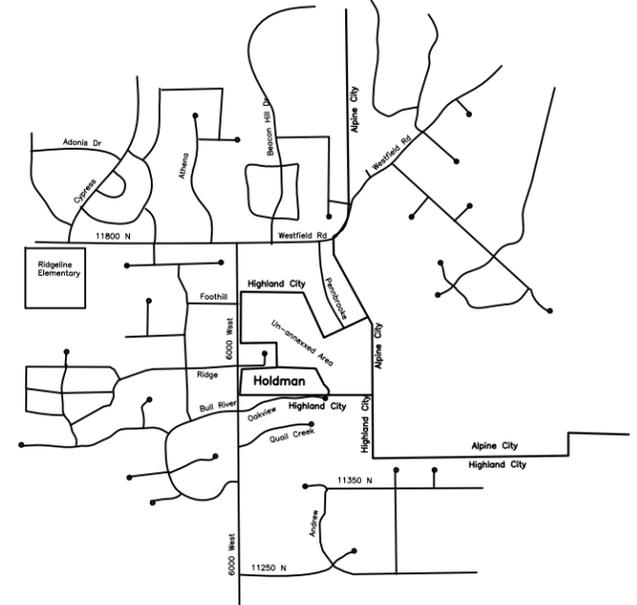
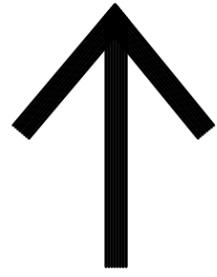
JoD' Ann Bates, City Recorder

COUNCILMEMBER	YES	NO
Brian Braithwaite	<input type="checkbox"/>	<input type="checkbox"/>
Tim Irwin	<input type="checkbox"/>	<input type="checkbox"/>
Dennis LeBaron	<input type="checkbox"/>	<input type="checkbox"/>
Rod Mann	<input type="checkbox"/>	<input type="checkbox"/>
Ed Dennis	<input type="checkbox"/>	<input type="checkbox"/>

Boundary Description

Commencing at a point located N 0°16'03" W along the 1/4 section line 2153.45' and East 33.014' from the South 1/4 Corner of Section 24, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence as follows:

N 0°16'02" W 333.307' along Highland City Boundary
S 89°42'31" E 434.777' along Highland City Boundary
N 89° 42'31" E 109.709' along a fence line
S 89°50'46" E 107.671 feet along a fence line
S 89°34' 30" E 234.691' along a fence line
S 25°57'23" E 118.052' along a fence line
S 26°24'56" E 118.348' along a fence line
S 24°44'34" E 119.895' along a fence line
S 89°32' W 1039.815' along Highland City Boundary to the POB
Area = 7.2483 Acres
Basis of bearing is N 0°16'03" W along the 1/4 section line



Surveyor's Certificate

I hereby certify that this a true and accurate map of a tract of land to be annexed to Highland City, Utah county, Utah

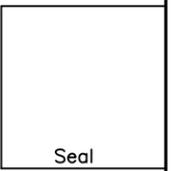
Boundary Description

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- N 0°16'02" W 333.307' along Highland City Boundary
 - S 89°42'31" E 434.777' along Highland City Boundary
 - N 89°42'31" E 109.709' along a fence line
 - S 89°50'46" E 107.671' feet along a fence line
 - S 89°34'30" E 234.691' along a fence line
 - S 25°57'23" E 118.052' along a fence line
 - S 26°24'56" E 118.348' along a fence line
 - S 24°44'34" E 119.895' along a fence line
 - S 89°32' W 1039.815' along Highland City Boundary to the POB
- Area = 7.2483 Acres
Basis of bearing is N 0°16'03" W along the 1/4 section line

Engineer/ Surveyor Signature

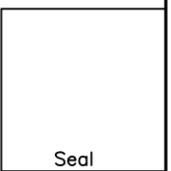
Date



Review Approval by Utah County Surveyor

This plat has been reviewed by the County Surveyor and is hereby certified as a final local entity plat, pursuant to Utah Code Ann. 17-23-20 as amended

Utah County Surveyor Signature Date



Acceptance By Legislative Body

This is to certify that we the undersigned Highland City Council have adopted a resolution of its intent to annex the tract of land shown herein and have subsequently adopted an ordinance annexing said tract into Highland City, Utah and that a copy of the ordinance has been prepared for filing herewith all in accordance with Utah Code Section 10-2-418 as revised and that we have examined and do hereby Application for Annexation by Resolution approve and accept the annexation of the tract as shown as a part of said City and that said tract of land is to be known hereafter as the annexation.

Dated this _____ Day of _____ 201____

Mayor

Attest: _____
Recorder



ANNEXATION PLAT

HOLDMAN

Utah County, Utah

Scale 1" = 60'

Utah County Parcel Map



LDS
Chapel

11:027:0108
DRY CREEK FARMS LC...
Value: \$1,647,500 -- 21.61 acres

11:026:0076
VITRAIL LLC...
Value: \$382,900 -- 4.03 acres

11:026:0052
DRY CREEK FARMS LC...
Value: \$524,200 -- 7.98 acres

11:026:0054
HOWDEN, JACQUELINE R...
11366 N 6000 WEST - HIGHLAND
Value: \$827,700 -- 5.05 acres



CITY COUNCIL AGENDA REPORT

DATE: March 15, 2016

TO: Honorable Mayor and Members of the City Council

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

SUBJECT: MOTION – AUTHORIZING STAFF TO BEGIN WITH THE DISPOSAL PROCESS FOR THE SPRING CREEK PROPERTY

STAFF RECOMMENDATION:

Provide staff with direction regarding the Spring Creek property.

BACKGROUND:

Over the past several weeks, the City Council has discussed different options as it relates to the Spring Creek property. The Spring Creek property is 12 acres in size and is located north of the northeast corner of Mountain View Drive and 9860 North. This property was purchased in October of 2007. The property is identified as a future Athletic Complex on the General Plan. Athletic complexes are facilities with the primary purpose of sporting activities. The purchase of the park was funded by the park bond. Funds have not been identified for the construction of the park. If the proceeds are used for the construction of park facilities the park impact fees would not have to be adjusted.

The option that the Council has been considering is sell this property and use the proceeds to begin construction of the Mountain Ridge Park. The average cost to develop a park is \$5.00 a square feet depending on the amenities. Mountain Ridge Park would need to be developed in phases similar to Beacon Hills Park.

The disposal of property requires several steps. These include; declaring the property as surplus by resolution; the Council holds a public hearing; and publication of the public hearing in a newspaper and in the utility bill.

Council is requesting direction on whether or not to begin the disposal process.

FISCAL IMPACT:

Unknown

ATTACHMENTS:

1. Vicinity Map

Vicinity Map

