HIGHLAND CITY

HIGHLAND CITY COUNCIL AGENDA

April 19, 2016

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

6:30 P.M. WORK SESSION – CITY COUNCIL CHAMBERS

- Road Reconstruction Master Plan – Justin Parduhn, O&M Director

7:30 P.M. REGULAR SESSION – CITY COUNCIL CHAMBERS

Call to Order – Mayor Mark Thompson
Invocation – Council Member Ed Dennis
Pledge of Allegiance – Council Member Rod Mann

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.)

CONSENT *(5 min.)*

1. **MOTION: Approval of Meeting Minutes for the City Council Regular Session** – April 5, 2016

2. **MOTION: Infrastructure Reimbursement Agreement** – Highland Oaks

ACTION ITEMS *(90 min.)*

3. **PUBLIC HEARING: Holdman Annexation** – 11550 North 6000 West

4. **PUBLIC HEARING: Surplus of Real Property** – Spring Creek Park Property

5. **PUBLIC HEARING/ORDINANCE: Edge Homes is requesting an amendment to the Land use designation of the General Plan from 'School' to 'Single Family Residential'** - Property located at 9725 North 6800 West

6. **PUBLIC HEARING/ORDINANCE:** A request by the Highland City Council to create an R-1-30 Residential District

7. **PUBLIC HEARING/ORDINANCE: Request of Re-Zoning of 19.58 acres of property located at 9725 North 6800 West from R-1-40 to R-1-20 –** Edge Homes

8. **MOTION: Request for Preliminary Plat Approval for a 56 lot single family residential subdivision located at 5960 West 12500 North –** Perry Homes, Beacon Hills Plat G

9. **PUBLIC HEARING/ORDINANCE: Request to amend Article 4.1 R-1-40 Residential Zone, Section 3-4109 Accessory Buildings and Article 4.2 R-1-20 Residential Zone, Section 3-4209 Accessory Buildings, amending the street side yard setback requirements for accessory buildings from ten feet (10') to twenty feet (20')Article –** Mayor Mark Thompson

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

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.

ADJOURNMENT

(These items are for information purposes only.)

Description	Requested/Owner	Due Date	Status
Road Capital Improvement Plan for FY 15-16 *Prioritize and Communicate to Residents*	City Council	Estimated June 2016	Study Underway
Election Policy	City Council Jody	August 2016	In Progress
Council Policy and Procedures	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 PARICIPATION
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 **14th day of April, 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.

ITEM # 1

MINUTES
HIGHLAND CITY COUNCIL MEETING
Tuesday, April 5, 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 Councilmember Rod Mann
STAFF PRESENT:	Erin Wells, Assistant to the City Administrator Gary LeCheminant, Finance Director JoD'Ann Bates, City Recorder Justin Parduhn, Public Works O&M Director Tim Merrill, City Attorney Todd Trane, City Engineer
EXCUSED:	Nathan Crane, City Administrator/Community Dev. Dir. Brian Gwilliam, Chief of Police

OTHERS: Michelle DeKorver, Janae Wahnschaffe, Carol Rice, Dennis Cain, Neal Westwood, Ross Wolfley, Tom Holdman, Blythe Shupe, Shauna Holt, Woody Larson, Ed Gifford, Ann Holdman, Dennis Kane, Brent Andersen, Larry Pincock, Vickie Pincock, Christine Anderson, Stu Anderson, Gabrielle Womble, Tess Hilmo, Dana Burrows, Shirley Burrows, David Whitlock, Derric Rykert, Ross Curtin, Amy Curtin, Colby Birrell, Kevin Birrell, Brian Brunson and Gayle Holdman.

The meeting was called to order by Mayor Mark S. Thompson as a regular session at 7:01 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 Mayor Mark Thompson and those assembled were led in the Pledge of Allegiance by Councilman Ed Dennis.

APPEARANCES:

Gabrielle Womble, the Director of the Distinguished Young Women of Highland organization. A few months prior the co-director came before the City Council to express their concerns about the rental rate for City buildings, and the Council decided to give the organization a discounted rate. Ms. Womble expressed her appreciation for their support. She then presented a one-page document explaining the organization, and gave two tickets to their upcoming program.

Dennis Kane had a few questions about the potential utility rate increase that has been discussed by the City Council for the past few months. He first asked if secondary water was less expensive then culinary water, and Mayor Thompson confirmed that it was. Mr. Kane explained that he is paying more for water than gas or electricity, which was a concern. The Council invited Mr. Kane to stay until the end of the meeting where they would be discussing the utility rate study. They also confirmed that more information about this issue would be posted on the City website.

PRESENTATION:

1. **Room for Everyone, Highland City Library Renovation Plan** – Janae Wahnschaffe, Library Director and Carol Rice, Outreach Director.

Library Director, Janae Wahnschaffe, began her presentation by stating that working for the small Highland community library has been inspiring, and she has found some great strength among her staff members. Ms. Wahnschaffe's main concern is that the space in the library has not been utilized well, and she hopes that this project will help the library reach its full potential. She then introduced the Outreach Director, Carol Rice.

Ms. Rice stated that her goal is to help this library leave a legacy for the City in a very intentional way. She first addressed the space in the library, presenting photographs of the current layout. Through this project they intend to create a space for every type of user, including a parent and new center, children's library and literacy center, a teen "Media Café", designated study spaces, additional areas for staff, and a community display area. The new arrangement would create room for more than 12,000 new titles in the library overall. Ms. Rice stated that they had already begun work on the entrance to the library, and presented photographs of their progress. The library will be working in partnership with the Arts Council to make these new spaces aesthetically pleasing and inviting.

Ms. Wahnschaffe then gave the City Councilmembers copies of the proposed layout of the library. Councilman Tim Irwin asked if they had a targeted completion date, and Ms. Wahnschaffe responded that they intended to have the entrance complete by the City open house on May 12th, and the rest of the project by the end of the summer before school begins. She also confirmed that their contractors have all be able to meet their deadlines.

Councilman Tim Irwin then asked about the participation from the teenagers in the community, and Ms. Rice stated that they did have a few teenagers coming in to work on group projects, but overall their attendance was low. They intend to launch a teen program as part of the project. Mayor Thompson stated that the Youth Council may be able to assist the library with that program.

MOTION: Councilman Ed Dennis moved the City Council support the Library Director, the Outreach Director and the Library Staff in the improvements proposed.

Seconded by Councilman Tim Irwin.

Unanimous vote, motion carried.

CONSENT ITEMS:

2. Approval of Meeting Minutes for the City Council Work Session – March 8, 2016

3. Approval of Meeting Minutes for the City Council Regular Session – March 15, 2016

4. Final Plat Approval – Pincock Estates located at 10215 Alpine Hwy.
Pulled by Ed Dennis

5. Lifting of the Temporary Land Use Regulation – Application and Approval of Final Plats North of 11800 North

6. Ratification of the Settlement Agreement with HIWO Investments - DAE/Westbrook Development Agreement

7. Approval of a Contract for the 10770 North Storm Water Overflow Project - Cole Peck Co.
Pulled by Ed Dennis

MOTION: Councilman Dennis LeBaron moved the City Council approve consent items 2, 3, 5 and 6.

Councilman Rod Mann seconded the motion.
Unanimous vote, motion carried.

PULLED ITEMS:

(4) Final Plat Approval – Pincock Estates located at 10215 Alpine Hwy.
Pulled by Councilman Ed Dennis

Councilman Ed Dennis stated that the staff recommendations of the staff report mention the need for a public meeting. He asked if the Council needed to hold a public hearing for this item. After some discussion, Ms. Bates stated that the approval has to be done during a public meeting, but it is not necessary to hold a public hearing.

(7) Approval of a Contract for the 10770 North Storm Water Overflow Project - Cole Peck Co.
Pulled by Councilman Ed Dennis

Councilman Ed Dennis wanted to be sure that the City was taking steps to adequately cover the need for the next hundred year storm with this project. Justin Parduhn confirmed that they would be prepared, and explained the measures they would be taking as part of the project.

MOTION: Councilman Ed Dennis moved the City Council approve items 4 and 7 previously pulled from the consent calendar.

Seconded by Councilman Brian Braithwaite.
Unanimous vote, motion carried.

ACTION ITEMS:

8. PUBLIC HEARING – Property Rezone – 11550 North 6000 West

BACKGROUND: The property is 7.25 acres and is owned by Vitrail LLC. The site is currently located in Utah County and the applicant has applied for annexation. The property is not included in the General Plan Land Use Map. The property is included in the Highland City Annexation Plan that was adopted in 2007. A rezoning amendment is a legislative process.

Ms. Erin Wells, Assistant to the City Administrator gave a brief summary of the staff report and stated that the applicant is requesting a rezone to R-1-20 upon annexation into Highland City, and they would only be discussing the rezone portion of the application at that time. That applicant was also requesting waivers around the development code, largely related to the length of a cul-de-sac. Ms. Well then stated that the concept plan shows 12 lots on 7.25 acres, making a density of 1.65 units per acre. The rezone would allow for a minimum lot size of 20,000 square feet. The Planning Commission reviewed the application and recommended denial.

Councilman Tim Irwin referenced the aerial map and explained that the area to the north of 118000 North is zoned R-1-40, but it is also an open space overlay. This means that those lots are not one acre lots, as a portion of the development was designated as open space. Councilman Brian Braithwaite commented that these open space overlay development still have the same number of lots in the development as they would without the overlay, so the density is the same. The Council debated the community benefit of the open space overlay, and whether that related to this proposed development. Councilman Dennis LeBaron added that the R-1-20 zoning requires specific lot sizes, while the R-1-40 zoning is based on an averaging with a range of lot size, the base being 20,000 square feet. Councilman Irwin stated that he did not want to give the impression that all of Highland City has R-1-40 lots, because there are many areas with smaller lots.

The Council then discussed the Highland Oaks development, and Councilman Ed Dennis recalled a discussion where this area was considered a transitional area between higher and lower densities. He stated that this was the reason they had asked staff to prepare a proposal for an R-1-30 zone. Councilman Tim Irwin argued that the Councilmembers agreed to review an R-1-30 zone for different reasons than what Councilman Ed Dennis suggested.

Mayor Thompson interrupted the argument and stated that the open space overlay gives developers the potential to build a subdivision that has a reward of bonus density when certain requirements were met, but there are many other things that qualify for that bonus than just open space.

Mayor Thompson opened the public hearing.

Tom Holdman, owner of the proposed property, explained that he has been working toward finding the best use for this land for two and a half years. His property is currently part of the county, and he would like to annex into Highland. Mr. Holdman presented a petition in which he has asked residents what they considered a large lot, and the majority answer was a half-acre. The petition asked if the residents would be supportive of a variance on the length of the cul-de-sac, and most signed that as well. Mr. Holdman then stated that he had reduced the number of lots to 11 so that they could include a stub street to the north. They also did this to fit into the mold of an R-1-30 designation once that was created. Mr. Holdman explained the reasons for putting the stub street to the north rather than the east.

Ed Gifford, the engineer working with Mr. Holdman, stated that this has been a difficult piece of property to work with for the past few years, and they hoped that this proposal would be sufficient. He then addressed a few items that he had brought up to the Planning Commission, including the difference in density between the R-1-40 and R-1-20 zones, which is only about a 30% difference.

Councilman Ed Dennis asked staff for clarification on the density requirements of the R-1-30 zone, which was confirmed to be 1.089 units per acre. Although the proposed property fits into this requirement, other items such as setback requirements had not yet been defined for the R-1-30 zone.

Mr. Gifford then presented the Highland City master plan from 2008, which designates low density areas as R-1-20 and R-1-40, so they feel that this proposal could be considered low density like the surrounding neighborhoods.

Brian Brunson, a local resident, commented that there were unique characteristics of the property that needed to be considered. He explained how the applicant had attempted to make road connections to the streets already in place, but they were not possible because of elevation or other factors. Mr. Brunson then addressed the lot frontages of the proposed development, stating that they would be just as wide or wider than those in an R-1-40 zone, and only the backyards would be sacrificed with an R-1-20 designation. He suggested that the rezone be conditionally approved with a maximum of 11 lots.

David Whitlock, a resident of the neighborhood south of the subject property, began by stating that this was the first time he had seen the plan with only 11 lots and this was not the plan that was reviewed by the Planning Commission. Mr. Whitlock did not feel that an R-1-20 zone would be appropriate to the neighborhood, as all of the surrounding properties are zoned R-1-40. He also commented the Highland residents want larger lots and the City should allow for that. Mr. Whitlock was presented with the petition for a longer cul-de-sac, but did not recognized any of the names on that list, and was concerned that he had contacted residents farther way from the property who would not be directly affected by the change. He and many of his neighbors also fear that smaller lots would decrease the value of their own properties.

When questioned by the Council, Mr. Whitlock confirmed that his lot was 135 feet wide on a three-quarter acre lot. Mr. Whitlock then stated that they homes on these new lots would be smaller because the lots were smaller. There was a heated argument, and Mr. Whitlock was asked to provide tangible information to back up his statements the next time he made public comment.

Councilman Brian Braithwaite asked Mr. Whitlock to speak about the neighbors' reluctance to allow a connection between their neighborhood and the proposed project. Mr. Whitlock explained that there were concerns regarding additional traffic, HOA considerations, and the new subdivision would be required to install curb and gutter making their neighborhood look old and outdated. Mr. Whitlock confirmed that he was the president of the HOA.

Ann Holdman, the applicant's mother, stated that she has lived in Lindon for ten years but now wishes to live next to her son in this proposed subdivision. She explained that Mr. Holdman has compromised a lot from his original plan and has worked hard to make a good proposal for this property. Mrs. Holdman asked that the City compromise a little from their end as well to allow for development.

Neil Westwood, a resident to the south of the proposed property, echoed Mr. Whitlock's comments. He explained that they held a neighborhood vote on three separate occasions and each time it was clear that they did not want the property annexed into Highland City. The neighbors have concerns with water runoff, increased traffic, and damages to the roads with the construction traffic.

Councilman Ed Dennis asked if Mr. Westwood would be more open to having an emergency exit for the cul-de-sac, such as a crash gate. Mr. Westwood expressed a concern that this would make way for a through street, which is not something the neighbors want.

Ms. Wells informed the Council that she had been speaking with Nathan Crane regarding the proposal, and he had suggested that they continue this issue until the next Council session, as he could have the R-1-30 proposal ready for discussion at that time. He believed that the establishment of an R-1-30 zone could influence a decision on this issue. Mayor Thompson agreed that this option should be considered, and continued on with the public hearing.

Dana Burrows, a resident to the north of the proposed property, explained that he had been a resident there for roughly 23 years. He was concerned that the applicant had changed his proposal between the Planning Commission meeting and this meeting, and stated that the plan had been changed before that as well. Mr. Burrows was also concerned about the proposed stub road coming up behind his property. He felt that the prudent thing to do would be to have the Planning Commission review this new proposal before a decision was made by the City Council.

Mayor Thompson confirmed that the Council would not approve a plan that had not been seen by the Planning Commission. He also explained that the public comments were still valuable to the Council in making a decision on this subdivision.

Shirley Burrows stated that she was not opposed to Mr. Holdman developing the property, but the plan should benefit the community in some way and this plan does not. She was also concerned that the applicant had altered his plan so many times.

Kevin Birrell, the property owner to the east, commented that there had been a lot of discussion about large lots and zoning, including a zone that was not even in existence yet. Based on these discussions, Mr. Birrell felt that they were not comparing "apples to apples". This development should not be compared to and R-1-40 with an open space overlay, because this development is not proposing any open space or other community benefit. Mr. Birrell commented that he would be in favor of an R-1-20 or R-1-30 zone for this property. He then addressed the problems with having a road connection through his property, including the need for a retention pond, and traffic flow. Mr. Birrell then referenced a lengthy letter that he had previously sent to the City Council, and read a statement from it.

Ross Curtin, a local resident, explained that his family lived on one of the few small lots in Highland City. Contrary to what had been stated previously, Mr. Curtin felt that property value was tied primarily to the home and its surrounding environment rather than the other properties in the area. He also stated that there were a lot of people that want to live in Highland, and the Council should allow them to come in.

Tess Hilmo, a resident on Oak View Drive, stated that although the applicant has compromised on a few things, she did not feel that he had compromised enough. She commented on the street maintenance issue and construction traffic. Mrs. Hilmo also stated that she had not been approached with the applicant's petition at all.

Gayle Holdman, wife of Tom Holdman, explained the situation regarding the Stone Shire development that they had previously attempted. Mrs. Holdman stated that she and her husband were not developers, but people who want to live in Highland and are trying to make a proposal that will help them do that. They have tried to compromise with the surrounding residents, but they are also trying to be fiscally responsible. Mrs. Holdman adamantly stated that they were not asking for anyone to save them from a financial mistake.

There were no further public comments. Mayor Thompson closed the public hearing and brought the discussion back to the Council.

Councilman Brian Braithwaite commented on the changes to the proposal, stating that staff and the Planning Commission need to review it before the Council could make a proper decision. At this point, he was not willing to make a motion for or against the proposal. Councilman Braithwaite understood that there were issues with the property and he appreciated the applicant's time and effort in trying to work them out.

Councilman Ed Dennis agreed that the application should be seen by the Planning Commission again, but he still felt that they had not yet seen a proposal that would address everyone's needs and provide a viable development option for the applicant. He felt that this development would be a nice addition to the community, but the applicant was not getting any cooperation from the surrounding owners. Councilman

Ed Dennis suggested that they vote on the proposal that was noticed, as the applicant has done his due diligence and had been in the process for more than two years.

Staff clarified that the Council would only be able to vote on the plan that was presented to the Planning Commission. The applicant would have to go back to the Commission with the new proposal and then come back before the City Council for a final decision. Councilman Rod Man commented that he would like to be able to consider the R-1-30 zone for this application.

Mr. Holdman withdrew his proposal, and stated that he would take the new proposal to the Planning Commission.

9. Provo River Aqueduct Construction Financing – Murdock Canal

BACKGROUND: The majority of funding for the Provo River Aqueduct Enclosure was provided through a bond issued by the Board of Water Resources. A smaller portion of funding, required for construction, was obtained through a private loan taken out in October 2012. The term of this loan included a principal of $3,317,010, a 5-yr fixed rate loan with an APY of 4.8%, with a balloon payment of $1,896,441 due October of 2017. The original intent of was to refinance this loan and the end of the five year period. Provo River Water Users Association (PRWUA) has begun discussion with shareholders to determine how to continue with the financing of the upcoming balloon payment. Two of the options under consideration are: 1) a total payoff and 2) refinancing of for another five years. Two other options were also reviewed but were determined to be financially unfeasible. As of September 2015 the City owned 2,025 shares of the total 5,010 shares held by the Highland Conservation District. Highland Conservation District (District) is a shareholder within PRWUA. As the majority shareholder Highland has the right to vote with all shares to assist in the determination of how the District will proceed with financing their portion of the loan payment. The loan payment that the District is responsible for is $584,805 with the City's portion approximately 2/5ths or $234,000 which is due October 2017. Our current assessment for our portion of this loan is approximately $52,000 per year. This is paid from the Pressurized Irrigation Enterprise Fund. To pay the loan off in October 2017 the city would owe $234,000 plus the $52,000 assessment for each year. If the loan is refinanced, the City would owe $52,000 each year however, if the loan is paid off in October 2017, the City would save $28,000 in interest over the life of the loan. Staff is recommending that the Council "sell" a portion of the "contained" water shares to meet this obligation. To meet this obligation it is estimated that 40 of the 202 "contained" water shares would need to be "sold".

Mr. Justin Parduhn, Operations and Maintenance Director, stated that the City had received a letter from the Provo River Water Users Association regarding a balloon payment that would be due in October of 2017. The Highland Conservation Board will be voting on whether to refinance all of the shares through the Highland Conservation district or pay the amount in cash when the time comes. Mr. Parduhn brought this before the Council to ask for their direction when he casts his vote on this matter.

There was a discussion about Highland City and Lehi City water shares, and the City's option to sell those. The Council considered whether they would be able to sell the shares before the balloon payment came due. Mr. Parduhn commented that the payment schedule would not change from their current schedule after the balloon payment was made.

MOTION: Councilman Ed Dennis moved the City Council approve prepayment of the debt based on calculations of payment with Lehi shares and fund that with the sale of water shares.

Seconded by Councilman Brian Braithwaite.
Unanimous vote, motion carried.

MAYOR, CITY COUNCIL & STAFF COMMUNICATION ITEMS

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

10. Utility Rate Study – Matt Millis, Zions Bank

Ms. Wells stated that Matt Millis from Zions bank would be presenting the final numbers to the Council, and explained that the bonding option had been removed from the scenarios per staff's request.

Mr. Millis began his presentation by stating that the numbers presented tonight would still be based on an average user, and the finalized plan would include a comprehensive set of user rates with more exact amounts. He also stated that there would be a few more steps to take before the report was finalized. Mr. Millis began with the list of future capital projects, which had been adjusted slightly from the previous meeting. The biggest adjustment to this list was the removal of the meters for the pressurized irrigation system. Based on this information, the City could expect to fund just under $15 million in capital projects by 2030.

Councilman Rod Mann asked for clarification on the pressurized irrigation system rates, and Mr. Millis stated that most of the increase was to create a cash reserve. He added that this was the only utility that had an outstanding bond attached to it, which had been calculated into the rate increase. Mr. Millis explained the amount of operating cash the City would need for each utility, and explained that being in a good financial order would make bonding easier in the case of unforeseen problems.

Mr. Millis then presented the rate change for culinary water, which would increase the average monthly bill of $16.92 by $8.50. There would be an opportunity to reduce that rate in roughly 2022. Councilman Ed Dennis questioned which of the projects was necessary and which ones would be on the "wish list". The Council agreed that this large of an increase would not be easily accepted by the residents. Mr. Millis commented that the project with the State property was uncertain, as they did not know when or if that would take place. It was included so that the City would be prepared for whenever it comes.

Councilman Rod Mann believed that the Council had enough information to justify such an increase, and the City needed to take these steps to prepare for the future projects. Councilman Brian Braithwaite agreed with Councilman Ed Dennis about the need for a discussion about the importance of each capital project. Councilman Dennis LeBaron asked if the capital projects could be spread out further, and Mr. Millis responded that this would depend on development. Councilman Rod Mann worried that if they spent too much time revisiting these capital projects again and again, the proposal would not be ready in time to be included in the upcoming fiscal year.

There was a discussion regarding the State property project, and the uncertainty surrounding it. Councilman Brian Braithwaite felt that they did not need to reserve money for this project if they did not have any idea of when or if it would happen, and that the City could bond for that money when the time came. Councilman Rod Mann argued that this was unwise. If they did not have money reserved then the City would be forced to bond for the money, and by statute a bond must be voted on by the residents. He did not believe that a bond would be passed.

Mayor Thompson also believed that the citizens would not accept such a rate change, and felt that the list of capital projects would be refined. This was something for staff and the City Council to discuss.

Councilman Rod Mann commented that the proposed rates, even at their peak, were below the current average of the surrounding cities. Councilman Tim Irwin stated that they needed to prepare all of the information to be able to justify the increase, but he agreed that there are projects that may not happen.

Mr. Millis continued by presenting the increase for all of the utilities combined, which would be an increase of $23.12 for the average user. The Council agreed to have a discussion about the projects, and Mr. Millis stated that he would take the numbers as they were and begin working on the final tiered costs until he heard otherwise from the Council

Dennis Kane stated that his primary concern was not with cost, but with water consumption. He felt that the water meter project would have done well to hold residents responsible for their water consumption, but he understood that the project was not financially feasible right now. Mr. Kane requested that this project be considered for the future.

Mayor Thompson thanked Mr. Millis and staff for the work they had done, stating that their information was well-founded and accurate. It was now up to the Council and staff to work through the capital projects.

11. Speed Sign Information – Justin Parduhn, Public Work Operations & Maintenance Director

Mr. Parduhn presented the traffic counts on Highland Boulevard for February. He stated the data for March was available, but it had not been pulled yet. The average speeds had remained the

same from the previous month. From what he could see, Mr. Parduhn felt that the signs had helped with the speeding issue.

Councilman Brian Braithwaite questioned the purpose of this study, and the Council discussed it. Councilman Rod Mann stated that the information would show them a trend, and help them make better decisions about future traffic measures for this road.

Mayor Thompson indicated that due to the absence of City Administrator Nathan Crane the scheduled Closed Executive Session had been cancelled.

ADJOURNMENT

MOTION: Councilman Tim Irwin moved the City Council adjourn.

Seconded by Councilman Ed Dennis.
Unanimous vote. Motion carried.

Meeting adjourned at 10:35 p.m.

JoD'Ann Bates, City Recorder

Date Approved: April 19, 2016

CITY COUNCIL AGENDA REPORT
ITEM # 2

DATE: Tuesday, April 19, 2016
TO: Honorable Mayor and Members of the City Council
FROM: Tim Merrill, City Attorney
SUBJECT: **MOTION:** Infrastructure Reimbursement Agreement with Highland Oaks

STAFF RECOMMENDATION:

Approve Infrastructure Reimbursement Agreement.

BACKGROUND:

Highland Oaks has received preliminary plat approval for a 60-lot subdivision in the Northwest Annexation area of Highland. In 2002, Highland City entered into a Reimbursement Agreement with DAE/Westrook regarding the installation of culinary water and pressurized irrigation lines along Highland Blvd. The current Infrastructure Reimbursement Agreement requires Highland Oaks to reimburse the City for its prorata share of the costs which the City paid under the DAE/Westbrook agreement for culinary and PI. (The land acquisition costs paid to DAE/Westbrook for Highland Blvd will be recouped through a city-wide transportation impact fee.)

Under the Agreement, Highland Oaks will pay the City $37,620.00. The monies will be collected at building permit stage ($627.00 per lot). The Agreement is conditioned on final plat approval occurring at our next Council meeting on May 3, 2016.

FISCAL IMPACT:

Revenue of $37,620.00

ATTACHMENTS:

1. Proposed Agreement

INFRASTRUCTURE REIMBURSEMENT AGREEMENT

THIS INFRASTRUCTURE REIMBURSEMENT AGREEMENT (this "Agreement") is made and entered into as of the ___ day of _____, 2016, by and between HIGHLAND CITY, a Utah municipal corporation (the "City") and KORBY M. AND CHERILYN A. SIGGARD, TRUSTEES OF THE KORBY M. AND CHERILYN A. SIGGARD FAMILY TRUST; KARIN S. CARLING AND RONALD L. CARLING, TRUSTEES OF THE KARIN S. CARLING FAMILY TRUST, A UTAH PRIVATE TRUST; KARIN S. CARLING AND RONALD L. CARLING, TRUSTEES OF THE RONALD L. CARLING TRUST, A UTAH PRIVATE TRUST; KIPLEY JOHN SIGGARD, TRUSTEE OF THE KIPLEY JOHN SIGGARD REVOCABLE TRUST, DATED AUGUST 25, 1995; KAYCE REINERTSEN AND HER SUCCESSORS IN TRUST AS TRUSTEE OF THE KAYCE REINERTSEN DECLARATION OF TRUST DATED APRIL 23, 1997; and GULBRANDSEN INVESTMENTS, LLC (collectively, the "Property Owner").

RECITALS:

WHEREAS, the Property Owner has submitted a preliminary plat application and, on February 2, 2016, received conditional preliminary plat approval from the Highland City Council, relating to a project known as Highland Oaks (the "Project");

WHEREAS, the Project consists of 60 lots in a single family subdivision, of approximately 36.61 acres, located at the corner of 11800 North and Highland Boulevard;

WHEREAS on February 2, 2016, the City Council adopted an ordinance enacting a Temporary Land Use Regulation prohibiting the application and approval of final plats for development North of 11800 North (the "Plat Moratorium), which includes the Project, so that vesting presumably would not occur until the City had time to calculate certain potential impact fees to be imposed on the Project, among other property, resulting partially from a contract the City entered into with DAE/Westbrook in 2002 for the reimbursements of certain public improvements which benefit the Project (the "Infrastructure Improvements");

WHEREAS the City has proposed to resolve the issue of reimbursement for the Infrastructure Improvements, at least to the extent they benefit and apply exclusively the Project, by this Agreement rather than through the enactment of new Project-specific impact fees, and the Property Owner has agreed to this proposal on the terms and conditions set forth below and subject to the City's commitment to timely approve the Property Owner's application for Final Plat Approval for the Project;

WHEREAS in anticipation of entering into this Agreement, the City terminated the Plat Moratorium on April 5, 2016;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Property Owner's Obligation**. The Property Owner hereby agrees that the City shall be reimbursed for a portion of the costs of the Infrastructure Improvements, in the total amount of $37,620.00 (the "Total Reimbursement Amount"), payable as follows:

a. The Total Reimbursement Amount shall be allocated on a per-lot basis to each of the 60 subdivided lots within the Project (each a "Lot"), in the estimated amount of $627.00 per lot (the "Lot Reimbursement Amount") based on the anticipated 60 lots;

b. The City shall not be required to issue any building permit(s) in connection with the improvement of any Lot until the Lot Reimbursement Amount has been paid by the owner of the Lot;

c. There shall not be any restriction on the ability of the Property Owner to transfer, convey, sell, or assign any right, title or interest in any Lot to any third party, but the obligation to pay the Lot Reimbursement Amount shall survive any such transfer, conveyance, sale, or assignment;

d. Notwithstanding anything herein to the contrary, the Property Owner, its successors or assigns, may prepay the Total Reimbursement Amount or, with respect to any Lot, the Lot Reimbursement Amount, at any time.

2. **Final Plat Approval**. All of the Property Owner's obligations, and all of the City's rights, under this Agreement are conditional upon the City approving the Property Owner's final plat application for the Project on or before May 3, 2016. If for any reason the City does not approve the final plat for the Project on or before May 3, 2016 then this Agreement shall terminate and all rights of the City to collect the Total Reimbursement Amount shall terminate.

3. **Notices**. All notices, requests, demands, and other communications required under this Agreement, except for normal, daily business communications, shall be in writing. Such written communication shall be effective upon personal delivery to any party or upon being sent by overnight mail service, by facsimile (with verbal confirmation of receipt), or by certified mail, return receipt requested, postage prepaid, and addressed to the respective parties at their last known addresses.

4. **Binding Effect/Recording/Burden on Land.** No party shall record this Agreement; however, the City may record a notice of this Agreement, in substantially the form attached hereto as **Exhibit A**, on the Project, with the Utah County Recorder. This Agreement shall be binding upon the parties hereto and their respective heirs, representatives, officers, employees, agents, successors, and assigns. The rights and obligations of the City and the Property Owner, its successors and assigns, touch and concern and are a burden upon and will run with the Project, and all successors and assigns of the Project until the City has been repaid the entire Total Reimbursement Amount. However, if the City has recorded a notice on the Project, the City shall record a partial release of the notice in connection with any Lot(s) that has paid its proportionate Lot Reimbursement Amount.

5. **Impact Fees.** In consideration for the right to receive the Total Reimbursement Amount from the Property Owner and/or its successors or assigns, City will not impose any

impact fees on the Project, other than impact fees that may be imposed by the City on a City-wide basis. Nothing in this Agreement shall be construed as a limitation upon, or a waiver by the City of, the City's right to otherwise enact under applicable law any City-wide impact fees that may impact the Project as provided by applicable law. The City reserves, and the Property Owner acknowledges, the City's right to impose other impact fees in the manner and to the extent permitted by applicable law. Similarly, the Property Owner reserves, and does not waive, any vested rights it may have under applicable law in connection with the Project and in connection with any proposed new impact or other fees that may be imposed by the City, all to the extent provided under applicable law.

6. **Validity and Severability**. If any section, clause or portion of this Agreement is declared invalid by a court of competent jurisdiction for any reason, the remainder shall not be affected thereby and shall remain in full force and effect.

7. **Amendments**. This Agreement may be amended only in writing signed by the parties hereto.

8. **No Joint Venture**. This Agreement does not create, and shall not be construed to create, a joint venture by the parties and no separate government entity is established by this Agreement.

9. **Incorporation of Recitals**. The recitals above are incorporated herein by this reference as a part of this Agreement.

10. **Default/Remedies/Attorney Fees**. If either party breaches or defaults with respect to any provision of this Agreement, then then non-breaching party shall be entitled to deliver to the breaching party written notice of such breach, which notice shall set forth complete information about the nature of the breach. The breaching party shall have a period of fourteen days to cure such breach. If such breach remains uncured beyond the fourteen-day period, then the non-breaching may elect to pursue any remedies available at law or in equity, including commencing an action for specific performance, provided the non-breaching party shall not be entitled to any damages whatsoever in connection with an action for specific performance, except for the reimbursement of attorneys' fees and costs. If any action or proceeding is commenced by either party to enforce their rights under this Agreement (in accordance with its terms) or to collect damages as a result of the breach of any of the provisions of this Agreement, the prevailing party in such action or proceeding, including any bankruptcy, insolvency or appellate proceedings, shall be entitled to recover all reasonable out of pocket costs and expenses, including, without limitation, reasonable attorneys' fees and court costs, in addition to any other relief awarded by the court.

[End of Agreement – Signature Page Follows]

IN WITNESS WHEREOF, the parties hereto have executed this Infrastructure Reimbursement Agreement by and through their respective, duly authorized representatives as of the day and year first above written.

HIGHLAND CITY

_____
Mark S.Thompson, Mayor

ATTEST:

_____
City Recorder

"PROPERTY OWNER"

Gulbrandsen Investments, LLC

By:_____
Rob Gulbrandsen, Authorized Agent

_____
Karin S. Carling, Trustee of the Karin S. Carling and Ronald L. Carling Family Trust

_____
Ronald L. Carling, Trustee of the Karin S. Carling and Ronald L. Carling Family Trust

_____
Karin S. Carling, Trustee of the Ronald L. Carling Trust, a Utah Private Trust

_____
Ronald L. Carling, Trustee of the Ronald L. Carling Trust, a Utah Private Trust

_____
Cherylin A. Siggard, Trustee of the Korby M. and Cherylin A. Siggard Family Trust

_____
Korby M. Siggard, Trustee of the Korby M. and Cherylin A. Siggard Family Trust

_____
Kipley John Siggard, Trustee of the Kipley John Siggard Revocable Trust, Dated August 25, 1995

_____
Kayce Reinertsen and her successors in trust as Trustee of the Kayce Reinertsen Declaration of Trust Dated April 23, 1997

Exhibit A

[Form of] Notice of Infrastructure Reimbursement Agreement

Recording requested by, and
when recorded return to:
Highland City
Attn: City Recorder

Tax ID No(s).

NOTICE OF INFRASTRUCTURE REIMBURSEMENT AGREEMENT

Notice is hereby given to all persons of the rights of Highland City (the "**City**"), relating to the property described in **Exhibit 1** attached hereto and incorporated by this reference (the "**Property**"), under a certain Infrastructure Reimbursement Agreement dated as of _____, 2016 (the "**Agreement**"), between the City and _____ (the "**Property Owner**"), as such Agreement may be amended or assigned. Under the Agreement, the Property Owner has agreed to that the City shall be reimbursed for certain infrastructure improvement costs, in the total amount of $37,620.00 (the "**Total Reimbursement Amount**"), payable as follows: The Total Reimbursement Amount shall be allocated on a per-lot basis to each of the subdivided lots within the Property (each a "Lot"), in the amount of $627.00 per lot (the "Lot Reimbursement Amount"); and the City shall not be required to issue any building permit(s) in connection with the improvement of any Lot until the proportionate Lot Reimbursement Amount has been paid by the owner of the Lot. Nothing in this document modifies or amends the Agreement and if there is a conflict in terms between this document and the Agreement, the terms of the Agreement shall prevail. All rights of the City, and obligations of the Property Owner (its successors and assigns) shall terminate immediately upon payment of the proportionate Lot Reimbursement Amount.

Executed this ___ day of _____, 2016, by:

HIGHLAND CITY

[Form Only – Don't Sign]
Mark Thompson, Mayor

ATTEST:

[Form Only – Don't Sign]
City Recorder

In the State of Utah, County of _____, the foregoing instrument was acknowledged before me this ___ day of _____, 2016, by Mark Thompson, Mayor, who acknowledged to me that he executed the same in his authorized capacity on behalf of Highland City.

[Form Only – Don't Sign]
Notary Public

CITY COUNCIL AGENDA REPORT
ITEM # 3

DATE: Tuesday, April 19, 2016
TO: Honorable Mayor and Members of the City Council
FROM: JoD'Ann Bates, City Rcorder
SUBJECT: **PUBLIC HEARING**: INTENET TO ANNEX 7.25 ACRES OF REAL PROPERTY LOCATED AT 11530 NORTH 6000 WEST

RECOMMENDATION:

Staff recommends the City Council hold the Public Hearing.
NO action needs to be taken at this time.

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 adopted a resolution on March 15, 2016 indicating its intent to annex this property. The Resolution 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.

The notification process has been completed pursuant to Utah Code and there have been no responses. The final notification process is the City Council is to hold a Public Hearing to receive any comments regarding the intended annexation.

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

DISCUSSION:

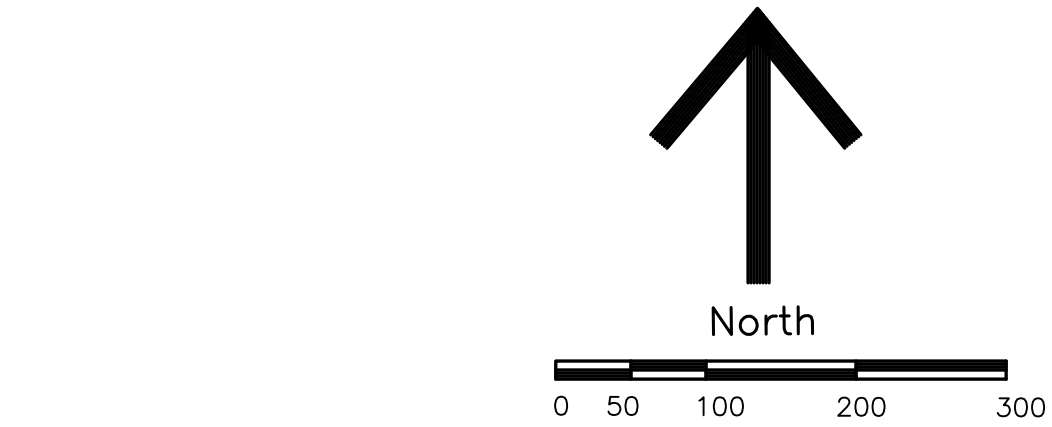
- An Annexation Policy Plan was approved by the City Council in June 2002. Detailed infrastructure studies and planning were completed for the annexation area. These plans/studies identify the infrastructure needs to serve the areas identified for future annexation. The proposed annexation is within the area identified for future annexation.

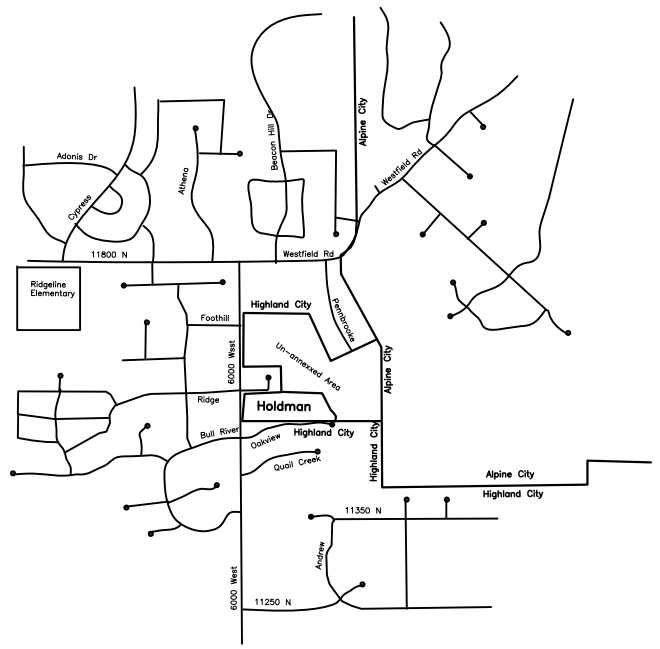
FISCAL IMPACT:

Unknown

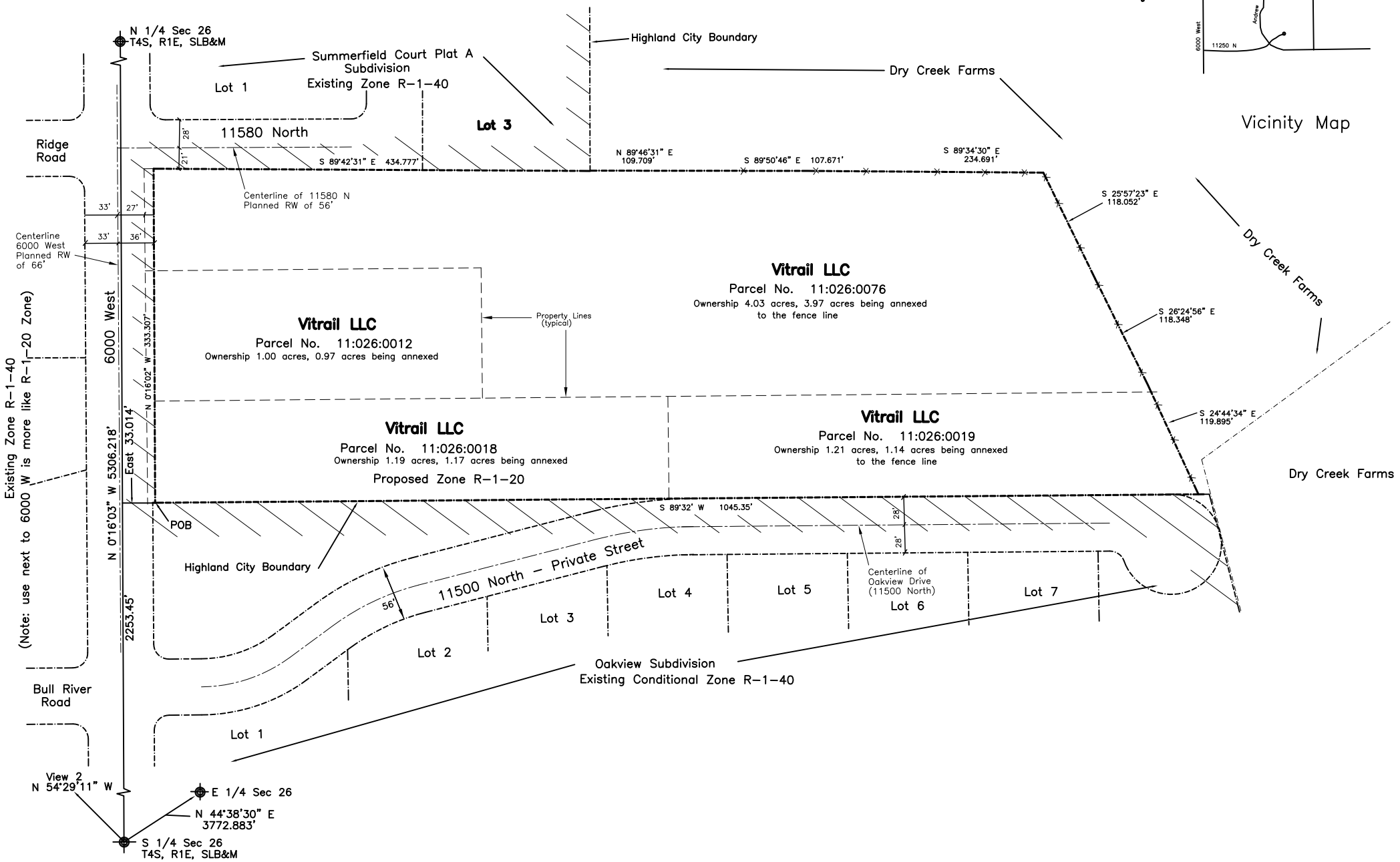
ATTACHMENTS:

1. Annexation Plat





Vicinity Map



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

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

Engineer/ Surveyor Signature

Date

Seal

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, putsuant to Utah Code Ann. 17-23-20 as amended

Utah County Surveyor Signature Date

Seal

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

Seal

ANNEXATION PLAT

HOLDMAN

Utah County, Utah

Scale 1" = 60'

CITY COUNCIL AGENDA REPORT
ITEM # 4

DATE: Tuesday, April 19, 2016
TO: Honorable Mayor and Members of the City Council
FROM: JoD'Ann Bates, City Recorder
SUBJECT: **Public Hearing**

STAFF RECOMMENDATION:

Staff recommends City Council hold the required Public Hearing

BACKGROUND:

In October of 2007, Highland City acquired 12 acres of property located at 10029 N 6300 W from Alpine School District. At that time it was the City's intent to develop this property as a park. Unfortunately due to budget constraints, there have not been sufficient funds to allow for its development. Highland City Council is now exploring the potential of selling this property for residential development and utilizing generated revenue to develop the Mountain Ridge Park property. The Mountain Ridge Park property is located on 10400 North, west of the Junior High and is approximately 17 acres in size.

The City Council directed staff to proceed with the notifications and public hearing for the Surplus of Real Property. Further action will require a Resolution and direction for the type of disposal of the property.

The proposed property is 12 acres located at approximately 9960 North Mountain View Dr. (6300 West). Once declared surplus, the property will be disposed of at the discretion of the Highland City Council and is proposed to help pay for some of the development of the Mountain Ridge Park.

FISCAL IMPACT:

This property was previously purchased with Park impact fees. If the proceeds from the potential sale are not used for park improvements, the park impact fee will need to be reduced accordingly.

ATTACHMENTS:

1. Vicinity Map

ATTACHMENT 1

VICINITY MAP

HIGHLAND CITY

CITY COUNCIL AGENDA REPORT
ITEM # 5

DATE: April 19, 2016

TO: Honorable Mayor and Members of the City Council

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

SUBJECT: **Public Hearing and Ordinance**: Edge Homes is requesting an amendment the Land Use designation of the General Plan from 'School' to 'Single Family Residential'. Property is located at 9725 North 6800 West (GP-16-01). *Legislative*

STAFF RECOMMENDATION:

The City Council holds a public hearing and **ADOPTS** the ordinance amending the General Plan Land Use Map as recommended by the Planning Commission.

BACKGROUND:

The property is 19.58 acres and is owned by Alpine School District. The property is zoned R-1-40 Single Family Residential. The property was originally planned for a school. However, the site is no longer needed.

The General Plan land use designation for the property is "School." A request to change the land use designation to Low Density Residential is being considered as separate agenda item.

A General Plan amendment is a legislative process.

SUMMARY OF THE REQUEST:

1. The applicant is requesting an amendment to the General Plan Future Land Use Map from School to Low Density Residential. Low Density Residential designation encourages low density, large lot development patterns and densities.

CITIZEN PARTICIPATION:

The applicant held a neighborhood meeting on February 9, 2016. A summary of the meeting is attached.

Notice of the February 23, 2016 Planning Commission meeting was published in the Daily Herald on January 10, 2016. No comments have been received.

Notice of the Planning Commission public hearing was published in the April 217, 2016 edition of the Daily Herald and mailed to all property owners within 500 feet on March 16, 2016. No comments have been received.

ANALYSIS:

- Since the site is no longer needed for a school, the amendment is needed to allow the property to be developed.

- The Low Density Residential designation implements the current zoning.

PLANNING COMMISSION ACTION:

The Planning Commission held two public hearings on February 23, 2016 and April 12, 2016. At the April 12, 2016 meeting the Commission voted 6-0 to recommend approval of the amendment.

FINDINGS:

The proposed amendment meets the following findings:

- It is in conformance with the General Plan and is needed to update the General Plan.

RECOMMENDATION:

I move that the City Council accept the findings and ADPOT the ordinance approving the General Plan amendment as recommended by the Planning Commission (or with amendments).

FISCAL IMPACT:

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

ATTACHMENTS:

1. Ordinance
2. Land Use Map

ORDINANCE NO. 2016-**

AN ORDINANCE OF THE HIGHLAND CITY COUNCIL AMENDING THE GENERAL PLAN FUTURE LAND USE MAP AMENDING THE LAND USE DESIGNATION FOR APPROXIMATELY 19.58 ACRES LOCATED AT 9725 NORTH 6800 WEST FROM SCHOOL TO LOW DENSITY RESIDENTIAL.

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

WHEREAS, the Commission held public hearing on this Ordinance on February 23, 2106 and April 12, 2016; and

WHEREAS, the City Council held a public meeting on this Ordinance on April 19, 2016.

NOW, THEREFORE, BE IT ORDAINED BY THE Highland City Council as follows:

SECTION 1. That the Highland City General Plan Future Land Use Map is hereby amended as shown on "Exhibit A", attached and incorporated herein by reference.

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

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

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

PASSED AND ADOPTED by the Highland City Council, April 19, 2016.

HIGHLAND CITY, UTAH

_____

Mark S. Thompson, Mayor

ATTEST:

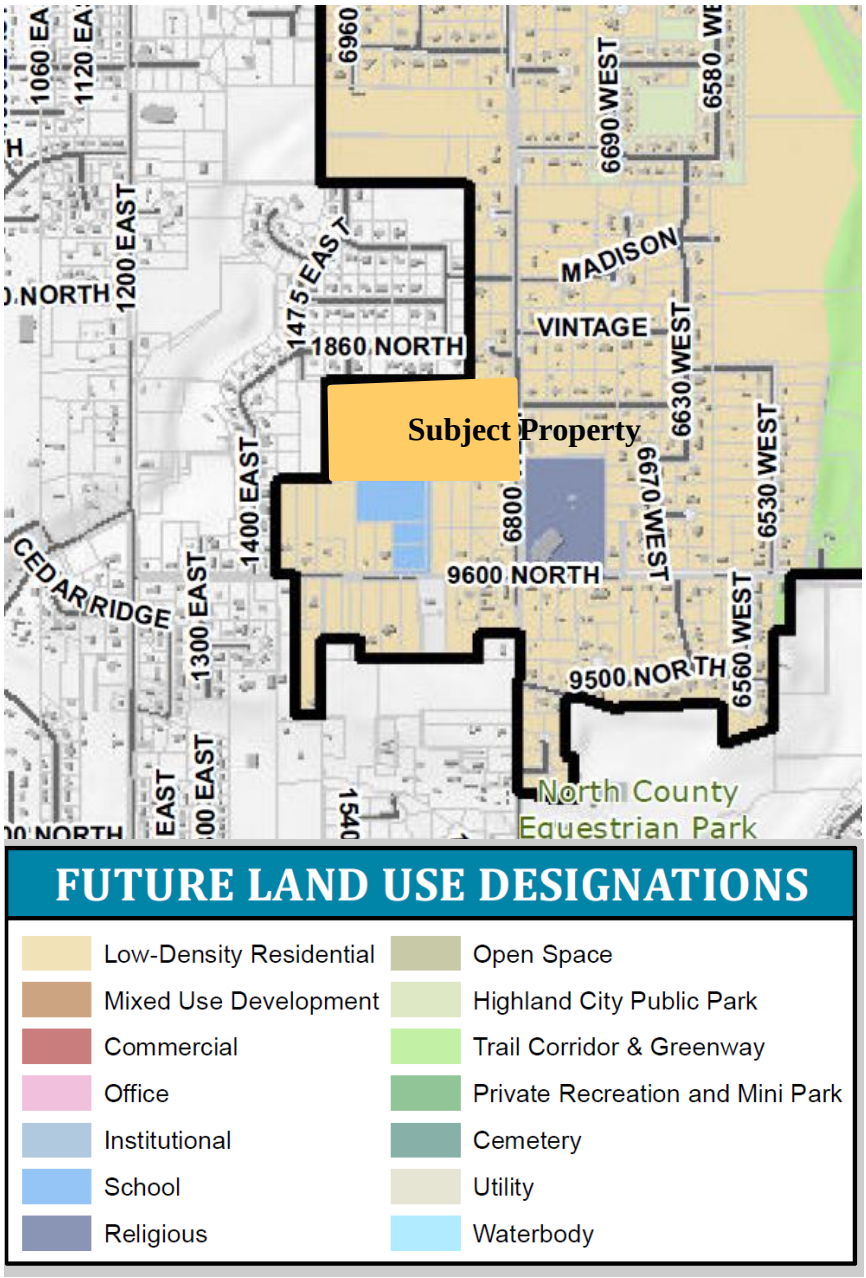
_____

JoD'Ann Bates, City Recorder

COUNCILMEMBER	YES	NO
Brian Braithwaite	□	□
Ed Dennis	□	□
Tim Irwin	□	□
Dennis LeBaron	□	□
Rod Mann	□	□

EXHIBIT A

PROPOSED AMENDMENT – SCHOOL TO LOW DESNITY RESIDENTIAL



HIGHLAND CITY

CITY COUNCIL AGENDA REPORT
ITEM #6

DATE: April 19, 2016

TO: Honorable Mayor and Members of the City Council

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

SUBJECT: **Public Hearing and Ordinance**: A request by the Highland City Council to create an R-1-30 Residential District (TA-16-04).

STAFF RECOMMENDATION:

The City Council should hold a public hearing debate the request, revise as appropriate, draft findings, and adopt the amendment.

BACKGROUND:

Over the last several months, the City Council and Planning Commission have reviewed a number of requests for R-1-20. Concern has been raised regarding whether or not R-1-20 should be used throughout the City.

R-1-40 (Single Family Residential) District

- The R-1-40 District is a density based district and not a lot size district. The number of lots permitted on property is determined by dividing the number of acres by 40,000 square feet. In other words one lot is allowed for every 40,000 square feet of land area. Subdivisions are allowed to have up to 25% of the lots between 20,000 to 30,000 square feet. All other lots are required to be greater than 30,000 square feet. As a result, there are lots in the R-1-40 District that vary from 20,000 square feet to over an acre.

- In addition, past City Councils have approved open space subdivisions. Generally, the minimum lot size is 14,000 square feet with a minimum average of 16,000 square feet for the subdivision. Thirty percent of the land area is required to be open space and densities do not exceed 1.4 units per acre. Based on a preliminary analysis done in 2013 the average density of all open space subdivisions are 1.6 units per acre. Further study would be needed to confirm these numbers.

R-1-20 (Single Family Residential) District

- The objective of the R-1-20 District is outlined in Section 3-4201 and summarized as follows:

    - Support medium low density residential environment within the City.
    - Create transitional areas between higher density zones in adjacent cities and development in Highland.
    - Establish transition between higher densities in Highland and lower densities where practical.
    - Better manage land use on properties not suited to lower density zones.
    - Create areas for people who do not want large animals or large lots.

- The minimum lot size in the R-1-20 District is 20,000 square feet. The R-1-20 District has not been used extensively within Highland. The primary areas it has been used is the south side of 9600 North, the Alpine Country Club and other non-conforming areas. Non-conforming areas are lots that do not meet the minimum lot size. Many of these lots were approved in the County prior to incorporation of the City.

A development code amendment is a legislative process.

SUMMARY OF THE REQUEST:

1. The proposed amendment will create a new R-1-30 District. The key regulations of the District are as follows:

    a) Density: 1 lot per 30,000 square feet
    b) Minimum lot size: 20,000 square feet – 25% of the lots can be between 20,000 and 25,000 square feet
    c) Minimum Lot Width: 120 feet – A lot on a cul-de-sac can be 100 feet at the setback line
    d) Minimum Lot Depth: 120 feet
    e) Setbacks: 30' front, 15' minimum, 30' foot rear. 30' corner side yard
    f) Permitted Uses, Conditional Uses, Accessory Building, Athletic Courts, Animal Uses and Structures, Swimming Pools, etc. same as R-1-40 and R-1-20

CITIZEN PARTICIPATION:

Notice of the Planning Commission public hearing was published in the March 27, 2016 edition of the Daily Herald. No comments have been received.

Notice of the City Council public hearing was published in the April 3, 2016 edition of the Daily Herald. No comments have been received.

ANALYSIS:

- Since 1977 Highland has been a large lot residential community based on a density of one unit per 40,000 square feet. Using the R-1-30 District may strike a balance between R-1-40 and R-1-20.

- The definition of "large lots" is unique to each community. There are communities where 8,000 square foot lots are considered large and there are communities where one acre lots are considered small.

- Over the last month staff has been working on a community survey. The survey did not define large lot. However, given the historic development of Highland reasonable conclusions can be made. There were two questions related to this issue. Preliminary results are as follows:

    - Large lots were the second most popular reason for living in Highland (52%)
    - Only 7% supported changes to allow smaller lots

- Staff has completed an analysis regarding the impact on infrastructure using the R-1-30 District. The following is a summary of the analysis:

    - Storm drain as handled by each developer wouldn't be a problem. However, the increase to impervious areas would be more Sumps/Detention facilities for the City to maintain.
    - Limited impact on the culinary water system, the system is robust with looping to take more development.
    - There would be limited impact on the pressurized irrigation as the demand would likely decrease with less irrigated acreage overall.
    - Additional upgrades to the sewer lines and capacity may be required sooner in the northwest portion of the City than originally planned. In other areas of the City there likely wouldn't be a large impact as development is spread out into different basins that ultimately fall to the TSSD Trunk Lines.

- Lots with a minimum square footage of 30,000 square feet are allowed to have up to three large animals. One additional large animal is allowed for every 10,000 square feet above 30,000 square feet.

- The decision to allow R-1-30 in this instance should be deliberated carefully as there may be unintended consequences in the future. The decision should be based on the following:

    1. Is the proposed R-1-30 District consistent with the goals and objectives of the General Plan?
    2. Is the proposed R-1-30 District in the best short and long term interest of the City?

PLANNING COMMISSION ACTION:

The Planning Commission held a public hearing on April 12, 2016 and voted 6-0 to recommend approval of the proposed amendment.

FISCAL IMPACT:

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

ATTACHMENTS:

1. Ordinance

ATTACHMENT 1

ORDINANCE NO. 2016-**

AN ORDINANCE OF THE HIGHLAND CITY COUNCIL AMENDING HIGHLAND CITY DEVELOPMENT CODE TO ADD ARTICLE 4.25 R-1-30 RESIDENTIAL ZONE AS SHOWN IN FILENAME TA-16-04.

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

WHEREAS, the Commission held a public hearing on this Ordinance on April 12, 2016; and

WHEREAS, the City Council held a public hearing on this Ordinance on April 19, 2016.

NOW, THEREFORE, BE IT ORDAINED BY THE Highland City Council as follows:

SECTION 1. That the Highland City Development Code is hereby amended to add Article 4.25 R-1-30 Residential as shown on Exhibit A, attache4d to and incorporated herein.

SECTION 2: That the Highland City Development Code Section 3-301 is hereby amended to include the R-1-30 Residential Zone.

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

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

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

PASSED AND ADOPTED by the Highland City Council, April 19, 2016.

HIGHLAND CITY, UTAH

_____

Mark Thompson, Mayor

ATTEST:

_____

Jo'DAnn Bates, City Recorder

COUNCILMEMBER	YES	NO
Brian Braithwaite	□	□
Ed Dennis	□	□
Tim Irwin	□	□
Dennis LeBaron	□	□
Rod Mann	□	□

EXHIBIT A

ARTICLE 4.25 R-1-30

RESIDENTIAL ZONE 3-4251:

R-1-30 Residential Zone 3-4252:

Permitted Uses 3-4253:

Area and Width Requirements 3-4254:

Location Requirements 3-4255:

Height of Buildings 3-4256:

Size of Dwellings 3-4257:

Special Provisions 3-4258:

Conditional Uses 3-4259:

Accessory Building 3-4260:

Large Animal Shelter 3-4261:

Swimming Pool 3-4262:

Athletic Court 3-4263:

R-1-30 Residential Zone.

(1) The objective in establishing the R-1-30 Residential Zone is to support a low density residential environment within the City which is characterized by large lots, well-spaced buildings, well kept lawns, trees and other landscaping with the nature of the environment substantially undisturbed, a minimum of vehicular traffic, and quiet residential conditions favorable for family life. In addition, the following reasons for the establishment and use of the R-1-30 Zone are outlined: (a) To create transitional areas within the City between other residential zones. (b) To create a distinction and a gradation between one acre larger lots and half acre lots.

(2) Representative of the uses within the R-1-30 Zone are single-family dwellings, schools, churches, parks, playgrounds, and other community facilities designed in harmony with the characteristics of the Zone. (see section 5-128)

(3) Multi-family dwellings (with the exception of approved basement apartments as defined within Section 4-105 of this Code), commercial and industrial use areas are strictly prohibited in this Zone.

3-4252: Permitted Uses. The following buildings, structures, and uses of land shall be permitted in the R-1-30 Zone upon compliance with requirements set forth in this Code:

(1) Single-family dwellings, conventional construction, which include a garage of sufficient size for storage of two automobiles (see 10-102(16) for definition of Dwelling).

(2) Accessory uses such as storage buildings, private garages, carports, noncommercial greenhouses, and swimming pools.

(3) Public utility lines and subject to 5-114(6).

(4) Household pets.

(5) Fences, walls, hedges.

(6) Gardens, fruit trees.

(7) Keeping of animals subject to Section 3-4102.7.

(8) Residential facilities for persons with a disability; please refer to Section 3-4102(8) and 3-4102(10) in this Code.

(9) Residential facilities for the rehabilitation and treatment of the disabled; please refer to Section 3-4102(9) and 3-4102(10) in this Code.

(10) Residential facilities for elderly persons; please refer to Section 3-4102(11) and 3-4102(12) in this Code.

(11) Home Occupations please refer to Article 6, Section 3-614, Supplementary Regulations

3-4253: Area and Width Requirements. The maximum number of lots to be permitted on a subdivided property is determined dividing the total square footage by 30,000 square feet, less any area used as an existing prescriptive easement or right-of-way. Lots in the R-1-30 District may not be less than 20,000 square feet with no more than 25% of the lots being less than 25,000 square feet. Area and width requirements of a lot in the R-1-30 Zone shall be as follows:

Use	Minimum Lot Area	Minimum Lot Depth	Minimum Width at the Setback Line
Single Family Dwelling	20,000 square feet	120 feet	120 feet (Cul-de-sac lots, entirely located within the bulb, shall have an exception with a minimum width of 100 feet at the Setback Line required.)

3-4254: Location Requirements. Buildings and structures on lots within the R-1-30 Zone shall be located as follows:

(1) All dwellings and other main buildings and structures shall be set back not less than thirty (30) feet from the front lot line.

(2) All dwellings and other main buildings and structures shall have a combined side yard of not less than twenty five (25) feet, with no structure closer than fifteen (15) feet from either side lot line;

(3) All dwellings and other main buildings and structures shall be set back not less than thirty (30) feet from the rear lot line.

(4) Notwithstanding any provision of this Section to the contrary, the following additional requirements shall apply to corner lots: (a) All dwellings and other main buildings shall be set back not less than thirty (30) feet from the side lot line which abuts on a street. (b) The side setback required for the interior side of such lots shall be that required by paragraph (2) of this Section.

(5) Anything structurally attached to the home such as a foundation wall, deck requiring a building permit (covered or uncovered), or covered patio (unless cantilevered) shall be considered part of the main dwelling.

3-4255: Height of Buildings. The maximum height of any building in the R-1-30 Zone shall not exceed thirty-five (35) feet. The height is measured from one location along any elevation where the “Grade of Building” (as defined in 10-102(23)) to the highest part of the building is at its

greatest vertical distance. On sloped lots where the grade difference exceeds four feet in elevation the averaged maximum "Height of Building" (as defined in 10-102 (26)) in the R-1-30 Zone shall not exceed an average height of thirty-five (35) feet above grade of building as defined in Section 10-202 (23). No building shall be constructed to less than the height of 10 feet or one story above finished grade.

3-4256: Size of Dwellings. The main floor living area in a Rambler dwelling in the R-1-30 Zone shall have a minimum finishable area of (1,200) square feet and include a double car garage. The ground floor living area of any Two Story dwelling in the R-1-30 Zone shall not be less than (900) square feet and the dwelling shall have a total of not less than (1,500) square feet of finishable living area above ground and include a two car garage. A Split Level home in the R-1-30 Zone shall have a minimum of (1,600) square feet finishable above the garage floor elevation and include a double car garage. As long as finishable areas are provided as specified the dwelling need not be finished beyond that required by building codes.

3-4257: Special Provisions. Special provisions shall apply in the R-1-30 Zone in order to protect its essential characteristics:

(1) The setback required around buildings and structures shall be kept free from refuse and debris.

(2) All buildings and uses within this zone shall comply with all applicable portions of Sections 3-601 through 3-620.

(3) At least seventy percent (70%) of the area contained within a required front yard or side yard adjacent to a street shall be landscaped within one year of occupancy.

(4) Park or Planter Strips. All park strip areas, between the sidewalk and the curb, are to be covered and maintained according to the requirements defined in Chapter 3, Article 6, Section 3-621 in this Code.

(5) Sufficient off street parking shall be provided and maintained for all automobiles and recreational facilities owned or used by occupants of each dwelling.

3-4258: Conditional Uses. The following buildings, structures and uses of land shall be allowed in the R-1-30 Zone upon compliance with the provisions of this Section as well as other requirements of this Code and upon obtaining a conditional use permit as specified in Chapter 4 of this Code:

(1) Public schools and school grounds.

(2) Churches, church grounds, and accessory buildings associated with the maintenance of those grounds, not including temporary facilities.

(3) Libraries, museums, art galleries.

(5) Permanent public maintenance buildings that may include storage yards, storage structures and repair shops.

(6) Public parks and open space including appurtenances primarily associated with a public park as follows: playground equipment, pavilions, restrooms, temporary restrooms, benches, tables, outdoor athletic courts, outdoor athletic fields, outdoor sand pits, permanent barbeque pits/stands, and permanent accessory buildings associated with the maintenance of those grounds (if smaller than 1800 square feet (footprint), two (2) stories maximum), concessions (if associated

with a sport park and attached to a restroom facility), and temporary facilities associated with temporary City held events.

(8) All Conditional Uses shall landscape 35% of their site and comply with parking requirements as determined by the Planning Commission.

(9) Model Homes used for the sale of homes/lots within a subdivision in Highland, provided that the model home thereof conforms to the following requirements: (a) Model home is used for lot/home sales within the city. (b) The maximum number of personnel shall not exceed three at any given time. (c) Off street parking shall be provided such that it does not impede, disrupt, or cause a hazard to the flow of traffic or pedestrians. (d) No model home use shall exceed two years except as provided for in 3-4208(12)(k) in this ordinance. (e) Outdoor lighting shall be limited to outdoor and landscape lighting normally permitted in a residential setting limited to the hours of dusk to 9:00 p.m. (f) Signage shall be regulated by existing sign ordinance. (g) A model home shall operate only between the hours of 7:00 a.m. to 9:00 p.m. Monday through Saturday. (h) Garages used as sales office shall be converted back before occupancy is permitted. (i) All homes permitted under this section shall have a final inspection prior to conversion as residential use. (j) All pre-existing use prior to January 15, 2002 shall have six months to come into compliance. (k) Extension. If the applicant requests an extension prior to the expiration date of approval, has paid an extension fee, and the Model Home still meets the requirements as originally approved and identified above, the City Council may consider a one (1) year extension for a Model Home Conditional Use Approval. If it becomes evident that the Model Home has been in violation of the requirements and conditions of the original Conditional Use approval during the Model Home period as determined below (ii-iii), the City Council shall not approve the extension request. The following conditions shall apply for an extension: (i) The subdivision or subdivision phase has not sold at least 80% of the available lots within that development; and (ii) The City has not received three (3) or more written complaints from surrounding residents indicating the model home has violated a requirement or condition of approval for a Model Home (as listed above) prior to the application for the Council extension; and A. That the written complaints submitted have been submitted by at least three (3) separate individuals (residents) who reside within that subdivision or subdivision phase or live within a 500 foot radius from the model home; and (iii) The City has not issued a citation or more than two (2) written warnings specifically related to violations of the requirements or conditions of approval for that Model Home as part of the Conditional Use Approval and as defined within this Code during the previously approved period. A. Two (2) written warnings may include warnings for the same violation, may include one (1) warning for two (2) separate violations, or may include any variation of warnings exceeding an accumulation of two (2). (iv) The applicant has notified the residents within the subdivision or subdivision phase at least ten (10) days prior to the City Council consideration of the extension. (v) In any case a model home may not receive extensions where the model home would exist for more than a total of five (5) years (a maximum of three (3) extensions may be granted) or until 80% of the lots are sold within that subdivision, whichever comes first. A. In any case the model home shall cease to operate when the subdivision or subdivision phase has sold more than 80% of the available lots. (vi) Applicant may not request an extension prior to 60 days of the expiration date.

(10) Drilling wells for water.

(11) Basement Apartments for residential property (see Chapter 4, Conditional Use Procedure in this Code).

3-4259: Accessory Buildings. All accessory buildings within this zone shall conform to the following standards, setbacks and conditions:

(1) An accessory building is any building or structure which is not attached to the main dwelling on the lot that is: (a) Greater than 200 square feet, or (b) That is attached to a permanent foundation as defined by the building code.

(2) Size. Accessory buildings shall not cover more than seven percent (7%) of the total gross lot area. In legal non-conforming subdivisions accessory buildings shall not cover more than seven percent (7%) of the total gross lot area.

(3) Height. No accessory building shall be erected to a height greater than twenty-five feet (25') from grade.

(4) Setbacks. All accessory buildings shall comply with the following setbacks: (a) All accessory buildings shall be set back from the front property line a minimum of thirty feet (30') or consistent with the primary dwelling, whichever is less. (b) An accessory building shall be set back from the rear property line a minimum of ten feet (10'). (c) All accessory buildings shall be set back from the side property line a minimum of ten feet (10'). (i) All accessory buildings shall be set back at minimum an amount of twenty feet (20') from the side lot line which abuts a street or the Parkway Detail. (d) All accessory buildings shall be placed no closer than six feet (6') from the main building. Said six feet shall be measured to the closest part of the structures including any roof overhang.

(5) Materials. Accessory buildings shall be constructed out of exterior materials consistent with the primary dwelling if the lot is 1/2 acre or less.

(6) Any accessory building used for a home occupation shall comply with the regulations governing a home occupation business.

3-4260: Large Animal Shelter is any structure for the purpose of sheltering large animals which may also be used for storing hay and farm equipment in addition to large animals. Any detached structure requiring a foundation shall be considered an accessory structure and shall be subject to Section 3-4109 / 3-4259. A large animal shelter is a minimum of 50% open on one side. Large animal shelters do not need a building permit, but are required to meet minimum setback requirements as follows: A large animal shelter shall be a minimum of 100' from an adjacent residential dwelling unit; 75' from the owner's residential structure; 10' from a side or rear property line; 30' from any street; and 10' from a trail easement. A large animal shelter shall not be constructed within an easement. A large animal shelter shall be one of the following architectural elevations or similar construction.

3-4261: Swimming Pools. A swimming pool is a semi-permanent structure that is constructed to hold water for recreational purposes. A pool that could be installed by the typical homeowner and may be packaged as a kit is not considered a permanent pool. A swimming pool that is constructed near or below grade with the intention of lasting more than one year shall be considered a permanent pool and shall be subject to the following requirements:

(1) All permanent pools shall be subject to all setback requirements for accessory structures as defined in Section 3-4209 of this Code; and

(2) Any structural portion of a swimming pool shall not be permitted within an easement of any kind; and

(3) Pools that are enclosed or covered within a permanent structure shall be considered an accessory structure and shall be subject to Sections 3-4254 and 3-4259 of this Code. (a) For the purposes of this section only, a "permanent structure" shall be considered any structure or

landscaping object exceeding one-hundred twenty (120) square feet in size or exceeding fourteen (14) feet in height constructed for the purpose of enhancing the swimming pool or pool equipment facilities.

(4) A swimming pool may cover the area within a rear yard not located within an easement unless the construction of that pool would require the need to vary from existing ordinances. Minimum setback requirements from property lines are as follows: (a) Front Yard: Thirty feet (30') Min. (b) Rear Yard: Ten feet (10') Min. (c) Side Yard: Ten feet (10') Min. (d) Side Yard Adjacent to a Street: Ten feet (10') Min. (fence is permitted 5' from property line) (e) Trail or Landscape Easement: Ten feet (10') Min. (measured from nearest easement line)

(5) All swimming pools shall be enclosed with a fence with a minimum height of four feet and include a self-closing locking gate; or (a) That all swimming pool properties shall be enclosed with a fence that is a minimum height of a 6 feet, unless in an open space subdivision which will then be a minimum height of 5 feet; (i) In either case, it will include a self-closing locking gate and an automated swimming pool cover.

(6) All permanent swimming pools shall require a building permit.

3-4262: Athletic Court. An athletic court is a solid playing surface constructed for recreational purposes. Athletic courts having any type of structure exceeding six feet (6') in height including fencing and lighting shall require a building permit and shall be subject to the following requirements:

(1) Any structural portion of an athletic court shall not be permitted within an easement (see exception in 3- 4262(3)(f) below).

(2) Athletic courts that are enclosed or covered within a permanent structure and are detached from the main dwelling unit shall be considered an accessory structure and shall be subject to Sections 3-4104 and 3-4109 of this Code.

(3) Setbacks. An athletic court may cover the total lot area within a rear yard not located within an easement. Minimum setback requirements from property lines are as follows: (a) Front Yard: 30' Minimum (b) Rear Yard: 10' Minimum (see exception in 3-4262(3)(f) below) (c) Side Yard: 10' Minimum (see exception in 3-4262(3)(f) below) (d) Side Yard Adjacent to Street: 10' Minimum (see exception in 3-4262(3)(f) below) (e) Trail or Landscape Easement: 10' Minimum (measured from the nearest easement line) (f) Exception. It is not recommended that any resident/property owner construct an athletic court within a recorded easement however, if a resident provides the information listed below with their building permit for an athletic court with a fence less than six feet (6') in height, the rear and side yard setbacks defined above would not apply and the property owner may install their athletic court within any portion of their property behind the minimum front yard setback and within a public utility easement. The required documentation for this exception is as follows: (i) Acknowledgement letters from all of the utility companies who have interest in that easement (it is important to understand the utility companies will typically not vacate or waive their right to use a recorded public utility easement); and (ii) Blue stake tickets indicating any utilities within that easement; and (iii) A signed and notarized "hold harmless" letter indemnifying Highland from any potential future loss and acknowledgement of potential financial loss for the property owner, due to the possible use of that easement.

(4) Fencing. All athletic courts enclosed with fencing shall be required to obtain a fence permit prior to construction. An athletic court is the only use that allows fencing enclosures above six feet (6') in height. Fencing above six feet (6') in height shall not exceed the fencing enclosure

maximum height of twelve feet (12'). Fencing enclosures shall not be considered as part of standard property line fencing. Fencing materials for athletic courts shall consist of open mesh fabric or vinyl coated chain link without slats. Fencing for athletic courts that are less than six feet (6') in height may be placed along a rear property line or side property line within the rear yard. In all cases, Athletic courts with fences between six feet (6') and twelve feet (12') in height shall be subject to 3-4262(3) in this ordinance (above).

(5) Lighting. All athletic court lighting must be directed downward and shall not spill on to an adjacent property. The applicant shall provide evidence indicating that their light product and lighting plan will not cause light or light pollution from the athletic court light(s) to extend beyond their property line. Design and location shall be specified with the plans submitted for a building permit. Lights and light poles including the light base and any supporting structures in regards to athletic courts shall not be in excess of twenty feet (20') in height. Light operating hours shall be restricted to 7:00 am - 10:00 pm.

(6) Grading. All athletic court areas shall be designed, graded, and constructed to allow for drainage which meets Appendix J Section J109 of the International Building Code. In no case shall any court be designed to permit water from any source to drain onto an adjacent property or upon the public right-of-way.

HIGHLAND CITY

CITY COUNCIL AGENDA REPORT
ITEM # 7

DATE: April 19, 2016

TO: Honorable Mayor and Members of the City Council

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

SUBJECT: **Public Hearing and Ordinance**: Edge Homes is requesting has requested a rezoning 19.58 acres of property located at 9725 North 6800 West from R1-40 to R1-20 zone (Z-16-01). *Legislative*.

STAFF RECOMMENDATION:

The City Council should hold a public hearing debate the request, draft findings, and determine whether or not the request should be approved.

BACKGROUND:

The property is 19.58 acres and is owned by Alpine School District. The property is zoned R-1-40 Single Family Residential. The property was originally planned for a school. However, the School District that the site is no longer needed for a school.

The General Plan land use designation for the property is "School." A request to change the land use designation to Low Density Residential is being considered as separate agenda item.

A General Plan amendment is a legislative process.

SUMMARY OF THE REQUEST:

1. The applicant is requesting to rezone the property from R-1-40 Single Family Residential to R-1-20 Single Family Residential.

2. The maximum density permitted in the R-1-20 District is 2.17. The minimum lot size for the R-1-20 District is 20,000 square feet. The minimum lot frontage is 115 feet except for lots on a cul-de-sac.

3. The maximum density in the R-1-40 District 1.08 units per acre. Twenty-five percent of the lots can be between 20,000-30,000 square feet. All remaining lots are required to exceed 30,000 square feet. The minimum lot width is 130 feet. There are no exceptions for lots on a cul-de-sac.

4. The applicant has prepared a concept plan. The plan shows 28 lots. The density is 1.43 units per acre. The minimum lot size is 20,000 square feet.

CITIZEN PARTICIPATION:

The applicant held a neighborhood meeting on February 9, 2016. A summary of the meeting is attached.

Notice of the February 23, 2016 Planning Commission meeting was published in the Daily Herald on January 10, 2016. Notice was also mailed to the surrounding property owners.

Notice of the Planning Commission public hearing was published in the April 27, 2016 edition of the Daily Herald and mailed to all property owners within 500 feet on March 16, 2016. Two letters have been received.

Notice of the City Council public hearing was published in the May 3, 2016 edition of the Daily Herald and mailed to all property owners within 500 feet on March 16, 2016.

ANALYSIS:

General Plan

- Since 1977 Highland has been a large lot rural residential community. This was reinforced in the 2008 update of the General Plan. As part of the update the community expressed strong support of low density large lot development. The intent is to have large lots with wide lots and large front and side yard setbacks.

- The first goal in the land use element of the General Plan is:

  Goal: To maintain the established pattern of development in Highland City
  Policy: Continue to allow low-density residential development that respects existing land use patterns
  Implementation: Follow established land use patterns

R-1-40 (Single Family Residential) District

- The R-1-40 District is a density based district and not a lot size district. The number of lots permitted on property is determined by dividing the number of acres by 40,000 square feet. In other words one lot is allowed for every 40,000 square feet of land area. Subdivisions are allowed to have up to 25% of the lots between 20,000 to 30,000 square feet. All other lots are required to be greater than 30,000 square feet. As a result, there are lots in the R-1-40 District that vary from 20,000 square feet to over an acre.

- In addition, past City Councils have approved open space subdivisions. Generally, the minimum lot size is 14,000 square feet with a minimum average of 16,000 square feet for the subdivision. Thirty percent of the land area is required to be open space and densities do not exceed 1.4 units per acre. Based on a preliminary

analysis done in 2013 the average density of all open space subdivisions are 1.6 units per acre. Further study would be needed to confirm these numbers.

- Because of the varying lot sizes, there is a misconception that the density in Highland is higher than what it actually is. Staff believes that justification is needed to exceed densities above the R-1-40 District.

Zoning and the R-1-20 (Single Family Residential) District

- The objective of the R-1-20 District is outlined in Section 3-4201 and summarized as follows:

    - Support medium low density residential environment within the City.
    - Create transitional areas between higher density zones in adjacent cities and development in Highland.
    - Establish transition between higher densities in Highland and lower densities where practical.
    - Better manage land use on properties not suited to lower density zones.
    - Create areas for people who do not want large animals or large lots.

- The R-1-20 District has not been used extensively within Highland. The primary areas it has been used is the south side of 9600 North, the Alpine Country Club and other non-conforming areas. Non-conforming areas are lots that do not meet the minimum lot size. Many of these lots were approved in the County prior to incorporation of the City.

R-1-40 vs. R-1-20 Comparison

- The maximum density in the R-1-40 District, excluding overlay districts, is one unit per 40,000 square feet. The maximum number of lots currently permitted is 21 lots or 1.26 units per acre. The maximum density in the R-1-20 District is one unit per 20,000 square feet. A maximum of 42 lots or 2.14 units per acre would be permitted by the R-1-20 District. The concept plan shows 28 lots.

- Lots with a minimum square footage of 30,000 square feet are allowed to have up to three large animals. One additional large animal is allowed for every 10,000 square feet above 30,000 square feet. With a minimum square footage of 20,000 square feet animals are typically not permitted in the R-1-20 District. One of the common complaints that we receive is from residents that are adjacent to lots with large animals.

Surrounding Land Uses:

- The property to the north is in Lehi and has been developed as single family homes. The property to the west is vacant and is in Lehi. The property to the east is zoned R-1-40 and is developed as large lot single family residential. The property to the south is zoned R-1-40. The property is large lot single family and a church.

Infrastructure Impact

- Staff has completed two analyses regarding the impact on infrastructure using the R-1-20 District. The following is a summary of the analysis:

    - Staff estimates that there would be an additional 1,112 lots in the City if the vacant land was developed as R-1-20 rather than R-1-40.
    - Storm drain as handled by each developer wouldn't be a problem. However, the increase to impervious areas would be more Sumps/Detention facilities for the City to maintain.
    - Limited impact on the culinary water system, the system is robust with looping to take more development.
    - There would be limited impact on the pressurized irrigation as the demand would likely decrease with less irrigated acreage overall.
    - Additional upgrades to the sewer lines and capacity may be required sooner in the northwest portion of the City than originally planned. In other areas of the City there likely wouldn't be a large impact as development is spread out into different basins that ultimately fall to the TSSD Trunk Lines.

Conclusion

- Since 1977 Highland has been a large lot residential community based on a density of one unit per 40,000 square feet. Using the R-1-20 District will result in a fundamental shift in policy and should be thoroughly discussed.

- The definition of "large lots" is unique to each community. There are communities where 8,000 square foot lots are considered large and there are communities where one acre lots are considered small.

- Over the last month staff has been working on a community survey. There were two questions related to this issue. Preliminary results are as follows:

    - Large lots were the second most popular reason for living in Highland (52%)
    - Only 7% supported changes to allow smaller lots

    The survey did not define large lot. However, given the historic development of Highland reasonable conclusions can be made.

- Approval of the R-1-20 District will result in additional requests for R-1-20 throughout the City. Since approval of Highland Oaks we have had two formal applications and numerous informal inquiries.

- The R-1-20 District was not intended to be an "everyday district. It was only intended to apply to areas as outlined above.

- At the February 16, 2016 meeting the City Council directed staff to begin to prepare an R-1-30 District.

- The R-1-20 District provides for a minimum lot size of 20,000 square feet. However, R-1-20 District has been restricted to limited areas in the City. Further, the R-1-20 District was not intended to apply to new large developments or newly annexed areas. The decision to allow R-1-20 in this instance should be deliberated carefully as there may be unintended consequences in the future. Rezoning is a legislative process. The decision should be based on the following:

    1) Is the R-1-20 District consistent with the goals and objectives of the General Plan?
    2) Is the proposed zoning in the best short and long term interest of the City?
    3) Is there an alternative district that should be considered?
    4) Is the R-1-20 District the appropriate district or should the site have a different district?
    5) What impact will there be on future development if R-1-20 is approved at this location?

- If the proposed R-1-30 District is used the maximum number of lots would be 28. However, the project would need to be revised to meet the limitation of 25% of the lots between 20,000 and 25,000 square feet.

PLANNING COMMISSION ACTION:

The Planning Commission held two public hearings on February 23, 2106 and April 12, 2016. Many residents spoke in opposition of the project at both meetings. The concerns included:

- Residents wanted to maintain the R-1-40 Zoning.
- Lack of transition between surrounding large lots and the smaller lots in the development.
- Providing a local road at the south end of the project. This was requested by some residents but opposed by those directly adjacent to the project.
- Some residents prefer a school over a residential subdivision.
- Quality of house product.

At the April 12, 2016 meeting the Commission voted 3-3 to recommend denial. Since this was the second hearing the project is being forward to the Council without a recommendation.

RECOMMENDATION:

The City Council should hold a public hearing debate the request, draft findings, and determine whether or not the request should be approved. I draft ordinance has been included for the Council's consideration.

FISCAL IMPACT:

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

ATTACHMENTS:

1. Ordinance
2. Neighborhood Meeting Summary and Attendance List
3. Zoning Map
4. Letters from Cole Peck and Craig Clyde
5. Concept Plan

ATTACHMENT 1

ORDINANCE NO. 2016-**

AN ORDINANCE OF THE HIGHLAND CITY COUNCIL AMENDING THE OFFICIAL ZONING MAP REZONING THE 19.58 ACRES LOCATED AT 9725 NORTH 6800 WEST FROM R-1-40 TO R-1-20 AND IMPOSING CONDITIONS UPON SUCH CHANGE.

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

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

WHEREAS, the Commission held public hearing on this Ordinance on February 23, 2016 and April 12, 2016; and

WHEREAS, the City Council held a public hearing on this Ordinance on April 19, 2016.

NOW, THEREFORE, BE IT ORDAINED BY THE Highland City Council as follows:

SECTION 1. That ± 19.58 acres of certain real property generally located at 9725 North 6800 West more particularly described and depicted on "Exhibit A", attached and incorporated herein by reference is hereby zoned R-1-20 Residential subject to the following conditions:

1. The maximum number of lots shall not exceed sixty-one.
2. XXXX

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

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

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

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

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

PASSED AND ADOPTED by the Highland City Council, April 19, 2016.

HIGHLAND CITY, UTAH

_____
Mark S. Thompson, Mayor

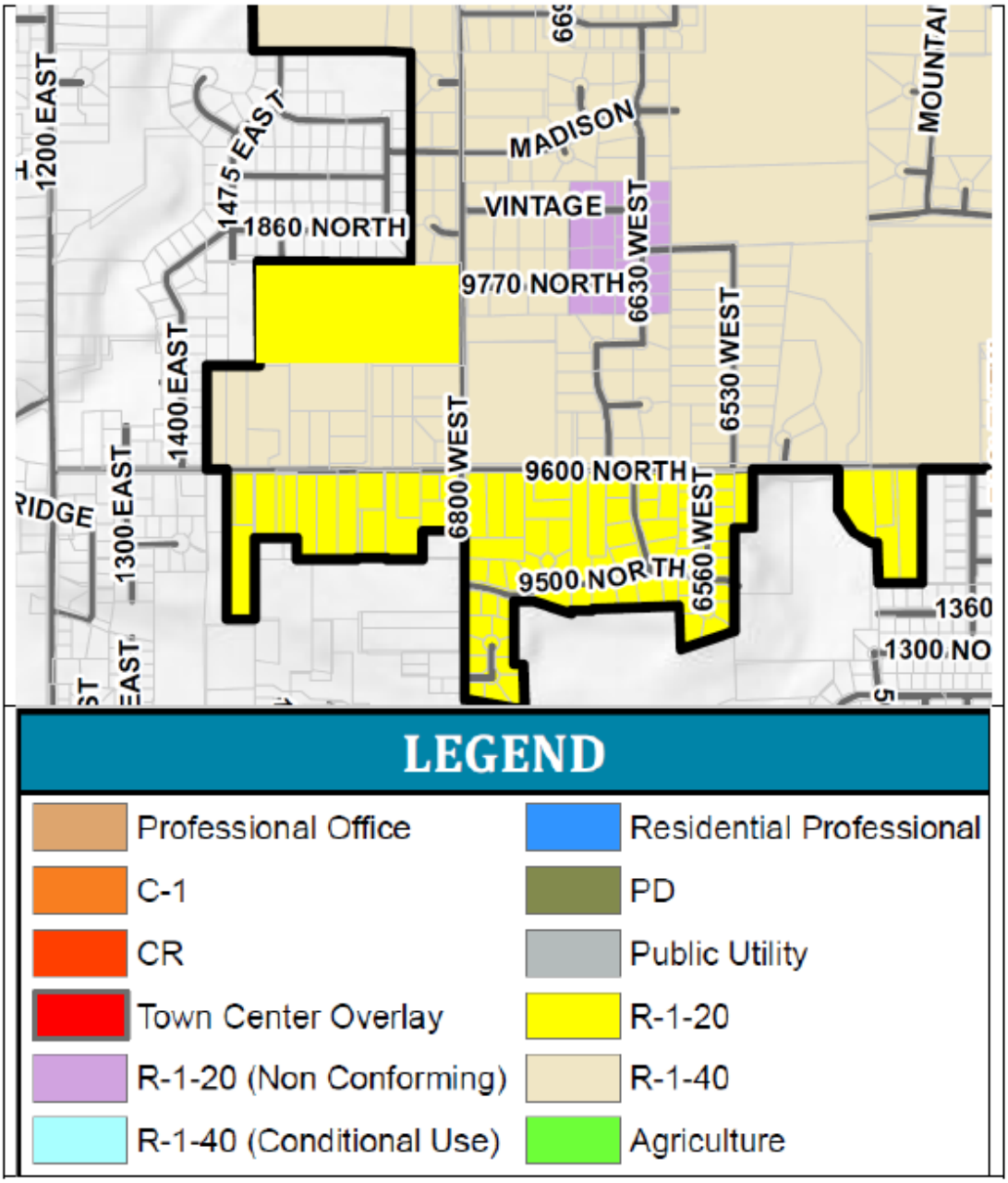
ATTEST:

_____
JoD'Ann Bates, City Recorder

COUNCILMEMBER	YES	NO
Brian Braithwaite	□	□
Ed Dennis	□	□
Tim Irwin	□	□
Dennis LeBaron	□	□
Rod Mann	□	□

EXHIBIT A

PROPOSED REZONING FROM R-1-40 TO R-1-20



TITLE DESCRIPTION

COMMENCING NORTH 660 FEET AND WEST 9.06 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE WEST 584.94 FEET; THENCE NORTH 29.66 FEET THENCE WEST 528.89 FEET; THENCE SOUTH 00°09'45" WEST 29.66 FEET; THENCE WEST 197.02 FEET; THENCE NORTH 668.87 FEET; THENCE SOUTH 89°40'10" EAST 297.97 FEET; THENCE SOUTH 89°40'10" EAST 1003.91 FEET; THENCE SOUTH 00°47'11" EAST 661.42 TO THE POINT OF BEGINNING.

Neighborhood Meeting –Skyridge Estates-Highland City-2.9.16

Questions asked by attendees-

- What are the CCR's and when will they be available?
    - We don't have them drafted yet, but we will once the process starts. They will be available with the recording of the final plat.
- Concerns about the square footages of the homes being large
    - What will the minimums be?-We showed floorplans and different options.
- Material Types?
    - This is all TBD
- What are the specification on elevations?
    - What are ways that you can allow for creativity?
- How will stability be created within the neighborhood?
    - CCR's
- Trends tend to be determined by homeowners
- Will the neighborhood be developed in phases?
    - Yes
- ARC?
    - Yes
- What is the process for development?
    - Every city is a little bit different, and this is the first step
- Concerns about housing costs/property values
- Will these be sold as lots? Or will you be the builder?
- Bigger lots do not always equate to bigger houses
- When will the construction start?
    - Middle of summer
- What type of connectivity will there be?
    - We will widen 6800 west and will put in sidewalks

EDGEhomes

Wakeafin, Stafford
Gary and Carolyn Cooper cedarhollowinc@aol.com

Amy Colby
Jim Colby
Mike Gagon
Alison Gagon
Bradley Horne
Shauna Horne > thehornes@juno.com
flat map
Cole Peck

John Jardine
Mitch Jones
Jeremy & Parker Elswood
Ben + Mary Ann Fiethcale - bfiethcau@comcast.net

Richard W Christiansen

Matt Sederberg
Earl Simmons > joseph.earl.simmons@gmail.com
Amy Goeckeritz
Amy Gardner
Jason Headrick
Aiken Cook ACE110167@Smail.com

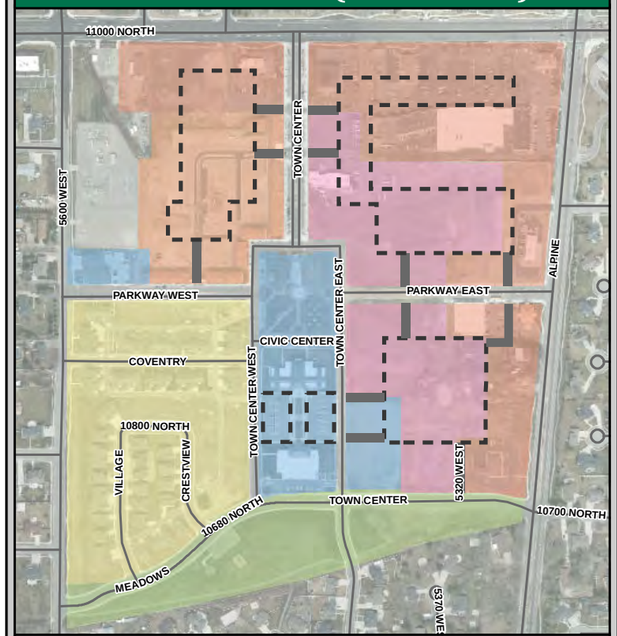
Anthony Milne
Scott Austin
Laurie Seppi
Renee Hendrickson
Brandon Hendrickson
Kathy Russon
John K
Amy Kunz
Lori Blafford
Scott + Yvonne Winn

CITY OF HIGHLAND
Zoning

LEGEND

- Professional Office
- C-1
- CR
- Town Center Overlay
- R-1-20 (Non Conforming)
- R-1-40 (Conditional Use)
- Residential Professional
- PD
- Public Utility
- R-1-20
- R-1-40
- Agriculture

TOWN CENTER (INSET MAP)



- Flex-Use
- Commercial Retail
- Residential
- Parking Lot
- Mixed Use Residential
- Civic
- Open Space
- Parking Access

0 2,500 5,000
FEET

HIGHLAND CITY

SEE INSET MAP

Date: 10/3/2013

Nathan Crane

From: Craig Clyde <clydefamy@yahoo.com>
Sent: Wednesday, April 06, 2016 12:42 PM
To: Nathan Crane
Subject: Input on case GP-16-01 and Z-16-01 as petitioned by Edge Homes

Nathan,
I am unable to make the public hearings in these cases, so I am writing to inform you of my concerns. I understand that if the school district doesn't want to use the land for a school then it would best be used as residential housing. Having moved into the area because of large lot sizes, the feel of open space and the rural atmosphere while still being in a city, I am against the change proposed by Edge Homes to rezone the area to an R-1-20 zone. I think that this would lesson the value of our beautiful city and degrade property values. Please keep the R-1-40 zoning as it is now.
Thank you for your service and time,
Craig Clyde
6761 W 9850 N
Highland, UT

Nathan Crane

From: Cole Peck <coletpeck@gmail.com>
Sent: Tuesday, March 22, 2016 11:26 AM
To: Nathan Crane; ttrane@jub.com
Subject: Simplified Letter about Cole Peck Property

Dear HIghland City,

I talked to Curtis with Edge homes today. He wanted my letter to be a little more simple for some reason. Therefore, I am rephrasing a little bit to make it more simple for you to understand. However, I still want to address all the options and issues pertaining to my property as per original letter.

This is the simple version.

My name is Cole Peck. I own property #12:009:0114 in Highland, Utah. Recently, I spoke with Steve from Edge Homes. He asked me if I wanted a road through my property. I told him NO. He did not ask me about a stub road. I am against a stub road, because Highland City would want to put it in someday and I do not want that at this time. I talked to Edge (Steve, Brandon, Curtis) about having a private access from the North with utilities stubbed into my property. I am interested in this if it would work. I am requesting that there be CCR's to keep the quality of their homes equivalent to Coopers Subdivision. I sent to the original letter to Edge Homes as well. I would love to sit down before the meeting to discuss all options.

ATTACHMENT 5

HIGHLAND SUBDIVISION CONCEPT

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50ft.

NORTH

LEHI ZONE R-1-8
MATTER, ROGER D. & CAMILLE L.
PARCEL NO. 36540032

1550 EAST STREET

LEHI ZONE R-1-8
CEDAR HOLLOW SUBDIVISION

HIGHLAND ZONE R-1-40
RIDGELINE SUBDIVISION

HIGHLAND ZONE R-1-40
MAKALAS MEADOW SUBDIVISION

S 89°40'10" E 1306.79'

S 00°00'00" E 18.28'

N 89°40'10" W 125.27'

N 89°40'10" W 155.56'

N 89°40'10" W 153.02'

N 89°40'10" W 154.01'

N 89°40'10" W 155.03'

N 89°40'10" W 156.06'

N 89°40'10" W 157.12'

157.70'

N 00°01'41" W 18.38'

S 05°15'00" E 3.97'

S 00°04'11" E 4.98'

LOT 8 25,635 SQ FT 0.588 ACRES	LOT 7 21,052 SQ FT 0.483 ACRES	LOT 6 20,956 SQ FT 0.481 ACRES	LOT 5 20,956 SQ FT 0.481 ACRES	LOT 4 20,956 SQ FT 0.481 ACRES	LOT 3 20,956 SQ FT 0.481 ACRES	LOT 2 20,956 SQ FT 0.481 ACRES	LOT 1 20,956 SQ FT 0.481 ACRES
S 00°04'11" E 200.13'	S 00°00'00" W 137.89'	S 00°00'00" W 136.51'	S 00°00'00" W 135.62'	S 00°00'00" W 134.73'	S 00°00'00" W 133.83'	S 00°00'00" W 132.92'	N 00°47'04" W 116.54'
N 00°04'11" W 79.99'	S 90°00'00" E 135.70'	S 90°00'00" E 153.01'	S 90°00'00" E 154.01'	S 90°00'00" E 155.03'	S 90°00'00" E 156.06'	S 90°00'00" E 157.12'	S 90°00'00" E 143.79'

56.0'

C16 C15 C12 C11 C10 C17

N 89°59'51" E 130.00'

LOT 9 24,613 SQ FT 0.565 ACRES	LOT 22 20,034 SQ FT 0.460 ACRES	LOT 23 20,000 SQ FT 0.459 ACRES	LOT 24 20,000 SQ FT 0.459 ACRES	LOT 25 20,001 SQ FT 0.459 ACRES	LOT 26 20,000 SQ FT 0.459 ACRES	LOT 27 20,000 SQ FT 0.459 ACRES	LOT 28 20,384 SQ FT 0.468 ACRES
S 00°04'11" E 189.33'	S 00°04'11" E 111.50'	N 00°00'00" E 129.29'	N 00°00'00" E 129.29'	N 00°00'00" E 129.29'	N 00°00'00" E 129.29'	N 00°00'00" E 129.29'	S 00°00'00" W 129.29'
N 00°04'11" W 189.33'	S 00°04'11" E 2.77'						N 00°45'46" W 114.01'
	N 90°00'00" W 155.26'	N 90°00'00" W 154.69'	N 90°00'00" W 154.70'	N 90°00'00" W 154.70'	N 90°00'00" W 154.70'	N 90°00'00" W 154.70'	S 90°00'00" E 158.91'

56.0'

C9 C8 C7 C6 C5 C24

N 90°00'00" W 140.40'

N 90°00'00" W 154.69'

1.76'

N 90°00'00" W 142.94'

N 89°59'57" W 154.70'

S 89°59'57" W 154.70'

N 90°00'00" W 154.70'

N 90°00'00" W 141.90'

S 00°47'04" E 661.42'

LOT 10 27,393 SQ FT 0.629 ACRES	LOT 21 20,014 SQ FT 0.459 ACRES	LOT 20 20,000 SQ FT 0.459 ACRES	LOT 19 20,000 SQ FT 0.459 ACRES	LOT 18 20,000 SQ FT 0.459 ACRES	LOT 17 20,000 SQ FT 0.459 ACRES	LOT 16 20,000 SQ FT 0.459 ACRES	LOT 15 20,600 SQ FT 0.473 ACRES
S 00°04'11" E 279.44'	S 00°04'11" E 114.30'	S 00°00'00" E 129.28'	N 00°00'00" E 129.28'	S 00°00'00" W 129.28'	S 00°00'00" E 129.28'	S 00°00'00" W 129.28'	S 00°00'00" W 129.28'
N 00°04'11" W 49.34'	N 90°00'00" E 140.12'	N 90°00'00" E 154.69'	N 90°00'00" E 154.70'	S 90°00'00" E 154.70'	N 90°00'00" E 154.70'	N 90°00'00" E 154.70'	S 90°00'00" E 143.97'

N 00°47'28" W 112.57'

C20 C19 C18 C4 C3 C23

56.0'

56.0'

6800 WEST STREET

N 41°06'44" E 234.26'

LOT 11 44,234 SQ FT 1.015 ACRES	LOT 12 40,284 SQ FT 0.925 ACRES	LOT 13 42,181 SQ FT 0.968 ACRES	LOT 14 42,116 SQ FT 0.967 ACRES
	N 00°00'00" E 129.93'	N 00°00'00" E 113.83'	S 00°00'00" E 143.99'
	N 90°00'00" W 177.45'	N 90°00'00" W 296.38'	N 90°00'00" W 250.61'
	N 90°00'00" E 177.01'	N 90°00'00" E 311.88'	N 90°00'00" E 265.61'

56.0'

N 00°00'00" E 158.99'

N 00°47'31" W 142.73'

N 90°00'00" E 266.35'

N 90°00'00" W 247.88'

REBAR
UP

N 90°00'00" W 528.89'

N 90°00'00" W 201.07'

S 00°09'45" W 29.66'

N 00°00'00" E 29.66'

N 90°00'00" W 584.96'

6900 WEST STREET

HIGHLAND ZONE R-1-40
C&R ICOLE FAMILY LIMITED PARTNERSHIP
PARCEL NO. 12009010A

HIGHLAND ZONE R-1-40
CORP OF PRES BISHOP CHURCH OF JESUS CHRIST OF LDS
PARCEL NO. 47-2930003

HIGHLAND ZONE R-1-40
FIETKAU BENJAMIN H & MARY ANN
PARCEL NO. 12009012S

HIGHLAND ZONE R-1-40
COOK, LYNN H & JULIE ANNE
PARCEL NO. 12009002Z

HIGHLAND ZONE R-1-40
WILSON, KENNETH JAY AND BETH LARSEN
PARCEL NO. 12012005S

HIGHLAND ZONE R-1-40
CORP PRES BISHOP LDS CHURCH
PARCEL NO. 12012002S

LEHI ZONE RA-1
CEDAR HOLLOW INC.
PARCEL NO. 12009010B

No.	DATE	DESCRIPTION

DRAWN BY: FBARPD
CHECKED BY: DKB
FIELD CREW: SURVEY
DATE: 03/03/2016
DWG FILE: CONCEPT

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

0 1"

BENCHMARK ENGINEERING & LAND SURVEYING
9150 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

EDGE HOMES

HIGHLAND, UTAH

PROJECT NO. PRO294

CONCEPT PLAN

SHEET
1 OF 1

HIGHLAND CITY

CITY COUNCIL AGENDA REPORT
ITEM # 8

DATE: April 19, 2016

TO: Honorable Mayor and Members of the City Council

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

SUBJECT: **Motion:** A request by Perry Homes for Preliminary Plat approval for a 56 lot single family residential subdivision known as Beacon Hills Plat G located at 5960 West 12500 North(PP-16-01).

STAFF RECOMMENDATION:

The City Council should a public meeting and approve the preliminary plat subject to the five stipulations recommended by the Planning Commission.

BACKGROUND:

A Development Agreement for the Beacon Hills Development was approved in August of 2003. This agreement outlines the City and Developer obligations as it relates to the development of the project. Included is the number of lots, density, open space, etc. Beacon Hills was approved under the Open Space Subdivision option.

A preliminary plat for entire Beacon Hills development was approved in 2002. The approval for Plat G has since expired.

Preliminary plat review is an administrative process.

SUMMARY OF THE REQUEST:

1. The applicant is requesting preliminary plat approval for a 56 lot single family subdivision. The property is approximately 28.86 acres. Lot sizes range from 14,005 square feet to 25,992 square feet.

2. Access to the property will be from Angels Gate which is a local road. Additional stubs are provided to the north and south.

CITIZEN PARTICIPATION:

Notice of the March 31, 2016 Development Review Committee was sent on March 15, 2016. Two letters of opposition were received. In addition, comments from the Metropolitan Water District of Salt Lake and Sandy were also received.

Notice of the Planning Commission public hearing was published in the April 217, 2016 edition of the Daily Herald and mailed to all property owners within 500 feet on March 16, 2016. No additional comments have been received.

Public notice of the City Council meeting is not required.

ANALYSIS:

- The property is designated as Low-Density Residential on the General Plan Land Use Map.

- The development has been previously approved and is permitted as outlined in the Development Agreement.

- The property to the north and east is zoned R-1-40 and is part of the Beacon Hills Development. The property to the west and south is in Utah County and is vacant. The proposed project is compatible with the surrounding uses.

- Utilities will be extended to serve the development from Angels Gate. The existing infrastructure has been sized to meet the requirements of this subdivision.

- The original preliminary plat had a twenty foot tract for a public trail. Based on the updated Trail Master Plan, this trail has been removed and the area incorporated into the adjacent lots.

- Metropolitan Water District of Salt Lake and Sandy has provided a number of comments. The applicant is working with the District to address their issues. A stipulation has been included that requires the Districts approval prior to final plat approval.

PLANNING COMMISSION ACTION:

The Planning Commission held a public hearing on April 12, 2016. Several residents expressed concern regarding adding additional homes and traffic to Angels Gate. The Developer agreed to install two flashing speed limit signs on Angles Gate. The Commission voted 6-0 to recommend approval of the preliminary plat subject to the following stipulations:

1. The final plat shall be in substantial conformance with the preliminary plat dated July 20, 2015.

2. Final civil engineering plans to be reviewed and approved by the City Engineer.

3. Written approval from the Metropolitan Water District of Salt Lake and Sandy

shall be provided prior to approval of the final plat.

4. All required public improvements shall be installed as per City Engineer's approval.

5. The developer installs two flashing speed limit signs on Angles Gate.

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

- It is in conformance with the General Plan, the Highland City Development Code and the approved Development Agreement.

PROPOSED MOTION:
I move that the City Council accept the findings and approve the preliminary plat subject to the five stipulations recommended by the Planning Commission.

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

ATTACHMENTS:
1. Proposed Preliminary Plat and Landscape Plans
2. Previously Approved Preliminary Plat
3. Letters from Jeff Conely and Sean Anderson
4. Letter from the Metropolitan Water District of Salt Lake and Sandy

ATTACHMENT 1

BEACON HILL THE HIGHLANDS

PLAT G

LOCATED: 5960 WEST 12500 NORTH, HIGHLAND, UTAH

MARCH 8, 2016

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS EAST 68.87 FEET AND SOUTH 2569.76 FEET FROM THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN: THENCE SOUTH 46° 16'27" WEST 109.94 FEET; THENCE SOUTH 89° 21'29" WEST 1537.61 FEET; THENCE NORTH 6° 53'00" WEST 511.05 FEET; THENCE NORTH 46° 52'00" EAST 796.00 FEET; THENCE NORTH 12° 46'00" WEST 5.80 FEET; THENCE NORTH 69° 51'09" EAST 23.22 FEET; THENCE NORTH 87° 32'35" EAST 489.02 FEET; THENCE SOUTH 12° 46'00" EAST 135.41 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF A 528.00 FOOT RADIUS CURVE TO THE LEFT 176.45 FEET THROUGH A CENTRAL ANGLE OF ANGLE OF 19° 08'49", THE CHORD OF WHICH BEARS SOUTH 22° 20'25" EAST 175.63 FEET; THENCE SOUTH 31° 54'49" EAST 564.79 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF A 728.00 RADIUS CURVE TO THE LEFT 183.77 FEET THROUGH A CENTRAL ANGLE OF 14° 27'49", THE CHORD OF WHICH BEARS SOUTH 39° 08'44" EAST 183.29 FEET; THENCE SOUTH 46° 22'38" EAST 73.09 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF 272.00 FOOT RADIUS CURVE TO THE RIGHT 36.01 FEET THROUGH A CENTRAL ANGLE OF 7° 35'04", THE CHORD OF WHICH BEARS SOUTH 42° 35'06" EAST 35.98 FEET TO THE POINT OF BEGINNING.

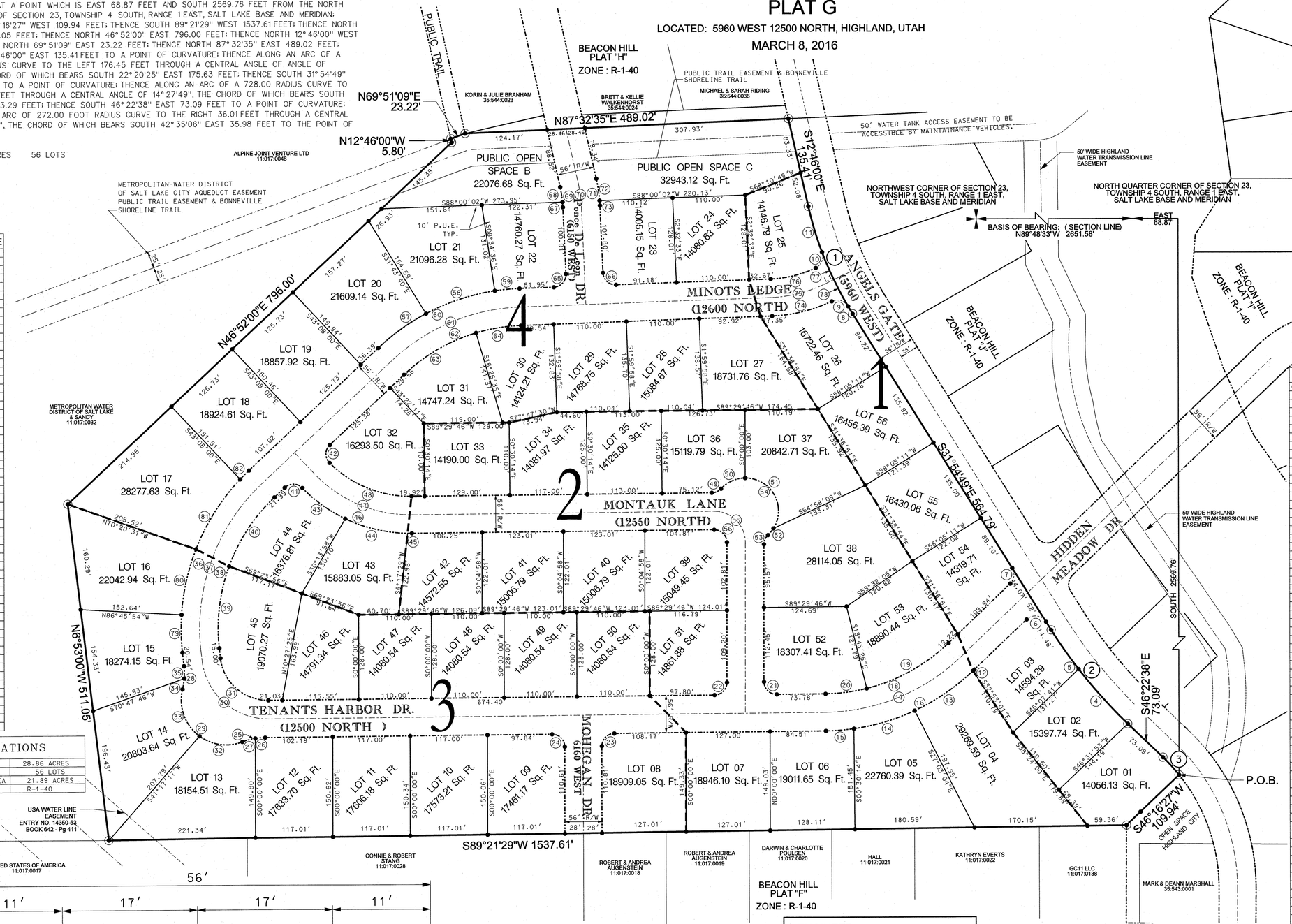
AREA = 28.86 ACRES 56 LOTS

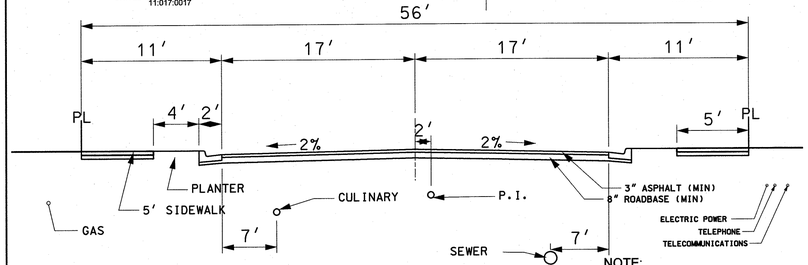
FRONTAGE TABLE	
LOT	FRONTAGE
1	110.00'
2	110.96'
3	139.94'
4	110.00'
5	110.00'
6	130.10'
7	130.00'
8	130.70'
9	112.96'
10	110.00'
11	110.00'
12	110.00'
13	109.92'
14	110.00'
15	114.38'
16	110.03'
17	118.22'
18	121.75'
19	120.00'
20	120.00'
21	120.00'
22	128.01'
23	128.01'
24	110.00'
25	143.05'
26	129.89'
27	110.00'
28	110.00'
29	110.00'
30	111.21'
31	141.73'
32	125.38'
33	129.00'
34	117.00'
35	113.00'
36	130.46'
37	115.14'
38	123.71'
39	124.01'
40	123.01'
41	123.01'
42	116.05'
43	110.04'
44	152.90'
45	185.12'
46	110.00'
47	110.00'
48	110.00'
49	110.00'
50	110.00'
51	128.01'
52	148.65'
53	152.92'
54	125.20'
55	120.00'
56	120.00'

TABULATIONS	
TOTAL ACREAGE	28.86 ACRES
NUMBER OF LOTS	56 LOTS
TOTAL BUILDABLE AREA	21.89 ACRES
ZONE	R-1-40

PHASE	# LOTS
1	8 LOTS
2	17 LOTS
3	15 LOTS
4	16 LOTS
TOTAL	56 LOTS

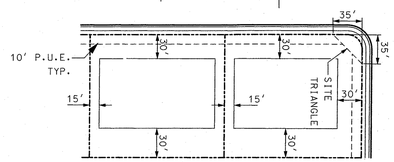
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	19°08'49"	528.00	176.45	175.63	S22°20'25"E
C2	14°27'49"	728.00	183.77	183.29	S39°08'44"E
C3	7°35'04"	272.00	36.01	35.98	S42°35'06"E
C4	19°08'49"	-472.00	157.73	157.00	S22°20'25"E
C5	46°36'21"	328.00	266.80	259.51	S23°04'25"E
C6	24°44'37"	-272.00	117.47	116.55	N26°25'16"W
C7	46°36'24"	-272.00	221.26	215.21	N23°04'26"W
C8	46°36'24"	-300.00	244.03	237.36	N23°04'26"W
C9	14°27'49"	700.00	176.71	176.24	N39°08'44"W
C10	14°27'49"	672.00	169.64	169.19	N39°08'44"W
C11	8°18'28"	672.00	97.44	97.35	N42°13'24"W
C12	6°09'20"	672.00	72.20	72.16	N34°59'29"W
C13	78°02'30"	19.00	25.88	23.92	N7°06'26"E
C14	16°47'01"	-328.00	96.08	95.74	N73°41'53"E
C15	7°24'22"	-328.00	42.40	42.37	N85°47'35"E
C16	14°16'43"	-272.00	67.79	67.61	N6°54'36"W
C17	11°48'07"	-328.00	67.56	67.44	N5°40'18"W
C18	34°48'14"	-328.00	199.24	196.19	N28°58'28"W
C19	10°25'28"	472.00	85.88	85.76	N26°42'05"W
C20	8°43'21"	472.00	71.86	71.79	N17°07'41"W
C21	90°35'12"	19.00	30.04	27.01	N45°12'38"W
C22	89°24'48"	19.00	29.65	26.73	S44°47'22"W
C23	89°29'46"	19.00	29.68	26.75	N44°44'53"E
C24	90°30'14"	-19.00	30.01	26.99	N45°15'07"W
C25	20°10'14"	-100.00	35.22	35.04	S79°24'25"W
C26	8°31'50"	-100.00	14.89	14.88	S85°13'51"W
C27	11°38'51"	-100.00	20.33	20.29	S75°08'30"W
C28	20°10'41"	-100.00	35.22	35.04	N3°44'35"E
C29	124°30'51"	68.00	147.78	120.37	N48°25'30"W
C30	84°09'28"	100.00	146.88	134.03	N48°25'30"W
C31	84°09'28"	72.00	105.76	96.50	N48°25'30"W
C32	57°20'04"	68.00	68.05	65.24	N82°00'54"W
C33	67°10'47"	68.00	79.73	97.72	N19°45'28"W
C34	9°20'18"	-100.00	16.30	107.75	N9°09'47"E
C35	10°50'24"	-100.00	18.92	48.69	N0°55'34"W
C36	52°58'35"	328.00	303.27	75.24	N20°08'32"E
C37	52°58'35"	300.00	277.38	16.28	N20°08'32"E
C38	52°58'35"	272.00	251.49	18.89	N20°08'32"E
C39	26°29'18"	272.00	125.75	124.63	N6°53'53"E
C40	26°29'18"	272.00	125.75	124.63	N33°23'10"E
C41	89°08'22"	19.00	29.56	26.67	S88°48'00"E
C42	91°23'21"	-19.00	30.31	27.19	S0°56'09"W
C43	20°07'29"	-228.00	80.08	79.67	S54°17'33"E
C44	24°30'19"	-228.00	97.52	96.77	S76°36'27"E
C45	1°38'38"	-228.00	6.54	6.54	S89°40'55"E
C46	46°16'26"	-228.00	184.14	179.18	S67°22'01"E
C47	47°08'03"	-200.00	164.53	159.93	S66°56'13"E
C48	45°44'42"	-172.00	137.33	133.71	S67°37'53"E
C49	47°03'56"	-19.00	15.61	15.17	N65°57'48"E
C50	47°16'53"	50.00	41.26	40.10	N66°04'16"E
C51	122°25'43"	50.00	106.84	87.64	S29°04'27"E
C52	15°00'29"	50.00	13.10	13.06	S39°38'39"W
C53	47°03'56"	-19.00	15.61	15.17	S23°36'56"W
C54	184°43'05"	50.00	161.20	99.92	S45°12'38"E
C55	90°35'12"	47.00	74.31	66.81	S45°12'38"E
C56	90°35'12"	19.00	30.04	27.01	S45°12'38"E
C57	15°33'22"	328.00	85.85	88.78	N54°24'30"E
C58	19°14'13"	328.00	110.12	109.61	N71°48'18"E
C59	6°34'38"	328.00	37.65	37.63	N84°42'43"E
C60	41°22'13"	328.00	236.83	231.72	N67°18'55"E
C61	41°22'13"	300.00	216.61	211.94	N67°18'55"E
C62	41°22'13"	272.00	196.40	192.16	N67°18'55"E
C63	26°47'13"	272.00	127.17	126.01	N60°01'26"E
C64	14°34'59"	272.00	69.23	69.04	N80°42'32"E
C65	90°32'34"	-19.00	30.03	27.00	N42°43'45"E
C66	89°27'26"	-19.00	29.67	26.74	S47°16'15"E
C67	2°38'17"	-172.00	7.92	7.92	N3°51'41"W
C68	7°35'10"	-172.00	22.77	22.76	N8°58'25"W
C69	10°13'27"	-172.00	30.69	30.65	N7°39'16"W
C70	10°13'27"	-200.00	35.69	35.64	N7°39'16"W
C71	10°13'27"	-228.00	40.69	40.63	N7°39'16"W
C72	8°22'05"	-228.00	33.30	33.27	N8°34'58"W
C73	1°51'23"	-228.00	7.39	7.39	N3°28'14"W
C74	23°30'26"	-228.00	93.54	92.89	N76°14'49"E
C75	23°31'13"	-200.00	82.10	81.53	N76°14'25"E
C76	23°29'56"	-172.00	70.54	70.05	N76°15'04"E
C77	4°55'45"	-528.00	45.42	45.41	S23°03'19"E
C78	4°55'45"	-528.00	45.42	45.41	S27°59'04"E
C79	10°01'31"	328.00	57.39	57.32	N1°20'00"W
C80	17°43'00"	328.00	101.42	101.02	N12°32'16"E
C81	16°43'02"	328.00	125.74	125.73	N29°45'16"E
C82	8°31'02"	328.00	18.72	18.72	N42°22'18"E





56' R.O.W. LOCAL ROAD

NOTE:
ALL OPEN SPACE WILL BE DEDICATED TO HIGHLAND CITY AS PUBLIC OPEN SPACE AND PUBLIC TRAILS.



TYP. LOT SETBACK DETAIL

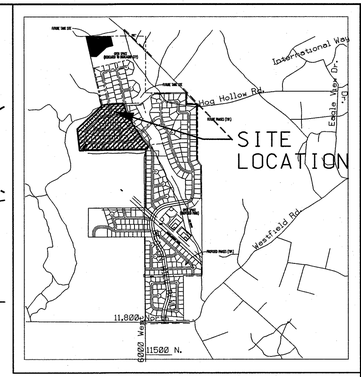
ENGINEER:

M.W. BROWN ENGINEERING
578 EAST 770 NORTH
OREM, UTAH 84097

DEVELOPER:

PERRY HOMES
17 EAST WINCHESTER ST.
SUITE 200
SLC, UT. 84107

SCALE 1" = 80', 22x34
SCALE 1" = 160', 11x17



VICINITY MAP

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

PROFESSIONAL LAND SURVEYOR
3/8/16
NO.166572
BARRY ANDREASON
State of Utah

No.	Date	By	REVISIONS Notes

Designed
Drawn D.B.
Checked
Date

Title: BEACON HILL PLAT G
Client:
HIGHLAND, UTAH
Drawing Name: PRELIMINARY PLAT

PROJECT NO. 2016.004

SHEET NO. 1

ATTACHMENT 2

LANDSCAPE PLAN

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 CONTRACTORS SOLE RESPONSIBILITY (I.E. ELECTRICAL, GAS, WATER,SEWER, ETC.).

0' 10' 20' 40'

SCALE: 1" = 10' on 24"x36" Sheet

NORTH

northland DESIGN GROUP
Landscape Architecture + Land Planning
2230 N. University Pkwy, Bldg. 9C - Provo, UT 84604
801.763.0179 office 801.763.0180 fax www.northland-design.com

DRAWN BY: rlf REVIEWED BY: rlf DATE:

REVISIONS DATE BY

DATE: 14 march 2016 PROJECT NO: 01416 ENG/ARCH: AAA

BEACON HILL PLAT 'G'

LEHI, UTAH

CITY SUBMITTAL

L100

McNEIL ENGINEERING & LAND SURVEYING, L.C. McNEIL CONSULTING ENGINEERING, L.C. McNEIL ENGINEERING STRUCTURAL,

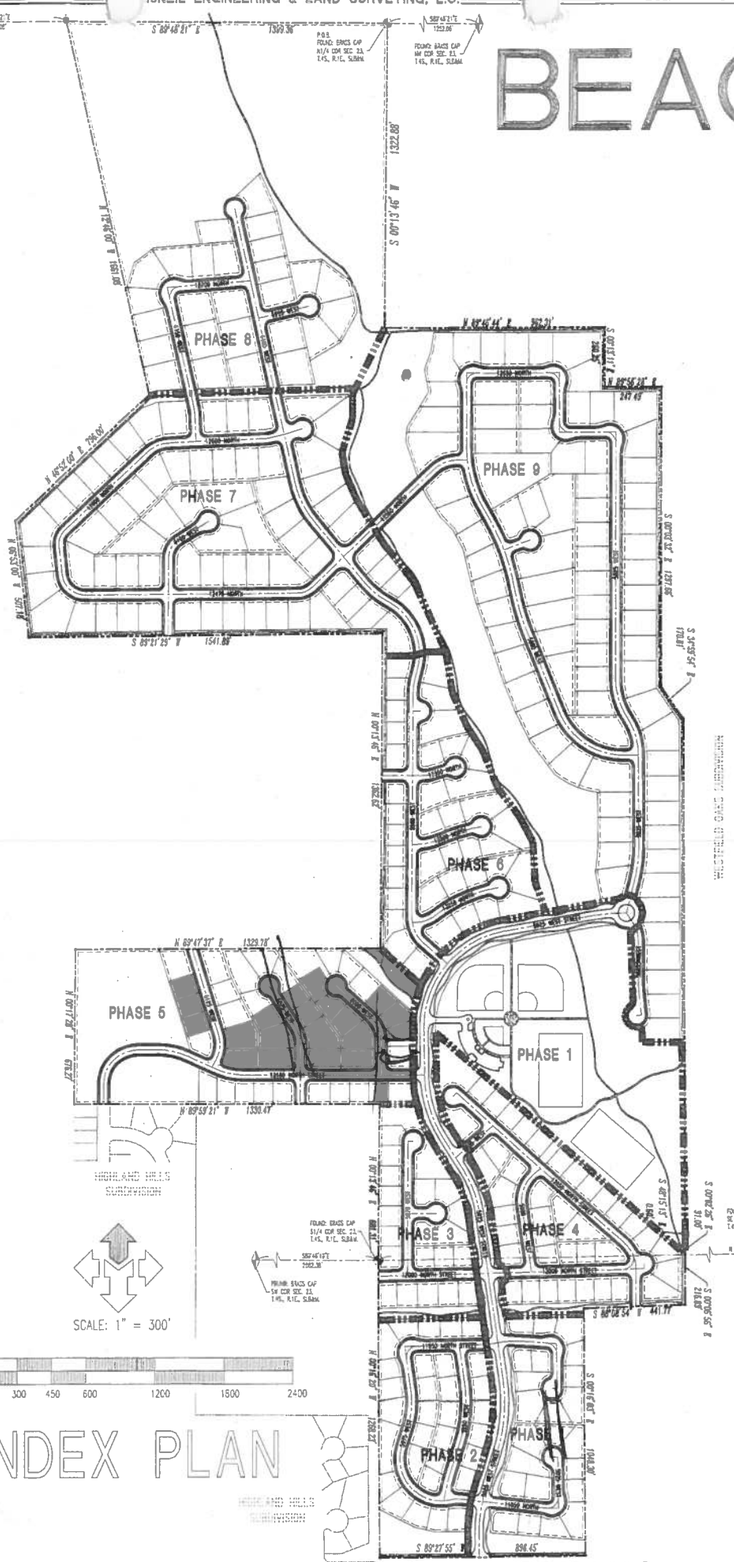
BEACON HILL THE HIGHLANDS

APPROX. ADDRESS: 5900 WEST WESTFIELD ROAD (11800 NORTH)

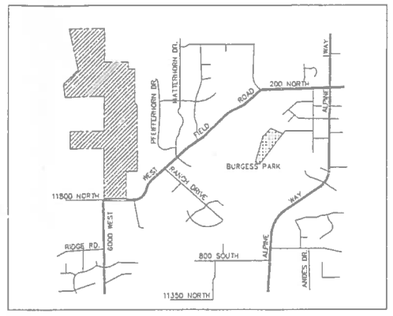
LOCATED IN SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SLB&M

56

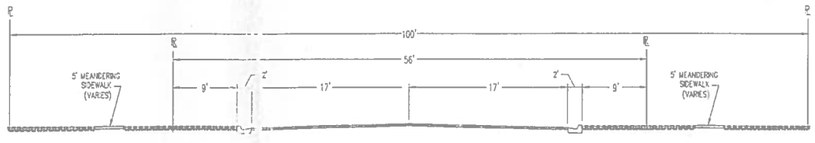
PRELIMINARY PLAT PLANS



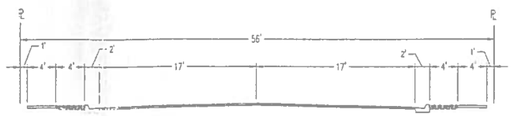
INDEX PLAN



VICINITY MAP



PHASE ONE MAIN STREET



STANDARD SUBDIVISION STREET

CIVIL INDEX

	INDEX PLAN
KEY	KEY PLAN
SD1	MASTER STORM DRAIN PLAN
PR1	MASTER UTILITY PLAN
DT1	DETAIL SHEETS

AREA TABULATIONS

TOTAL AREA IN PROJECT = 245.885 ACRES = 100%
OPEN SPACE IN PROJECT = 88.331 ACRES = 35%

TOTAL NUMBER OF LOTS = 369
OVERALL RESIDENTIAL DENSITY = 1.5 UNITS PER ACRE

PROPOSED SETBACKS PHASE 1

FRONT SETBACKS = 20.0'
REAR SETBACKS = 15.0'
~~REAR~~ Side SETBACKS = THE TOTAL WIDTH OF THE TWO SIDE YARDS FOR ANY ONE LOT SHALL BE (20) FEET BUT IN NO CASE LESS THAN (10) FEET ON ONE SIDE.

PROPOSED SETBACKS PHASE 2-9

FRONT SETBACKS = 25.0'
REAR SETBACKS = 10.0'
~~REAR~~ Side SETBACKS = THE TOTAL WIDTH OF THE TWO SIDE YARDS FOR ANY ONE LOT SHALL BE (20) FEET BUT IN NO CASE LESS THAN (10) FEET ON ONE SIDE.

PROPOSED PUBLIC UTILITY EASEMENTS

10' FRONT AND REAR EASEMENTS
5' SIDE EASEMENTS EVERY OTHER LOT

LOT SIZES

PHASE 1
AVERAGE = 8,812 sq.ft.
MINIMUM = 6,397 sq.ft.

PHASE 2
AVERAGE = 9,618 sq.ft.
MINIMUM = 8,210 sq.ft.

PHASE 3
AVERAGE = 10,184 sq.ft.
MINIMUM = 8,576 sq.ft.

PHASE 4
AVERAGE = 10,990 sq.ft.
MINIMUM = 8,000 sq.ft.

PHASE 5
AVERAGE = 11,258 sq.ft.
MINIMUM = 8,013 sq.ft.

PHASE 6
AVERAGE = 12,224 sq.ft.
MINIMUM = 8,017 sq.ft.

PHASE 7
AVERAGE = 17,080 sq.ft.
MINIMUM = 10,329 sq.ft.

PHASE 8
AVERAGE = 18,746 sq.ft.
MINIMUM = 14,286 sq.ft.

PHASE 9
AVERAGE = 18,879 sq.ft.
MINIMUM = 15,000 sq.ft.

PROFESSIONAL ENGINEER & LAND SURVEYOR — DALE K. BENNETT 12260 — STATE OF UTAH

DESIGNER:
McNEIL ENGINEERING AND LAND SURVEYING, L.C.
PROJECT MANAGER: DALE K. BENNETT, P.E. & L.S.
PROJECT ENGINEER: BENSON J. WHITNEY, E.I.T.

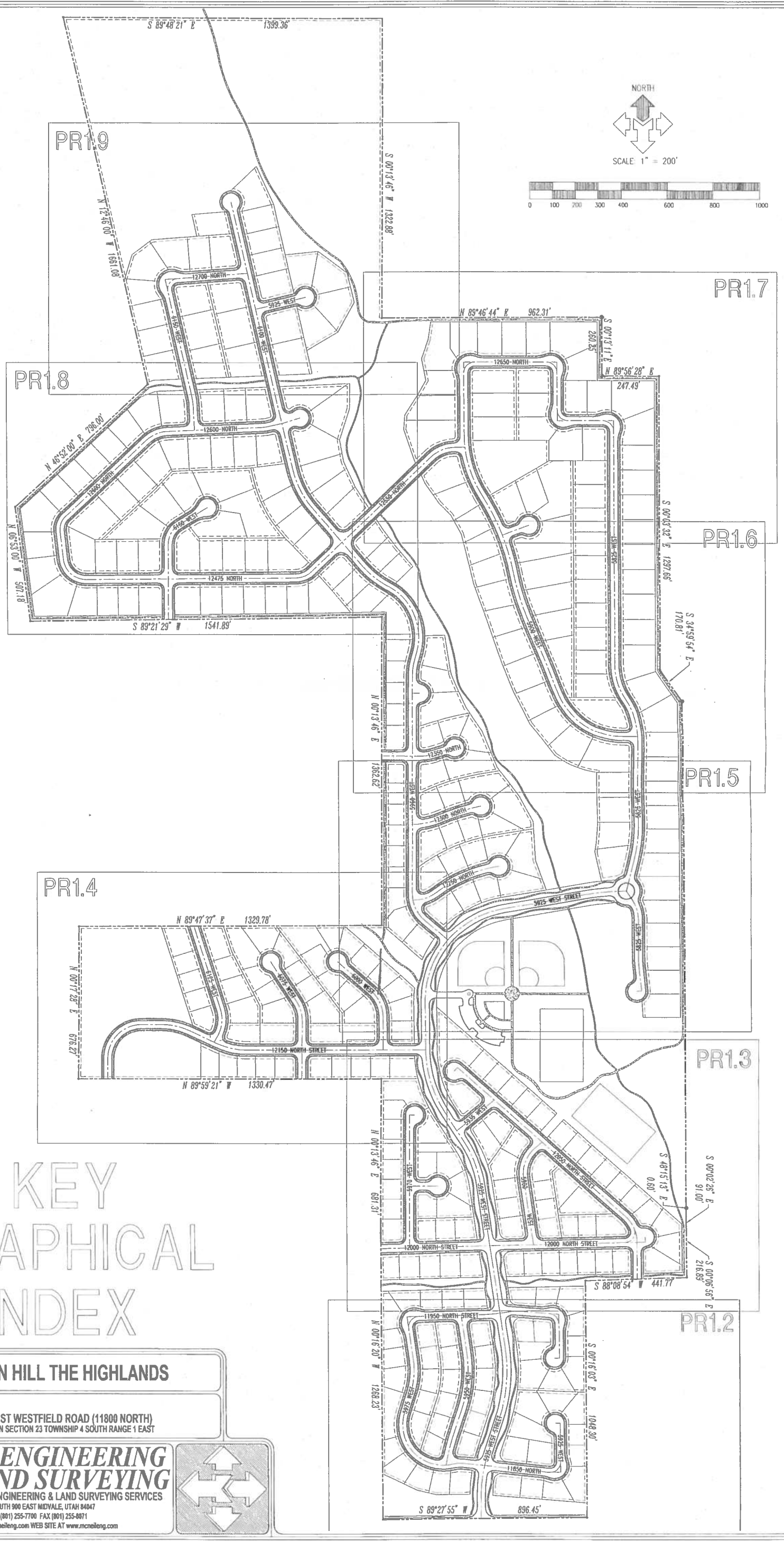
OWNER/DEVELOPER
FOX RIDGE PLANNED COMMUNITIES, L.L.C.
1520 WEST 3600 NORTH LEHI, UT 84043
CONTACT: TYSON THORPE

APPROVAL

DATE HIGHLAND CITY ENGINEER

McNEIL ENGINEERING AND LAND SURVEYING
PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES
8993 SOUTH 900 EAST WEST VALLEY, UTAH 84047
TEL: (801) 255-7766 FAX (801) 255-8071
E-MAIL info@mcneileng.com WEB SITE AT www.mcneileng.com

McNEIL ENGINEERING STRUCTURAL, L.C. McNEIL CONSULTING ENGINEERING, L.C. McNEIL ENGINEERING & LAND SURVEYING, L.C.



KEY GRAPHICAL INDEX

REVISIONS		
REV.	DATE	DESCRIPTION

BEACON HILL THE HIGHLANDS

5900 WEST WESTFIELD ROAD (11800 NORTH)
LOCATED IN SECTION 23 TOWNSHIP 4 SOUTH RANGE 1 EAST

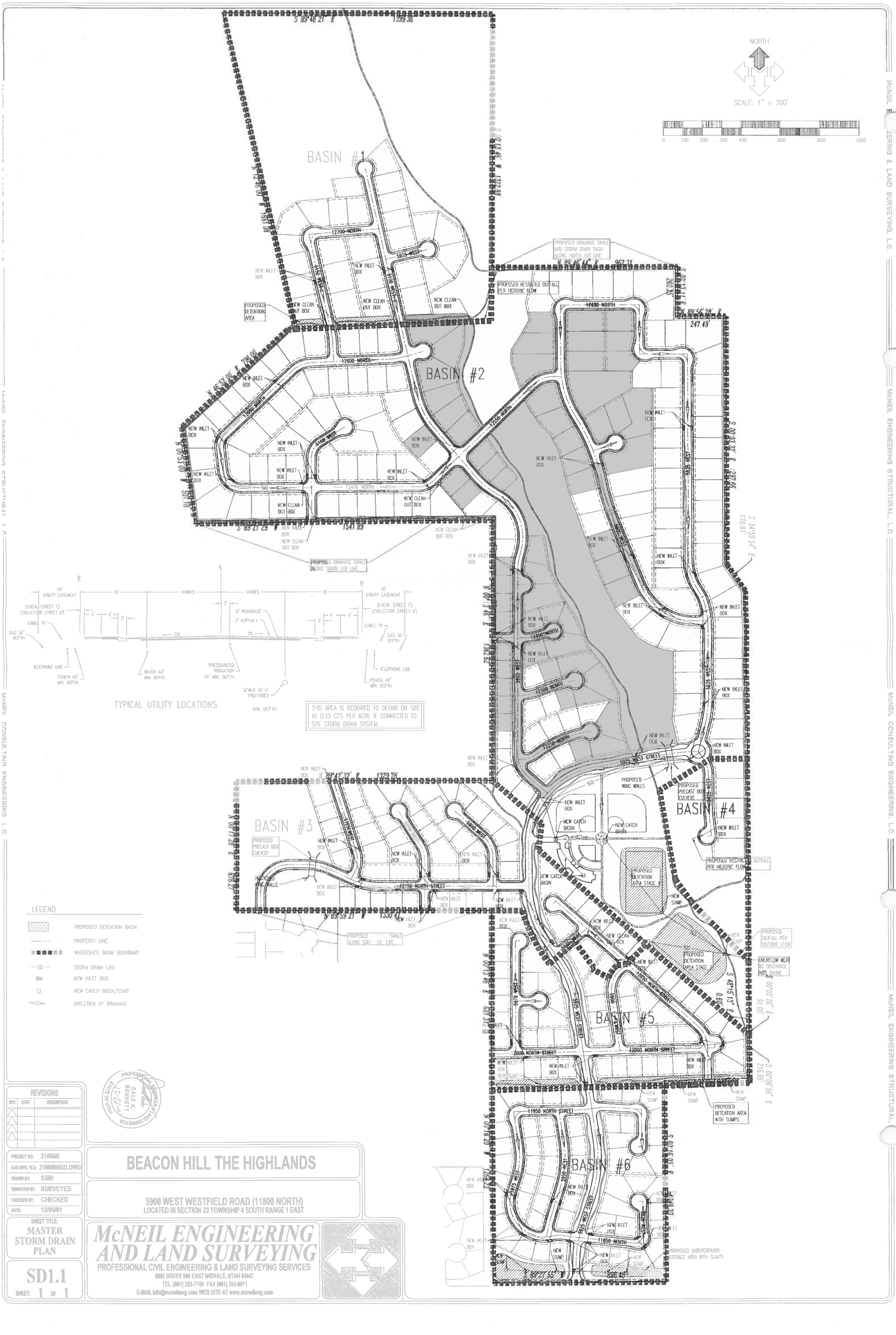
PROJECT NO:	210660
CAD DWG. FILE:	210660KEY.DWG
DRAWN BY:	SSB/
SURVEYED BY:	SURVEYED
CHECKED BY:	CHECKED
DATE:	12/05/01

SHEET TITLE:
KEY PLAN

McNEIL ENGINEERING AND LAND SURVEYING
PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES
6895 SOUTH 900 EAST MIDVALE, UTAH 84047
TEL. (801) 255-7700 FAX (801) 255-8071
E-MAIL info@mcneileng.com WEB SITE AT www.mcneileng.com

McNEIL ENGINEERING & LAND SURVEYING, L.C.
McNEIL ENGINEERING STRUCTURAL, L.C.
McNEIL CONSULTING ENGINEERING, L.C.
McNEIL ENGINEERING STRUCTURAL,

21:45:43 12/25/2001


NORTH
SCALE: 1" = 200'
0 100 200 300 400 600 800 1000
BASIN #1
BASIN #2
BASIN #3
BASIN #4
BASIN #5
BASIN #6
12700 NORTH
12600 NORTH
12475 NORTH
12350 NORTH
12250 NORTH
12150 NORTH STREET
12000 NORTH STREET
11950 NORTH STREET
11850 NORTH
5925 WEST
5975 WEST
5960 WEST
5940 WEST
5910 WEST
5890 WEST
5870 WEST
5850 WEST
5825 WEST STREET
5875 WEST STREET
5915 WEST STREET
5895 WEST
NEW INLET BOX
NEW CLEAN OUT BOX
NEW CATCH BASIN
NEW SUMP
PROPOSED DETENTION AREA
PROPOSED DRAINAGE SWALE AND STORM DRAIN SASH ALONG NORTH LOT LINE
PROPOSED RESTRICTED OUTFALL PER HISTORIC FLOW
PROPOSED DETENTION AREA STAGE 1
PROPOSED DETENTION AREA STAGE 2
PROPOSED DETENTION AREA WITH SUMPS
PROPOSED WING WALLS
PROPOSED PRECAST BOX CULVERT
PROPOSED OUTFALL PER HISTORIC FLOW
OVERFLOW WEIR TO DISCHARGE INTO RAVINE
PROPOSED UNDERGROUND STORAGE AREA WITH SUMPS
PROPOSED DRAINAGE SWALE ALONG SOUTH LOT LINE
N 89°46'44" E 962.24'
S 89°56'28" E 247.49'
S 89°48'21" E 1399.36'
N 89°42'32" E 1329.78'
S 89°59'21" W 1330.47'
S 89°27'29" W 1541.89'
S 89°27'55" W 598.49'
S 00°02'26" E 91.00'
S 00°06'56" E 276.88'
S 34°59'54" E 170.81'
S 48°15'13" E 0.60'
N 00°03'28" E 2286.26'
N 00°03'28" E 2286.26'
N 00°19'28" E 2287.08'
N 00°19'28" E 2287.08'
N 00°19'28" E 2287.08

21:53:53 12/25/2001

LEGEND

- PROPERTY LINE
- P — POWER LINE
- T — TELEPHONE LINE
- X — EXIST. FENCE
- W — WATER LINE
- FW — NEW FIRE WATER LINE
- W — NEW WATER LINE
- S — NEW SANITARY SEWER LINE
- S — SEWER LINE
- SD — STORM DRAIN LINE
- G — GAS LINE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- UP — UTILITY POLE
- SEWER MANHOLE
- SSMH — SANITARY SEWER MANHOLE
- FH — FIRE HYDRANT
- WV — WATER LINE VALVE
- UP — NEW LIGHT POLE

NORTH

SCALE: 1" = 200'

0 100 200 300 400 600 800 1000

S 89°48'21" E 1399.36'

S 00°13'46" W 1322.88'

N 12°46'00" W 1616.08'

N 89°46'44" E 962.31'

S 00°13'11" E 260.25'

N 89°56'28" E 247.49'

S 00°03'32" E 1297.66'

S 84°59'54" E 170.81'

N 45°52'00" E 796.00'

N 06°53'00" W 507.18'

S 89°21'29" W 1541.89'

N 00°13'46" E 1362.62'

N 89°47'37" E 1329.78'

N 00°17'28" E 676.27'

N 89°59'21" W 1330.47'

N 00°13'46" E 681.31'

S 48°15'18" E 8.60'

S 00°02'26" E 91.00'

S 00°06'56" E 216.89'

S 88°08'54" W 441.77'

S 00°16'03" E 1049.30'

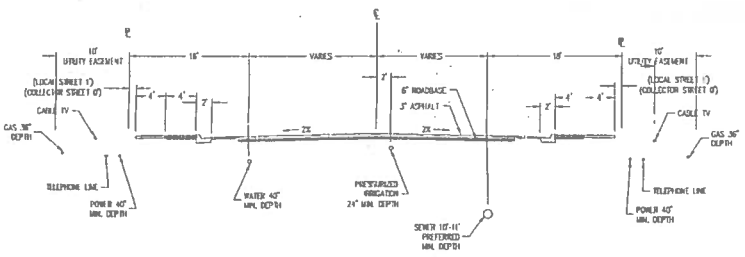
S 89°27'55" W 896.45'

N 00°16'20" W 1268.23'

PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
PHASE 7
PHASE 8
PHASE 9

TO PROPOSED NEW CULINARY WATER TANK

NEW FIRE HYDRANT
NEW SEWER MANHOLE
NEW BLOWOFF VALVE
2" BLOW OFF VALVE
20" DIP WATER MAIN WRAPPED IN POLY BAG
FOR FUTURE CONNECTION
12300 NORTH
12475 NORTH
12600 NORTH STREET
11950 NORTH STREET
5475 WEST STREET



TYPICAL UTILITY LOCATIONS

REVISIONS		
REV.	DATE	DESCRIPTION

PROJECT NO:	210660
CAD DWG. FILE:	210660PR.DWG
DRAWN BY:	SSB/
SURVEYED BY:	SURVEYED
CHECKED BY:	CHECKED
DATE:	12/10/01

SHEET TITLE: UTILITY PLAN

PR1.1

SHEET: 1 OF 9

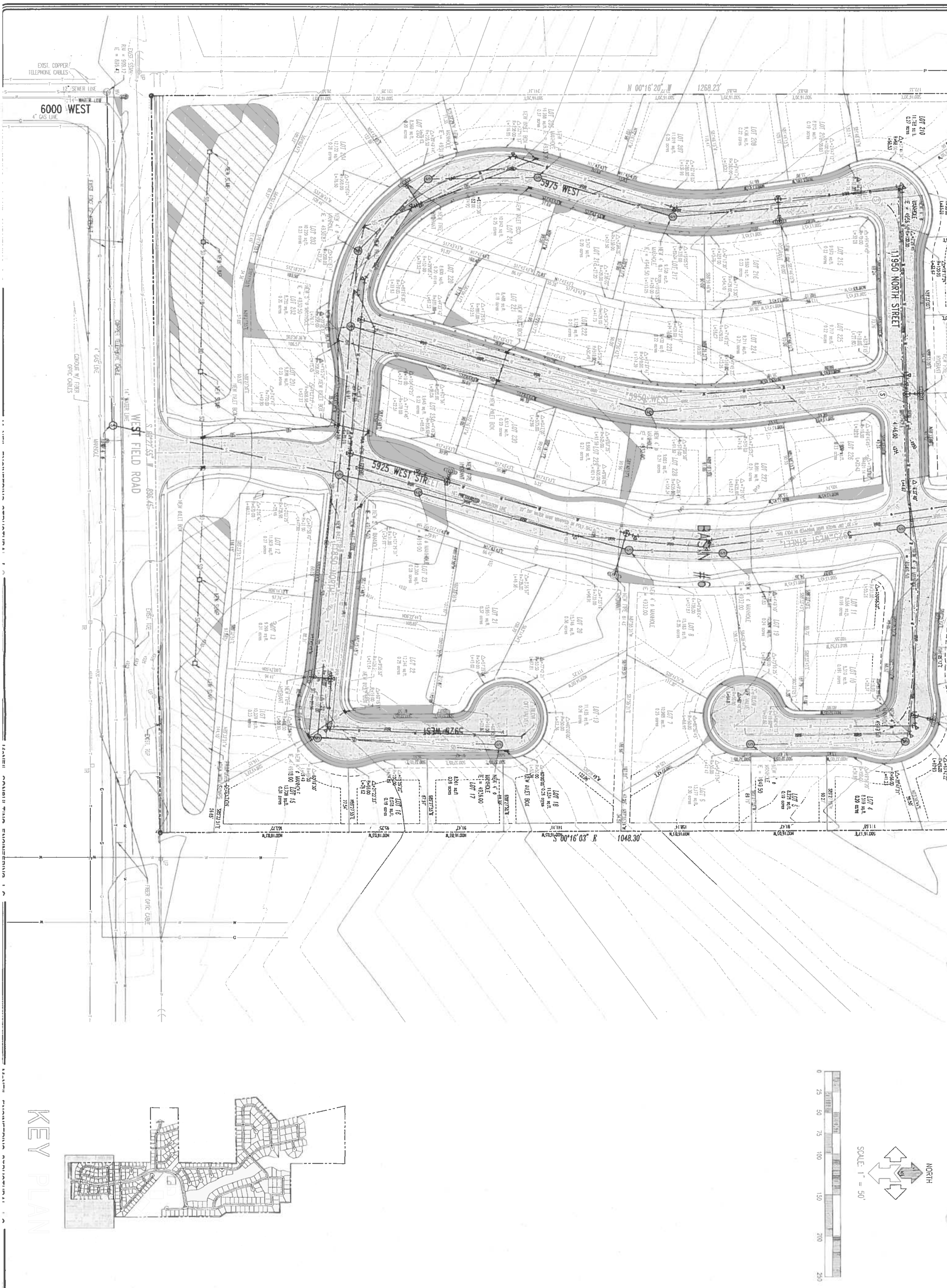
PROFESSIONAL ENGINEER & LAND SURVEYOR — STATE OF UTAH — DALE K. BENNETT — 12-22-01

BEACON HILL THE HIGHLANDS

5900 WEST WESTFIELD ROAD (11800 NORTH)
LOCATED IN SECTION 23 TOWNSHIP 4 SOUTH RANGE 1 EAST

McNEIL ENGINEERING AND LAND SURVEYING
PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES
6895 SOUTH 900 EAST MIDVALE, UTAH 84047
TEL. (801) 255-7700 FAX (801) 255-8071
E-MAIL info@mcneileng.com WEB SITE AT www.mcneileng.com

McNEIL ENGINEERING & LAND SURVEYING, L.C. McNEIL ENGINEERING STRUCTURAL, L.C. McNEIL CONSULTING ENGINEERING, L.C.



REVISIONS		
KEY	DATE	DESCRIPTION

BEACON HILL THE HIGHLANDS

5900 WEST WESTFIELD ROAD (11800 NORTH)
LOCATED IN SECTION 23 TOWNSHIP 4 SOUTH RANGE 1 EAST

STAMP / SEAL
PROFESSIONAL ENGINEER & LAND SURVEYOR
DALE K. BENNETT
12-26-01
STATE OF UTAH

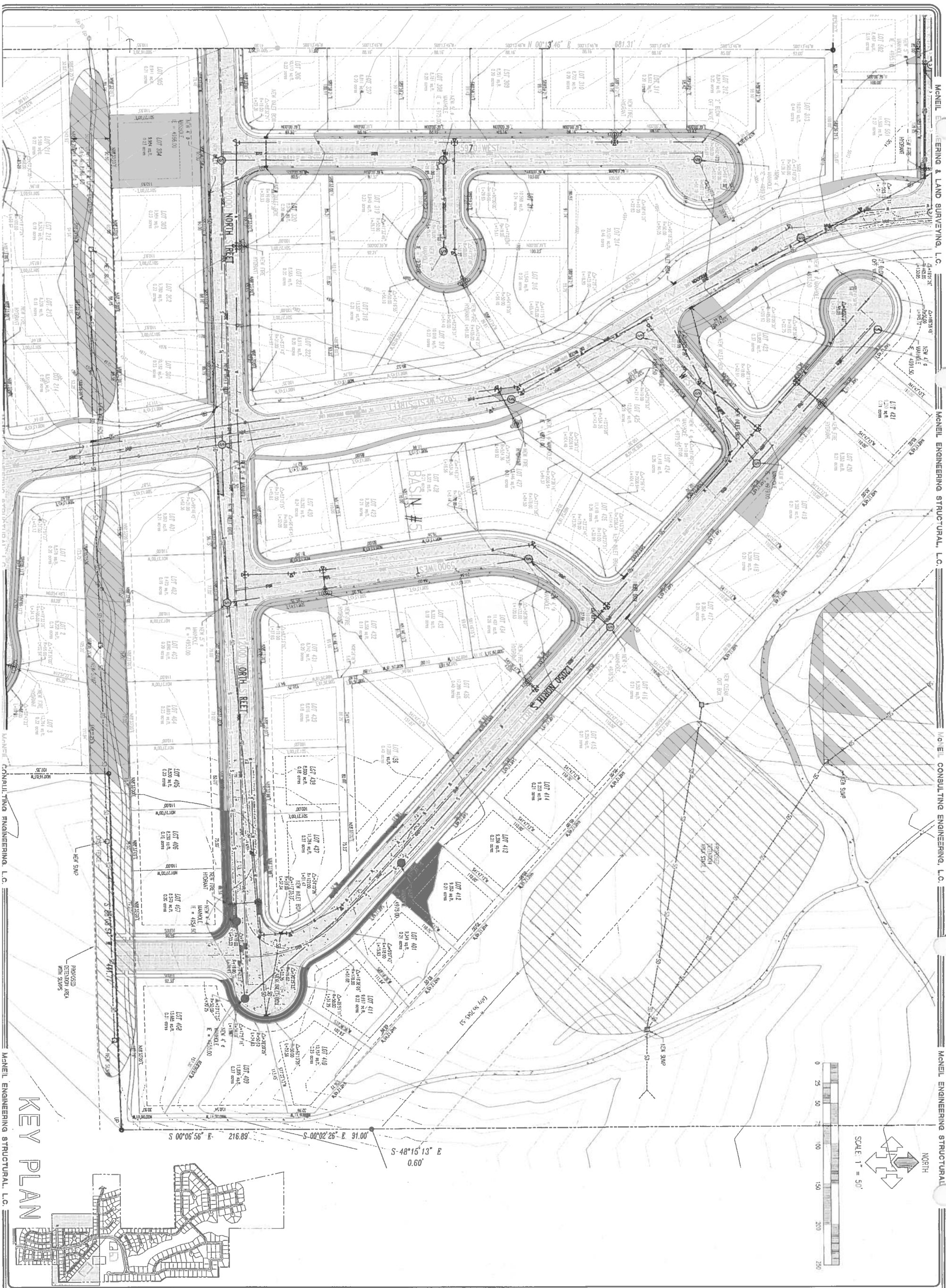
McNEIL ENGINEERING AND LAND SURVEYING
PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES
6895 SOUTH 900 EAST MIDVALE, UTAH 84047
TEL. (801) 255-7700 FAX (801) 255-8071
E-MAIL info@mcneileng.com WEB SITE AT www.mcneileng.com

PROJECT NO.	210660
CAD DWG. FILE:	210660PR.DWG
DRAWN BY:	SSB/
SURVEYED BY:	SURVEYED
CHECKED BY:	CHECKED
DATE:	12/05/01

SHEET TITLE:
PRELIMINARY PLAT

PR1.2
SHEET: 2 of 9

21:41:16 12/25/2001



KEY PLAN

McNEIL ENGINEERING STRUCTURAL, L.C. — McNEIL CONSULTING ENGINEERING, L.C. — McNEIL ENGINEERING & LAND SURVEYING, L.C.

SHEET:	PR1.3 3 OF 9
SHEET TITLE:	PRELIMINARY PLAT
DATE	12/05/01
CHECKED BY:	CHECKED
SURVEYED BY:	SURVEYED
DRAWN BY:	SSB/
CAD DWG. FILE:	210660PR.DWG
PROJECT NO	210660

REVISIONS		
NO /	DATE	DESCRIPTION

BEACON HILL THE HIGHLANDS

5900 WEST WESTFIELD ROAD (11800 NORTH)
LOCATED IN SECTION 23 TOWNSHIP 4 SOUTH RANGE 1 EAST

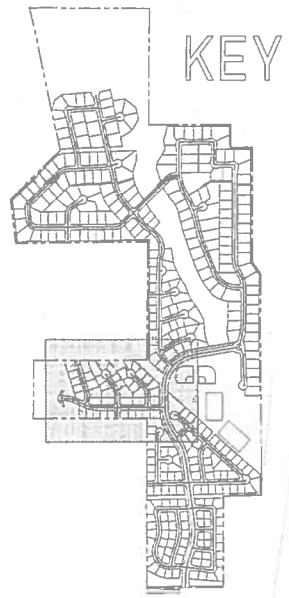
STAMP / SEAL

PROFESSIONAL ENGINEER & LAND SURVEYOR — DALE K. BENNETT — 12-24-01 — STATE OF UTAH

McNEIL ENGINEERING AND LAND SURVEYING
PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES
6895 SOUTH 900 EAST MIDVALE, UTAH 84047
TEL. (801) 255-7700 FAX (801) 255-8871
E-MAIL info@mcneileng.com WEB SITE AT www.mcneileng.com

21:41:04 12/25/2001

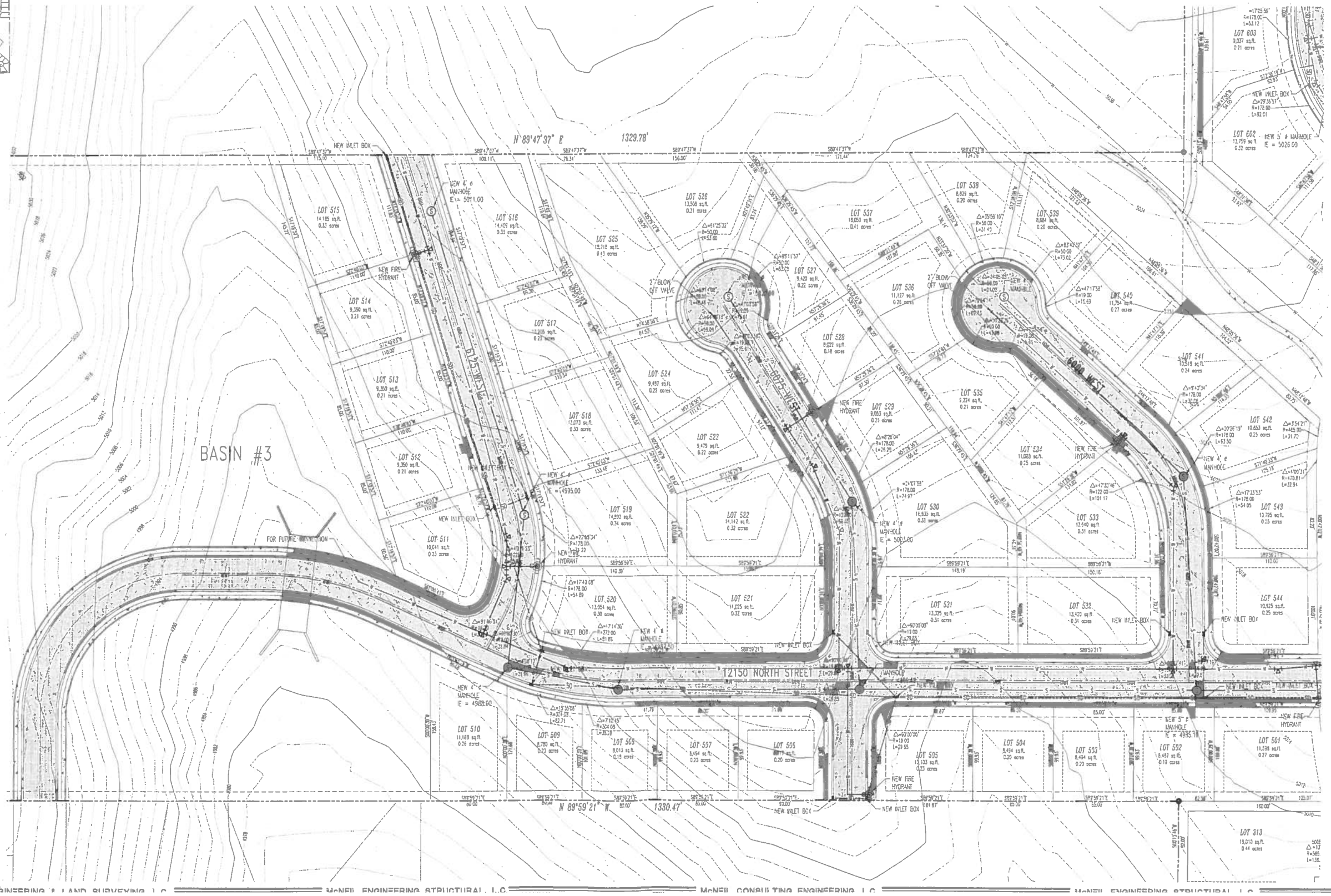
KEY PLAN



NORTH

SCALE: 1" = 50'

0 25 50 75 100 150 200 250



McNEIL ENGINEERING AND LAND SURVEYING
PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES
6965 SOUTH 900 EAST MIDVALE, UTAH 84047
TEL: (801) 255-7700 FAX: (801) 255-8871
E-MAIL: info@mcneileng.com WEB SITE AT: www.mcneileng.com

STAMP / SEAL

PROFESSIONAL ENGINEER & LAND SURVEYOR
No. 162381
DALE K. BENNETT
12-24-01
STATE OF UTAH

BEACON HILL THE HIGHLANDS

5900 WEST WESTFIELD ROAD (11800 NORTH)
LOCATED IN SECTION 23 TOWNSHIP 4 SOUTH RANGE 1 EAST

REVISIONS

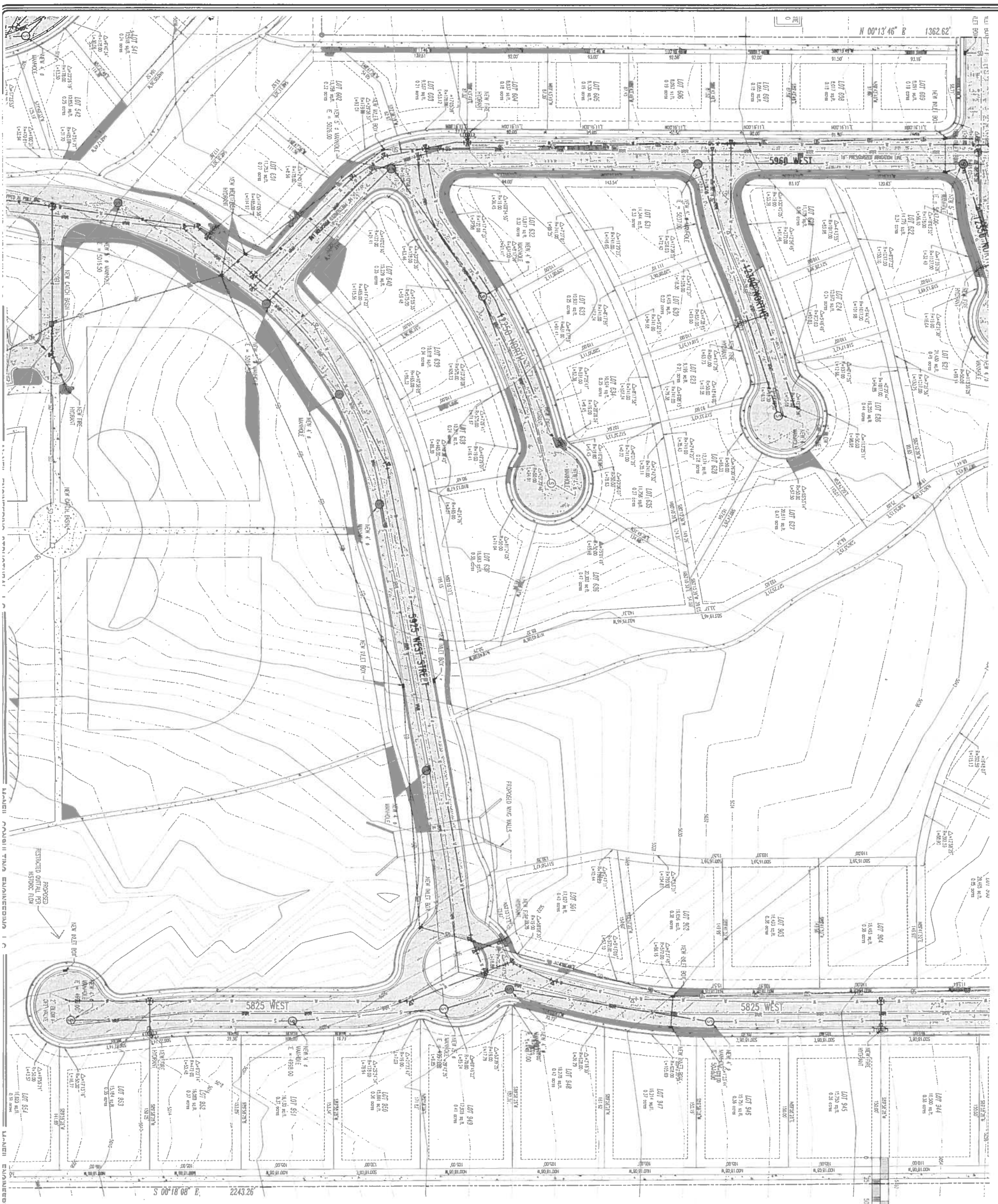
REV.	DATE	DESCRIPTION
1		
2		
3		
4		

PROJECT NO:	210660
CAD DWG. FILE:	210660PR.DWG
DRAWN BY:	SSB/
SURVEYED BY:	SURVEYED
CHECKED BY:	CHECKED
DATE:	12/05/01

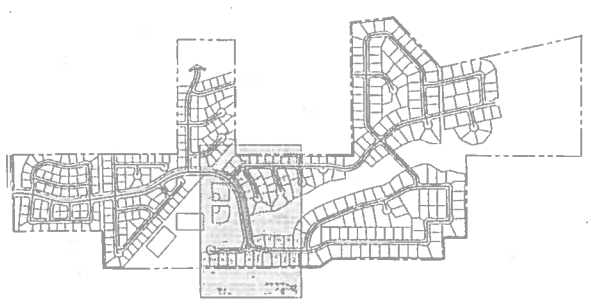
SHEET TITLE:
PRELIMINARY PLAT

PR1.4
SHEET: 4 OF 9

21:40:52 12/25/2001



KEY PLAN



BEACON HILL THE HIGHLANDS

5900 WEST WESTFIELD ROAD (11800 NORTH)
LOCATED IN SECTION 23 TOWNSHIP 4 SOUTH RANGE 1 EAST

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO	210650
CAD DWG. FILE	210650PR.DWG
DRAWN BY:	SSB/
SURVEYED BY:	SURVEYED
CHECKED BY:	CHECKED
DATE:	12/05/01

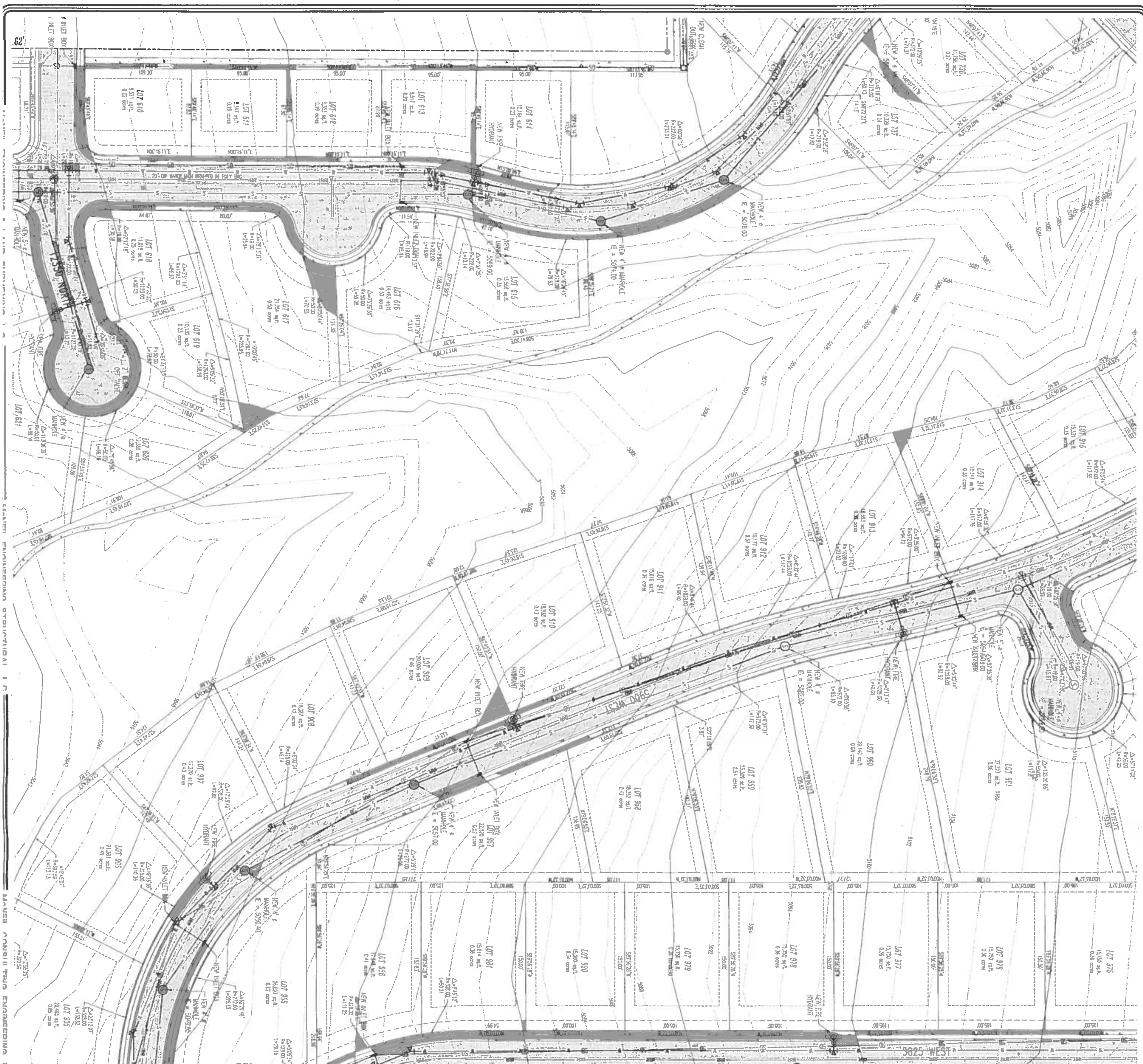
SHEET TITLE: PRELIMINARY PLAT

PR1.5
SHEET: 5 OF 9

STAMP / SEAL
PROFESSIONAL ENGINEER & LAND SURVEYOR — STATE OF UTAH — DALE K. BENNETT — 12-26-01

McNEIL ENGINEERING AND LAND SURVEYING
PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES
6995 SOUTH 900 EAST MIDVALE, UTAH 84047
TEL. (801) 255-7700 FAX (801) 255-8071
E-MAIL info@mcneileng.com WEB SITE AT www.mcneileng.com

McNEIL ENGINEERING STRUCTURAL, L.C. McNEIL CONSULTING ENGINEERING, L.C.



REV.	DATE	DESCRIPTION

REVISIONS

BEACON HILL THE HIGHLANDS

5900 WEST WESTFIELD ROAD (11800 NORTH)
LOCATED IN SECTION 23 TOWNSHIP 4 SOUTH RANGE 1 EAST

PROJECT NO: 210660
CAD DWG. FILE: 210660PR.DWG
DRAWN BY: SSB/
SURVEYED BY: SURVEYED
CHECKED BY: CHECKED
DATE: 12/05/01

SHEET TITLE: PRELIMINARY PLAT

PR1.6
SHEET: 6 OF 9

STAMP/SEAL
PROFESSIONAL ENGINEER & LAND SURVEYOR
DALE K. BENNETT
12-26-01
STATE OF UTAH

McNEIL ENGINEERING AND LAND SURVEYING
PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES
6895 SOUTH 900 EAST MIDVALE, UTAH 84047
TEL. (801) 255-7700 FAX (801) 255-8071
E-MAIL info@mcneileng.com WEB SITE AT www.mcneileng.com

McNEIL ENGINEERING & LAND SURVEYING, L.C.
McNEIL ENGINEERING STRUCTURAL, L.C.
McNEIL CONSULTING ENGINEERING, L.C.
McNEIL ENGINEERING STRUCTURAL, L.C.

21:40:28 12/25/2001

McNEIL ENGINEERING & LAND SURVEYING, L.C.

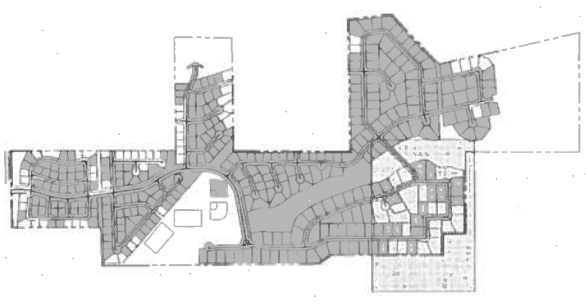
McNEIL ENGINEERING STRUCTURAL, L.C.

McNEIL CONSULTING ENGINEERING, L.C.

McNEIL ENGINEERING & LAND SURVEYING, L.C.

McNEIL ENGINEERING STRUCTURAL, L.C.

McNEIL CONSULTING ENGINEERING, L.C.



KEY PLAN

BASIN #2

12550 NORTH

PROPOSED RESTRICTED OUTFALL PER HISTORIC FLOW

NEW FIRE HYDRANT

MANHOLE

LOT 917 22,562 sq.ft. 0.52 acres

LOT 916 18,756 sq.ft. 0.43 acres

LOT 918 28,698 sq.ft. 0.66 acres

LOT 919 23,056 sq.ft. 0.53 acres

LOT 920 16,281 sq.ft. 0.37 acres

LOT 921 24,911 sq.ft. 0.57 acres

LOT 922 17,183 sq.ft. 0.39 acres

LOT 923 15,795 sq.ft. 0.36 acres

LOT 924 15,750 sq.ft. 0.36 acres

LOT 925 15,631 sq.ft. 0.35 acres

LOT 926 28,548 sq.ft. 0.65 acres

LOT 927 18,136 sq.ft. 0.42 acres

LOT 928 18,236 sq.ft. 0.42 acres

LOT 929 18,236 sq.ft. 0.42 acres

LOT 930 27,359 sq.ft. 0.64 acres

LOT 931 20,044 sq.ft. 0.46 acres

LOT 962 35,417 sq.ft. 0.81 acres

LOT 963 17,138 sq.ft. 0.39 acres

LOT 964 18,138 sq.ft. 0.42 acres

LOT 965 21,905 sq.ft. 0.50 acres

LOT 966 21,679 sq.ft. 0.49 acres

LOT 967 21,914 sq.ft. 0.50 acres

LOT 968 15,615 sq.ft. 0.36 acres

LOT 969 15,573 sq.ft. 0.36 acres

LOT 970 15,630 sq.ft. 0.36 acres

LOT 971 26,250 sq.ft. 0.60 acres

LOT 972 16,081 sq.ft. 0.37 acres

LOT 973 15,750 sq.ft. 0.36 acres

LOT 974 15,750 sq.ft. 0.36 acres

LOT 975 15,750 sq.ft. 0.36 acres

LOT 332 15,500 sq.ft. 0.36 acres

LOT 333 15,500 sq.ft. 0.36 acres

LOT 334 15,500 sq.ft. 0.36 acres

N 89°46'44" E 962.91'

S 00°13'11" E 260.25'

N 89°56'28" E 247.49'

1297.66'

16.00' GAS EASEMENT MOUNTAIN FUEL SUPPLY Book 460 - Pg 259 Entry No. 140074-47

SCALE: 1" = 50'

NORTH

0 25 50 75 100 150 200 250

BEACON HILL THE HIGHLANDS

5900 WEST WESTFIELD ROAD (11800 NORTH)
LOCATED IN SECTION 23 TOWNSHIP 4 SOUTH RANGE 1 EAST

REVISIONS

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		

PROJECT NO: 210660
CAD DWG. FILE: 210660PR.DWG
DRAWN BY: SSB/
SURVEYED BY: SURVEYED
CHECKED BY: CHECKED
DATE: 12/05/01

SHEET TITLE: PRELIMINARY PLAT

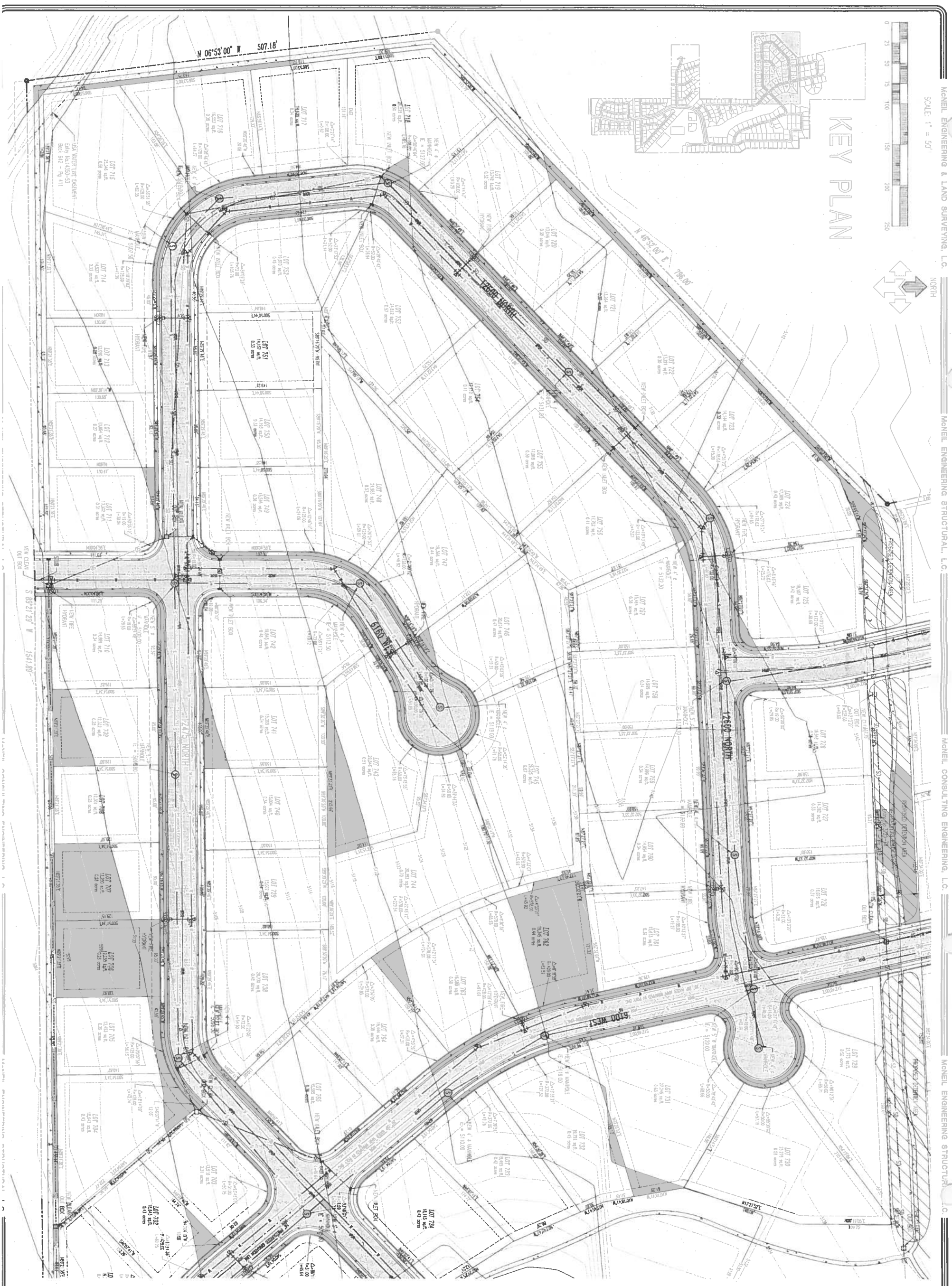
PR1.7
SHEET: 7 OF 9

STAMP / SEAL

PROFESSIONAL ENGINEER & LAND SURVEYOR
DALE K. BENNETT
STATE OF UTAH

McNEIL ENGINEERING AND LAND SURVEYING
PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES
6895 SOUTH 900 EAST MIDVALE, UTAH 84047
TEL. (801) 255-7700 FAX (801) 255-8071
E-MAIL info@mcneileng.com WEB SITE AT www.mcneileng.com

21:40:16 12/25/2001



McNEIL ENGINEERING & LAND SURVEYING, L.C.
McNEIL ENGINEERING STRUCTURAL, L.C.
McNEIL CONSULTING ENGINEERING, L.C.

BEACON HILL THE HIGHLANDS

5900 WEST WESTFIELD ROAD (11800 NORTH)
LOCATED IN SECTION 23 TOWNSHIP 4 SOUTH RANGE 1 EAST

REVISIONS

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		

PROJECT No: 210650
CAD/DWG. FILE: 210650PR.DWG
DRAWN BY: SSBJ
SURVEYED BY: SURVEYED
CHECKED BY: CHECKED
DATE: 12/05/01

SHEET TITLE: PRELIMINARY PLAT

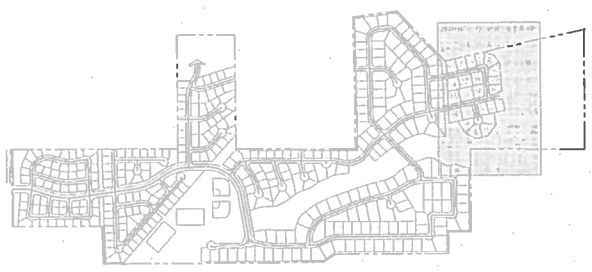
PR1.8
SHEET: 8 OF 9

STAMP / SEAL
PROFESSIONAL ENGINEER & LAND SURVEYOR
DALE K. BENNETT
12-22-01
STATE OF UTAH

McNEIL ENGINEERING AND LAND SURVEYING
PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES
6895 SOUTH 900 EAST MIDVALE, UTAH 84047
TEL. (801) 255-7700 FAX (801) 255-9071
E-MAIL info@mcneileng.com WEB SITE AT www.mcneileng.com

21:38:45 12/25/2001

KEY PLAN



N 12°46'00" W 1661.00'

S 00°13'46" W 1322.88'

BASIN #1

12700 NORTH

6150 WEST

6100 WEST

5900 WEST

PROPOSED DETENTION AREA

PROPOSED RESTRICTED PER HISTORIC FLOW

TO PROPOSED NEW CULINARY WATER TANK

NEW FIRE HYDRANT

NEW INLET BOX

NEW 5' Ø MANHOLE IE = 5142.00

NEW CLEAN OUT BOX

SCALE: 1" = 50'

NORTH

0 25 50 75 100 150 200 250

McNEIL ENGINEERING STRUCTURAL, L.C.

McNEIL CONSULTING ENGINEERING, L.C.

McNEIL ENGINEERING & LAND SURVEYING, L.C.

PRELIMINARY PLAT	
SHEET TITLE:	
DATE:	12/05/01
CHECKED BY:	CHECKED
SURVEYED BY:	SURVEYED
DRAWN BY:	SSB/
CAD DWG. FILE:	210660PR.DWG
PROJECT NO:	210660

PR1.9
SHEET: 9 OF 9

REVISIONS

REV	DATE	DESCRIPTION

BEACON HILL THE HIGHLANDS

5900 WEST WESTFIELD ROAD (11800 NORTH)
LOCATED IN SECTION 23 TOWNSHIP 4 SOUTH RANGE 1 EAST

STAMP / SEAL

PROFESSIONAL ENGINEER — DALE K. BENNETT — 12-24 — STATE OF UTAH — LAND SURVEYOR

McNEIL ENGINEERING AND LAND SURVEYING
PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES
6895 SOUTH 900 EAST MIDVALE, UTAH 84047
TEL. (801) 255-7700 FAX (801) 255-8071
E-MAIL info@mcneileng.com WEB SITE AT www.mcneileng.com

March 30, 2016

Members of the Design Review Committee,

As a resident of the Beacon Hills/Twin Bridge Estate subdivision I would like to express my opposition to the proposed development by Perry Homes known as Beacon Hills the Highlands. Highland City's greatest asset is its topography, I hope that the members of the design review committee would not be short sighted by selling this land to a production home builder.

I am sure that Perry Homes makes a fine home, however their existing homes in the Beacon Hills area are an unfortunate drag on the property value of the surrounding custom homes. In the years I have lived in Beacon Hills I have watched as many of their "spec homes" sit vacant for years. The proposed development is a desirable location and could be the site of custom homes which would provide continuity with the existing neighborhood and attract higher income residents. Additional custom homes would also increase the value of surrounding homes and provide higher property taxes for the city.

Like many others, I moved to Highland to live in an area with a unique and distinct esthetic. This appeal is fading as these "cookie cutter" homes continue to be built around the city. The city has lost it unique appeal and is becoming undistinguishable swab of track homes. Please look to Cedar Hills as a cautionary tale of what happens when a city sells its assets for a quick buck.

Respectfully,

Sean Anderson

Homeowner, Beacon Hills

JoAnn Scott

From: Kelsey Bradshaw
Sent: Tuesday, March 22, 2016 8:15 AM
To: Nathan Crane; JoAnn Scott
Subject: FW: Beacon Hills Highlands, Plat G

From: Jeff Conley [mailto:jeffreyconley@gmail.com]
Sent: Monday, March 21, 2016 9:29 PM
To: Planning
Subject: Beacon Hills Highlands, Plat G

We recently received a letter informing us of Perry Homes intention to build 56 homes in the Beacon Hills subdivision. As a resident at on Angels Gate I am extremely concerned about the plans provided to us on the vicinity map. As I can see, the new subdivision will have only one access point - Lighthouse Dr/Angels Gate. This road already receives a lot of fast moving traffic and 56 homes without another access point will only increase the traffic and the danger to children living on Lighthouse Dr/Angels Gate.

My concern comes from experience as in the fall of 2015 someone came down our street jumped the curb and drove through my front yard and over trees. I have five children all under the age of 14 (one is two) and traffic and lack of speed control is a significant issue. Adding 56 homes that have only one way to get in and out of the neighborhood will make matters worse.

I recommend that Perry either do not develop the plots, develop the plots south of the proposed location or build a second road or access point and put in speed bumps or some other speed deterring structure.

Sincerely

Jeff Conley

Metropolitan Water District of Salt Lake & Sandy
3430 East Danish Road, Cottonwood Heights, UT 84093
Phone: 801-942-1391 Fax: 801-942-3674
www.mwdsls.org

March 25, 2016

Highland City
Community Development Department
Attn: Nathan Crane, Community Development Director
5400 West Civic Center Drive ~ Suite 1
Highland, Utah 84003

Delivered Electronically
to nathanc@highlandcity.org

Dear Mr. Crane:

The Metropolitan Water District of Salt Lake & Sandy was recently noticed of a Highland City Design Review Committee meeting for the preliminary subdivision plat for Beacon Hills The Highlands Plat 'G' on March 31 at 3:00pm and a public hearing to be held April 12 at 7:00pm. The proposed development borders on the west property owned by the District and encompasses a District access easement and also an easement for the Salt Lake Aqueduct.

Use of the District's property and property interests by another party should be consistent with District Policies and Procedures and requires an agreement. The developer has not yet submitted an application or complete set of plans to the District to review.

We present the following concerns related to the preliminary plat drawings provided by Highland City staff:

1. The District owns and utilizes a 50-ft wide access easement along the north part of the development. We are unaware of any additional easements granted over this alignment, including the "public trail easement & Bonneville Shoreline Trail" and the "50' water tank access easement." Any trail or public use within this area will first require District approval in the form of a License Agreement.
2. A road (Ponce de Leon Dr.) and utility crossings are shown over the District's access easement. These facilities should be reviewed and approved by License Agreement prior to construction. As a consideration, should construction of Ponce de Leon Dr. to the North proceed and the District to receive use of this public road to access it's easement and property to the West would enable the District to consider abandoning its deeded easement east of Ponce de Leon Dr.
3. Properties that abut the District's property should include fences without gates to prevent unauthorized pedestrian and vehicle traffic on the District's property, and prevent future encroachment onto the District's property.
4. A portion of Lots 13 and 14 encroach upon an easement for the Salt Lake Aqueduct. Use of the easement should comply with District Policies and Procedures and shall not be fenced. This easement should read "Salt Lake Aqueduct Easement" as opposed to "USA water line easement."
5. Grading should not negatively impact drainage from or onto District property, or make steeper or more difficult to operate any portion of the District property.

Metropolitan Water District of Salt Lake & Sandy
3430 East Danish Road, Cottonwood Heights, UT 84093
Phone: 801-942-1391 Fax: 801-942-3674
www.mwdsls.org

6. Development construction activities including, but not limited to, parking, material storage, and disposal of soil, shall not encroach upon the District's property without written permission from the District.
7. The property line should be accurately marked prior to development with temporary construction netting or fencing.
8. We respectfully request that the District be included as a signing party to the subdivision plat with respect to its easement interests.

We ask that Highland City consider conditioning any plat approvals on the developer acquiring the necessary License Agreements from the District for any work involved on District property and property interests prior to final approval. Should you have any questions, please contact me at (801) 942-9631 or winsor@mwdsls.org.

Sincerely,

Wayne E. Winsor, P.E.
Engineering & Maintenance Manager

cc: Michael Wilson, General Manager
JoAnn Scott, Highland City, Community Development, planning@highlandcity.org

BEACON HILL THE HIGHLANDS
PLAT G

LOCATED: 5960 WEST 12500 NORTH, HIGHLAND, UTAH

MARCH 8, 2016

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS EAST 68.87 FEET AND SOUTH 2569.76 FEET FROM THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN: THENCE SOUTH 46°16'27" WEST 109.94 FEET; THENCE SOUTH 89°21'29" WEST 1537.61 FEET; THENCE NORTH 6°53'00" WEST 511.05 FEET; THENCE NORTH 46°52'00" EAST 796.00 FEET; THENCE NORTH 12°46'00" WEST 5.80 FEET; THENCE NORTH 69°51'09" EAST 23.22 FEET; THENCE NORTH 87°32'35" EAST 489.02 FEET; THENCE SOUTH 12°46'00" EAST 135.41 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF A 528.00 FOOT RADIUS CURVE TO THE LEFT 176.45 FEET THROUGH A CENTRAL ANGLE OF ANGLE OF 19°08'49", THE CHORD OF WHICH BEARS SOUTH 22°20'25" EAST 175.63 FEET; THENCE SOUTH 31°54'49" EAST 564.79 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF A 728.00 RADIUS CURVE TO THE LEFT 183.77 FEET THROUGH A CENTRAL ANGLE OF 14°27'49", THE CHORD OF WHICH BEARS SOUTH 39°08'44" EAST 183.29 FEET; THENCE SOUTH 46°22'38" EAST 73.09 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF 272.00 FOOT RADIUS CURVE TO THE RIGHT 36.01 FEET THROUGH A CENTRAL ANGLE OF 7°35'04", THE CHORD OF WHICH BEARS SOUTH 42°35'06" EAST 35.98 FEET TO THE POINT OF BEGINNING.

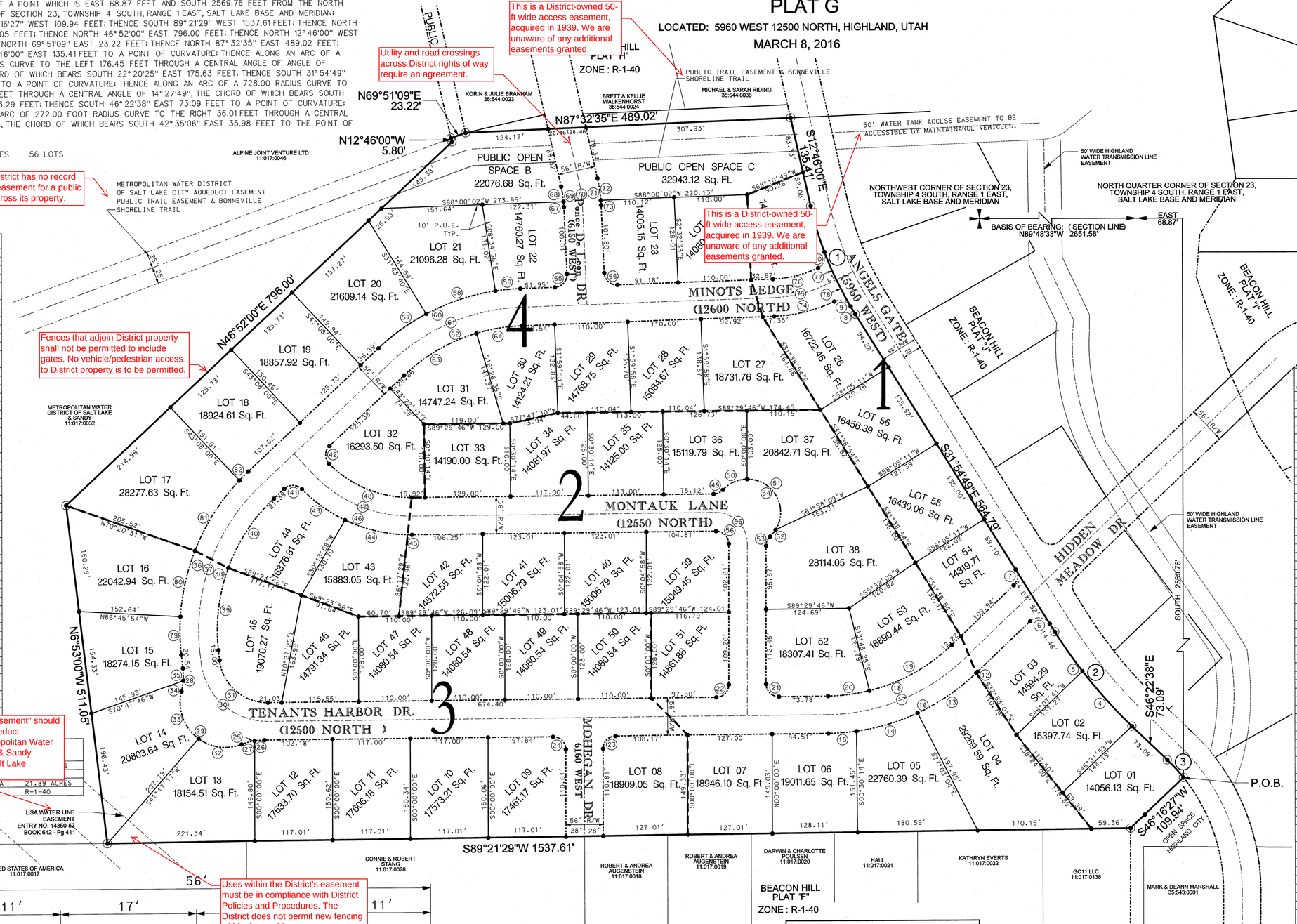
AREA = 28.86 ACRES 56 LOTS

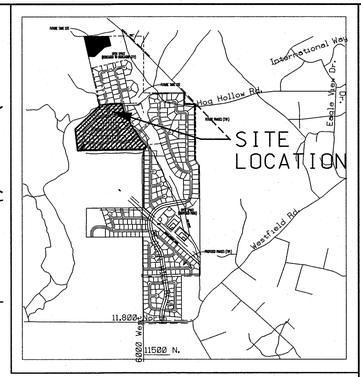
FRONTAGE TABLE	
LOT	FRONTAGE
1	110.00'
2	110.96'
3	139.94'
4	110.00'
5	110.00'
6	130.10'
7	130.00'
8	130.70'
9	112.96'
10	110.00'
11	110.00'
12	110.00'
13	109.92'
14	110.00'
15	114.38'
16	110.03'
17	118.22'
18	121.75'
19	120.00'
20	120.00'
21	120.00'
22	128.01'
23	128.01'
24	110.00'
25	143.05'
26	129.89'
27	110.00'
28	110.00'
29	110.00'
30	111.21'
31	141.73'
32	125.38'
33	129.00'
34	117.00'
35	113.00'
36	130.46'
37	115.14'
38	123.71'
39	124.01'
40	123.01'
41	123.01'
42	116.05'
43	110.04'
44	152.90'
45	185.12'
46	110.00'
47	110.00'
48	110.00'
49	110.00'
50	110.00'
51	128.01'
52	148.65'
53	152.92'
54	125.20'

TOTAL BUILDABLE AREA	21.89 ACRES
ZONE	R-1-40

PHASE	# LOTS
1	8 LOTS
2	17 LOTS
3	15 LOTS
4	16 LOTS
TOTAL	56 LOTS

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	19°08'49"	528.00	176.45	175.63	S22°20'25"E
C2	14°27'49"	728.00	183.77	183.29	S39°08'44"E
C3	7°35'04"	272.00	36.01	35.98	S42°35'06"E
C4	19°08'49"	-472.00	157.73	157.00	S22°20'25"E
C5	46°36'21"	328.00	266.80	259.51	S23°04'25"E
C6	24°44'37"	-272.00	117.47	116.55	N26°25'16"W
C7	46°36'24"	-272.00	221.26	215.21	N23°04'26"W
C8	46°36'24"	-300.00	244.03	237.36	N23°04'26"W
C9	14°27'49"	700.00	176.71	176.24	N39°08'44"W
C10	14°27'49"	672.00	169.64	169.19	N39°08'44"W
C11	8°18'28"	672.00	97.44	97.35	N42°13'24"W
C12	6°09'20"	672.00	72.20	72.16	N34°59'29"W
C13	78°02'30"	19.00	25.88	23.92	N7°06'26"E
C14	16°47'01"	-328.00	96.08	95.74	N73°41'53"E
C15	7°24'22"	-328.00	42.40	42.37	N85°47'35"E
C16	14°16'43"	-272.00	67.79	67.61	N6°54'36"W
C17	11°48'07"	-328.00	67.56	67.44	N5°40'18"W
C18	34°48'14"	-328.00	199.24	196.19	N28°58'28"W
C19	10°25'28"	472.00	85.88	85.76	N26°42'05"W
C20	8°43'21"	472.00	71.86	71.79	N17°07'41"W
C21	90°35'12"	19.00	30.04	27.01	N45°12'38"W
C22	89°24'48"	19.00	29.65	26.73	S44°47'22"W
C23	89°29'46"	19.00	29.68	26.75	N44°44'53"E
C24	90°30'14"	-19.00	30.01	26.99	N45°15'07"W
C25	20°10'14"	-100.00	35.22	35.04	S79°24'25"W
C26	8°31'50"	-100.00	14.89	14.88	S85°13'51"W
C27	11°38'51"	-100.00	20.33	20.29	S75°08'30"W
C28	20°10'41"	-100.00	35.22	35.04	N3°44'35"E
C29	124°30'51"	68.00	147.78	120.37	N48°25'30"W
C30	84°09'28"	100.00	146.88	134.03	N48°25'30"W
C31	84°09'28"	72.00	105.76	96.50	N48°25'30"W
C32	57°20'04"	68.00	68.05	65.24	N82°00'54"W
C33	67°10'47"	68.00	79.73	97.72	N19°45'28"W
C34	9°20'18"	-100.00	16.30	107.75	N9°09'47"E
C35	10°50'24"	-100.00	18.92	48.69	N0°55'34"W
C36	52°58'35"	328.00	303.27	75.24	N20°08'32"E
C37	52°58'35"	300.00	277.38	16.28	N20°08'32"E
C38	52°58'35"	272.00	251.49	18.89	N20°08'32"E
C39	26°29'18"	272.00	125.75	124.63	N6°53'53"E
C40	26°29'18"	272.00	125.75	124.63	N33°23'10"E
C41	89°08'22"	19.00	29.56	26.67	S88°48'00"E
C42	91°23'21"	-19.00	30.31	27.19	S0°56'09"W
C43	20°07'29"	-228.00	80.08	79.67	S54°17'33"E
C44	24°30'19"	-228.00	97.52	96.77	S76°36'27"E
C45	1°38'38"	-228.00	6.54	6.54	S89°40'55"E
C46	46°16'26"	-228.00	184.14	179.18	S67°22'01"E
C47	47°08'03"	-200.00	164.53	159.93	S66°56'13"E
C48	45°44'42"	-172.00	137.33	133.71	S67°37'57"E
C49	47°03'56"	-19.00	15.61	15.17	N65°57'48"E
C50	47°16'53"	50.00	41.26	40.10	N66°04'16"E
C51	122°25'43"	50.00	106.84	87.64	S29°04'27"E
C52	15°00'29"	50.00	13.10	13.06	S39°38'39"W
C53	47°03'56"	-19.00	15.61	15.17	S23°36'56"W
C54	184°43'05"	50.00	161.20	99.92	S45°12'38"E
C55	90°35'12"	47.00	74.31	66.81	S45°12'38"E
C56	90°35'12"	19.00	30.04	27.01	S45°12'38"E
C57	15°33'22"	328.00	85.85	88.78	N54°24'30"W
C58	19°14'13"	328.00	110.12	109.61	N71°48'18"E
C59	6°34'38"	328.00	37.65	37.63	N84°42'43"E
C60	41°22'13"	328.00	236.83	231.72	N67°18'55"E
C61	41°22'13"	300.00	216.61	211.94	N67°18'55"E
C62	41°22'13"	272.00	196.40	192.16	N67°18'55"E
C63	26°47'13"	272.00	127.17	126.01	N60°01'26"E
C64	14°34'59"	272.00	69.23	69.04	N80°42'32"E
C65	90°32'34"	-19.00	30.03	27.00	N42°43'45"E
C66	89°27'26"	-19.00	29.67	26.74	S47°16'15"E
C67	2°38'17"	-172.00	7.92	7.92	N3°51'41"W
C68	7°35'10"	-172.00	22.77	22.76	N8°58'25"W
C69	10°13'27"	-172.00	30.69	30.65	N7°39'16"W
C70	10°13'27"	-200.00	35.69	35.64	N7°39'16"W
C71	10°13'27"	-228.00	40.69	40.63	N7°39'16"W
C72	8°22'05"	-228.00	33.30	33.27	N8°34'58"W
C73	1°51'23"	-228.00	7.39	7.39	N3°28'14"W
C74	23°30'26"	-228.00	93.54	92.89	N76°14'49"E
C75	23°31'13"	-200.00	82.10	81.53	N76°14'25"E
C76	23°29'56"	-172.00	70.54	70.05	N76°15'04"E
C77	4°55'45"	-528.00	45.42	45.41	S23°03'19"E
C78	4°55'45"	-528.00	45.42	45.41	S27°59'04"E
C79	10°01'31"	328.00	57.39	57.32	N1°20'00"W
C80	17°43'00"	328.00	101.42	101.02	N12°32'16"E
C81	16°43'02"	328.00	125.74	125.73	N29°45'16"E
C82	8°31'02"	328.00	18.72	18.72	N42°22'18"E

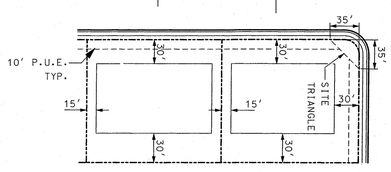




VICINITY MAP

56' R.O.W. LOCAL ROAD

NOTE:
ALL OPEN SPACE WILL BE DEDICATED TO HIGHLAND CITY AS PUBLIC OPEN SPACE AND PUBLIC TRAILS.



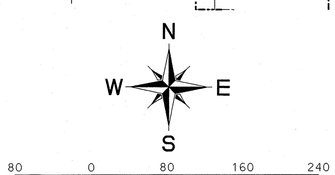
TYP. LOT SETBACK DETAIL

ENGINEER:

M.W. BROWN ENGINEERING
578 EAST 770 NORTH
OREM, UTAH 84097

DEVELOPER:

PERRY HOMES
17 EAST WINCHESTER ST.
SUITE 200
SLC, UT. 84107



SCALE 1" = 80', 22x34
SCALE 1" = 160', 11x17

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

PROFESSIONAL LAND SURVEYOR
NO.166572
BARRY ANDREASON
State of Utah
3/8/16

No.	Date	By	REVISIONS Notes

Designed
Drawn D.B.
Checked
Date

Title: BEACON HILL PLAT G
Client: HIGHLAND, UTAH
Drawing Name: PRELIMINARY PLAT

PROJECT NO. 2016.004

SHEET NO. 1

General Note: Grading should not negatively impact drainage from or onto District property, or make steeper or more difficult to operate any portion thereof.

N
W E
S

60 0 60 120 180

SCALE: 1"=60' 22x34
SCALE: 1"=120' 11x17

MINOTS LEDGE DR
Ponce De Leon DR.
MONTAUK LANE
TENANTS HARBOR
MOHEGAN DR.
ANGELS GATE

EXIST. SDMH
EXIST. CB
SDMH LID 5122.99 FL 15" 5119.24 FL 18" 5118.99
CB TBC 5123.28 FL 5119.57
CB TBC 5123.28 FL 5119.27
SDMH LID 5120.68 FL 5116.68
SDMH LID 5110.78 FL 5106.78
CB TBC 5103.18 FL 5099.82
EXIST. SDMH LID 5111.08 FL 5099.04
SDMH LID 5105.22 FL 5099.29
COMBO BOX TBC 5103.18 FL 15" 5099.65 FL 18" 5099.41
SDMH LID 5104.65 FL 5099.64
SDMH LID 5103.65 FL 5099.51
SDMH LID 5108.56 FL 12" 5099.94 FL 18" 5099.94
CB TBC 5110.20 FL 5106.49
CB TBC 5110.20 FL 5106.19
SDMH LID 5109.91 FL 15" 5106.16 FL 18" 5105.91
SDMH LID 5115.40 FL 5111.40
SDMH LID 5118.54 FL 5114.54
CB TBC 5103.63 FL 5100.58
COMBO BOX TBC 5103.63 FL 5100.23
SDMH LID 5124.11 FL 15" 5120.36 FL 18" 5120.11
CB TBC 5124.41 FL 5120.70
CB TBC 5124.41 FL 5120.39
SDMH LID 5122.03 FL 5118.03

-1.59%
-0.50%
-0.62%
-0.62%
-6.10%
-4.50%
-3.75%
-0.92%
1.81%
4.50%
-1.0%
6.30%
4.0%
-3.60%
-3.60%

21 22 23 24 25 20 19 18 17 31 30 29 28 27 26 56 55 54 53 52 3 2 1 4 5 6 7 8 9 10 11 12 13 14 15 16 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

PROFESSIONAL ENGINEER
NO. 174774
MATT W. BROWN
3/8/14
STATE OF UTAH

No.	Date	By	REVISIONS	Notes

Designed
Drawn D.B.
Checked
Date

Title: BEACON HILL PLAT G
Client: HIGHLAND, UTAH
Drawing Name: PRELIMINARY GRADING PLAN

PROJECT NO. 2016.004

SHEET NO. 2

Utility and road crossings across District rights of way require an agreement.

N
W E
S

60 0 60 120 180

SCALE: 1"=60' 22x34
SCALE: 1"=120' 11x17

LEGEND

- (LP) LIGHT POLE
- (CB) CATCH BASIN
- (WV) WATER VALVE
- (PIV) PRESSURE IRRIGATION VALVE
- (FH) FIRE HYDRANT
- (WM) WATER METER
- (SIGN) STREET SIGN
- (SSMH) SEWER MANHOLE
- (SDMH) STORM DRAIN MANHOLE
- (CTB) EXISTING CABLE TV BOX
- (EJB) EXISTING ELECTRICAL JUNCTION BOX
- G — NEW GAS LINE
- g — EXIST. GAS LINE
- wtr — EXIST. WATER LINE
- W — NEW CLASS 350 DIP WRAPPED IN POLY BAG CULINARY WATER LINE
- ir — EXIST. PRESSURIZED IRRIGATION LINE
- PI — NEW C-900 DR 18 PURPLE PIPE P.I. LINE
- be — EXIST. BURIED ELECTRICAL
- BE — NEW BURIED ELECTRICAL
- swr — EXIST. SEWER LINE
- ss — NEW SDR-35 SAN. SEWER LINE
- sd — EXIST. STORM DRAIN
- SD — NEW RCP STORM DRAIN LINE

PONCE DE LEON DR.
MINOTS LEDGE DR.
MONTAUK LANE
TENANTS HARBOR
MOHEGAN DR.
ANGELS GATE

EXIST. 18" SD
EXIST. 8" S.S.
EXIST. WATERWAY
EXIST. 12" WATER
EXIST. 8" PI
EXIST. 8" SEWER
EXIST. F.H.
NEW WATERWAY TO BE INSTALLED
EXIST. 24" SD STUB
EXIST. SSMH
LID 5111.51
FL 5091.44
EXIST. SSMH
LID 5105.00
FL IN 5092.45
FL OUT 5092.25

STREET & STOP SIGN
ADA RAMP
STREET LIGHT
CITY CONDUIT
F.H.
STREET SIGN

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
NO. 7774
MATT W. BROWN

No.	Date	By	REVISIONS
			Notes

Designed
Drawn D.B.
Checked
Date

Title: BEACON HILL PLAT G
Client: HIGHLAND, UTAH
Drawing Name: PRELIMINARY UTILITY PLAN

PROJECT NO. 2016.004

SHEET NO. 3

HIGHLAND CITY

CITY COUNCIL AGENDA REPORT
ITEM # 9

DATE: April 19, 2016

TO: Honorable Mayor and Members of the City Council

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

SUBJECT: **Public Hearing and Ordinance**: A request by the Highland City Council (Mayor Mark Thompson) to amend Article 4.1 R-1-40 Residential Zone, Section 3-4109 Accessory Buildings and Article 4.2 R-1-20 Residential Zone, Section 3-4209 Accessory Buildings, amending the street side yard setback requirements for accessory buildings from ten feet (10') to twenty feet (20') (TA-16-03).

STAFF RECOMMENDATION:

The City Council should hold a public hearing debate the request, revise as appropriate, draft findings, and adopt the amendment.

BACKGROUND:

A development code amendment is a legislative process.

SUMMARY OF THE REQUEST:

1. The proposed amendment changes the street side yard setback requirements for accessory buildings from ten feet (10') to twenty feet (20').

CITIZEN PARTICIPATION:

Notice of the Planning Commission public hearing was published in the March 27, 2016 edition of the Daily Herald. No comments have been received.

Notice of the City Council public hearing was published in the April 3, 2016 edition of the Daily Herald. No comments have been received.

ANALYSIS:

- The proposed amendment supports the goals of the General Plan by requiring greater distances between accessory buildings and the street.

PLANNING COMMISSION ACTION:

The Planning Commission held a public hearing on April 12, 2016 and voted 6-0 to recommend approval of the proposed amendment.

FISCAL IMPACT:

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

ATTACHMENTS:

1. Ordinance

ATTACHMENT 1

ORDINANCE NO. 2016-**

AN ORDINANCE OF THE HIGHLAND CITY COUNCIL AMENDING HIGHLAND CITY DEVELOPMENT CODE TO ADD ARTICLE 4.25 R-1-30 RESIDENTIAL ZONE AS SHOWN IN FILENAME TA-16-04.

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

WHEREAS, the Commission held a public hearing on this Ordinance on April 12, 2016; and

WHEREAS, the City Council held a public hearing on this Ordinance on April 19, 2016.

NOW, THEREFORE, BE IT ORDAINED BY THE Highland City Council as follows:

SECTION 1. That the Highland City Development Code Article 4.1 R-1-40 Residential Zone, Section 3-4109 Accessory Buildings and Article 4.2 R-1-20 Residential Zone, Section 3-4209 Accessory Buildings is hereby amended in "Exhibit A."

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

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

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

PASSED AND ADOPTED by the Highland City Council, April 19, 2016.

HIGHLAND CITY, UTAH

_____

Mark S. Thompson, Mayor

ATTEST:

_____

Jo'DAnn Bates, City Recorder

COUNCILMEMBER	YES	NO
Brian Braithwaite	□	□
Ed Dennis	□	□
Tim Irwin	□	□
Dennis LeBaron	□	□
Rod Mann	□	□

EXHIBIT A

3-4109: Accessory Buildings. All accessory buildings within this zone shall conform to the following standards, setbacks and conditions:

....

(4) Setbacks. All accessory buildings shall comply with the following setbacks:

(a) All accessory buildings shall be set back from the front property line a minimum of thirty feet (30') or consistent with the primary dwelling, whichever is less.

(b) An accessory building shall be set back from the rear property line a minimum of ten feet (10').

(c) All accessory buildings shall be set back from the side property line a minimum of ten feet (10').

(i) All accessory buildings shall be set back at minimum an amount of ~~ten feet (10')~~ twenty (20') from the side lot line which abuts a street or ~~ten feet (10')~~ twenty (20') from the Parkway Detail.

(d) All accessory buildings shall be placed no closer than six feet (6') from the main building. Said six feet shall be measured to the closest part of the structures including any roof overhang.

....

3-4209: Accessory Buildings. All accessory buildings within this zone shall conform to the following standards, setbacks and conditions:

....

(4) Setbacks. All accessory buildings shall comply with the following setbacks:

(a) All accessory buildings shall be set back from the front property line a minimum of thirty feet (30') or consistent with the primary dwelling, whichever is less.

(b) An accessory building shall be set back from the rear property line a minimum of ten feet (10').

(c) All accessory buildings shall be set back from the side property line a minimum of ten feet (10').

(i) All accessory buildings shall be set back at minimum an amount of ~~ten feet (10')~~ twenty (20') from the side lot line which abuts a street or ~~ten feet (10')~~ twenty (20') from the Parkway Detail.

(d) All accessory buildings shall be placed no closer than six feet (6') from the main building. Said six feet shall be measured to the closest part of the structures including any roof overhang.

....