HIGHLAND CITY

HIGHLAND CITY COUNCIL MINUTES

Tuesday, July 6, 2021

Approved August 3, 2021

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

VIRTUAL PARTICIPATION

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

Zoom: Call 1-346-248-7799 Meeting ID: 853 0302 1178

Email comments prior to meeting: council@highlandCity.org

PRESIDING: Mayor Rod Mann

COUNCIL MEMBERS PRESENT: Timothy A. Ball, Brittney P. Bills, Kurt Ostler, Kim Rodela, Scott L. Smith

CITY STAFF PRESENT: City Administrator/Community Development Director Nathan Crane, City Attorney Rob Patterson, City Recorder Stephannie Cottle, City Engineer Andy Spencer, Fire Chief Brian Patten, Public Works Administrative Assistant JoAnn Scott.

OTHERS PRESENT: Jon Hart, Joyce Pritchard, Nick Cumisker, Travis Quinn, Steven Tew, Kathy Harding, Scott Bishop, Rob Hartshorn, Stan Lockhart, Jerry Abbott, Lynn Oldham, Colby Gibson, Sarah Petersen, Craig Shields

6:00 PM WORK SESSION – DR HORTON

Mayor Rod Mann called the meeting to order as a work session at 6:06 p.m. The meeting agenda was posted on the Utah State Public Meeting Website at least 24 hours prior to the meeting.

Council Member Ostler disclosed that DR Horton had made an offer a few months prior on a property that he owned. Because there had not been a purchase agreement and they were not actively negotiating, he did not see a conflict of interest.

Scott Bishop, a representative for DR Horton, voiced appreciation to the Mayor, Council, and staff for the time they spent meeting with DR Horton and answering their questions. He asked if everyone was familiar with where they were in the process with their development project.

Mayor Mann stated that he believed everyone was familiar and added that last week the Lehi City Council approved the area plan that included the concept plan being reviewed for the northeast area. In addition, DR Horton had submitted an annexation request with Lehi, but the item was not yet on the agenda for further action.

He said that one of his questions for DR Horton was how the project would work in creating a divided community that wasn't connected to Lehi through roads. He wanted to know Mr. Bishop's thoughts on creating a divided versus unified community.

Mr. Bishop said that DR Horton had purchased 1300 acres. He said that they were currently amending the area plan which was already approved and included ~700 acres. There were an additional 800 acres that fell within Draper. He said that DR Horton hoped to be able to annex all of the property into Lehi so that the entire community could be connected.

Mayor Mann asked Mr. Bishop if DR Horton had rights to build an east-west road.

Mr. Bishop said that at present they had not negotiated with the other cities to be able to create the road. They did have some verbal agreements with Micron and Texas Instruments that could allow them to create a connecting road. He continued to explain that the concept plan of the area amendment was approved at Lehi's City Council meeting the previous week. An additional section was approved conceptually if they were able to successfully annex that portion of property into Lehi. He explained that the concept plan that was approved had moved the higher density development even further away from Highland and instead put some estate and half acre lots surrounding Highland residents. In regard to pods, the active adult area was about 39 acres of land with 249 units. The estate style lots, a half-acre in size, filled 45 acres with 77 lots. The Emerald Homes, built on ⅓ acre properties, covered 36 acres with 95 units, about 2.7 units per acre. The DR Horton Plus housing fell on 40 acres of land with 174 units. Through the agreement with Lehi, DR Horton was tied to that number of lots, 597. This was included in the approval motion: no more than 597 units could be built.

Council Member Rodela asked the units per acre for the Horton Plus homes. Mr. Bishop said that it was about four units per acre. Council Member Rodela asked if those were townhomes, condos, or single-family. Mr. Bishop said that they were all single-family. He said that the only place where there might be some twin homes would be in the active adult area.

Mayor Mann asked about how many units per acre there would be in the active adult area. Mr. Bishop said about six units an acre. He said that DR Horton's intention had always been to annex into Lehi. He said that part of the motivation for this was that when they had purchased the land they already had approvals through Lehi. Because of this, they had never really thought about annexing into Highland.

Council Member Ostler outlined some history of the piece of land and talked about the 1999 agreement. He said that prior to the 1999 agreement, the property was purchased by Micron. Conversations started between Micron, Lehi and Highland and there were 109 acres that were supposed to come to Highland in the 1999 agreement. He claimed that when the property ownership transitioned from Micron to DR Horton, they either didn't do their due diligence to look at previous agreements, or must have known that those 109 acres were intended to be annexed into Highland. He said that those acres were included in Highland's general plan.

Mr. Bishop said that he didn't know about the 1999 agreement. He said that he appreciated that Council Member Ostler had asked if he was being honest with the Council. He said that he didn't know. He did admit that DR Horton could have done a better job at doing their due diligence at the very beginning, but as they worked through the plans, they got approvals through Lehi. He felt that in Lehi's mind, because they had received a letter from Highland saying that some of the property could have been annexed, they didn't see a problem. He continued that when DR Horton submitted their annexation application, Lehi had paused to say that it was different than the agreement and instructed DR Horton to work with Highland.

Council Member Ostler then brought up a 2014 letter from Highland that requested ½ acre lots on the 109 acres. He asked if it was DR Horton's plan to honor that letter.

Mr. Bishop said that Lehi had requested the ½ acre lots. After this, DR Horton agreed to use that density in the 109 acre area and to shift the location of the higher density areas to other parts of the property. At that point DR Horton decided to talk to Highland to see if they could work together with the cities.

Council Member Smith said that his opinion of the 2014 agreement that was signed by the mayor was never done after a vote by the Council with a formal motion. Because of this, he did not think that it was a legal agreement. He said that he thought that Highland really liked the 1999 agreement that allowed for the annexation of the west side of Dry Creek Lake. He said that he had not talked to one person in Highland who thought that it was a good idea for this development to go into Lehi. He said that until DR Horton got all of the property annexed from Draper, there was not going to be connections. This would mean that all of the traffic from the new development would come onto Highland roads and would be nothing but trouble in the long term for Highland residents. Because of his efforts to maintain Highland's boundaries, he would like to see the 109 acres stay in Highland. He noted that because DR Horton was a big company, he felt that it was possible for them to work with two different cities. He said that he was not on the Council to help developers make money, but was here to represent the citizens of Highland. He asked Mr. Bishop to consider annexing into Highland. He said that he was going to fight the annexation into Lehi and hoped that other members of the Council would stand up and do the same. He said that he knew that of the candidates running for City Council, four lived in the area and were not going to support the annexation.

Mr. Bishop said that DR Horton said that he understood and that throughout the process, Council Member Smith's opinion had been made known more and more to DR Horton. He said that they had tried to look carefully and objectively. He said that while he heard that Highland residents and the Council want the subject property to be in Highland, DR Horton did not want the property to be in Highland.

Council Member Ostler said that although he recognized that DR Horton wanted to annex into Lehi, it was known when DR Horton bought the property that the 109 acres were supposed to be in Highland. This created a certain expectation. He said that while DR Horton had sent a letter from their attorney that stated that the 1999 agreement was not binding for a future Council that various entities had asked Highland to abide by the 1999 agreement just two years ago in regard to Dry Creek. He said that Lehi sure liked Highland to be good neighbors and move Highland's boundaries. He was having a problem that the 1999 agreement would not be honored now.

Mr. Bishop said that he didn't know if now was the time was to get into the various agreements because how they would be applied would probably come down to how the attorneys interpreted them. That said, he believed that Lehi felt that the agreement was in full force until DR Horton sent the recent letter to them.

Council Member Ostler said that it was his understanding that when an annexation request came in, the Council had the ability to say yes or no to the request. He also said that Highland's agreement was not with DR Horton, it was with Lehi City.

Mr. Bishop wanted to be clear that it was not DR Horton's intention to put Highland and Lehi cities in an adversarial position. Both Council Member Ostler and Smith were upset and said that was exactly what DR Horton was doing. Mr. Bishop said that he felt it was the Council Members' choice on how they took the situation. He said that DR Horton's position was that they couldn't wait for each City to decide. They had to move forward. Council Member Ostler said that DR Horton's impatience made them have to fight with their neighbor, Lehi City. Mayor Mann cautioned the Council to not make the discussion personal.

Council Member Smith interjected that the plan they had been given was very similar to all of the plans they had already seen; it was high density and was going to cause Highland problems in the long run. He said that no one in Highland was going to be happy with this and he wanted to find a better solution. He said that it was not going to work to have the property annexed into Lehi.

Mr. Bishop said that they felt that the development would work best if the property was all in one City. Council Member Ostler said that as a Council they have to think about the impacts of the long-term benefits and consequences when a developer develops within the City. He said that one of the concerns he saw with this development was that it was an island outside of Lehi that bordered all of Highland. There was not a road that connected back to Lehi. He said that based on boundaries residents in this development would probably go to Highland schools and churches. He also said that he did not feel as though the development plans fit with the desired feel of Highland. He understood that the proposal was probably best for DR Horton financially, but it did not fit with the community.

Mr. Bishop said that he understood those concerns and that he felt that DR Horton had tried to talk with the Council about them. He stated that DR Horton had listened and that they have tried to adjust and make changes. Time, however, had continued to pass. He said that he knew that it was not Highland's problem that DR Horton was impatient and needed to move forward. However, the reality for DR Horton was that they did need to move forward. He said that when looking at the costs and risks, there was no good reason to have the development in multiple cities.

Council Member Ostler said that he wanted to understand DR Horton's decision better. He asked if there was a cost difference to develop in Highland versus Lehi. Was there a property value difference? Mr. Bishop said that the developmental cost would be $7-8 million dollars higher to develop in Highland as opposed to Lehi. He said that the cost wasn't DR Horton's number one concern; it was the risk and the issue of needing to take so many steps back and start the process over from the beginning for re-approvals and the impact incorporating another City would have on the area plan that had already been approved.

Council Member Ostler spoke about how he didn't think that Highland should have to give up property to solve Lehi's density problem. Mr. Bishop interjected and told Council Member Ostler that he had forgotten that Highland had already agreed to let Lehi take that land.

Council Member Smith said that it was a letter from the mayor, not from the Council. He said that is something that was not approved by the Council and it was not a legal agreement. There was never a vote. He then brought up that they were in the middle of a drought. He said that his daughter lived in Lehi in a high-density area and that their neighborhood was now restricted to watering only two days a week. He said that the density proposed in the new development was nearly half of the total density of Highland in a much smaller area. He said that he was concerned that as they increased densities and strained resources even more, that they would not have the utilities and resources to support the new development.

Mr. Bishop said that he didn't think that there would be much of a difference in regard to solving the water problem if the development was in Lehi or Highland. He said that it would be interesting to know who uses more water: those who have a ¾ acre lot with all the lawn, or higher density areas. He said that DR Horton was here to try and listen and learn. However, it sounded like they were at an impasse. He said that DR Horton was going to continue to move forward and do its best. He said that if the Council had other thoughts about what DR Horton could do, he'd be happy to take emails and phone calls. He said that he didn't think that they were doing anything productive. He hoped that they could get some collaboration, but they would just keep moving forward.

Tim Ball arrived at 6:17 pm.

Mayor Mann asked Mr. Bishop if all of the parks were HOA supported or if some would be City maintained. Mr. Bishop said that some would be City maintained. He said that in the 109 acres there would be a 50-50 split.

Council Member Rodela said that she appreciated Mr. Bishop coming out to speak and work with the Council. She said that she knew that the plan had changed and acknowledged that she saw lower densities. She liked the addition of the active adult housing and that it was something that Highland lacked. She was still curious to get the numbers from staff on the cost benefit analysis of having the development in Highland versus Lehi. She said that she wanted more information on what Highland's financial responsibility would be and how it would affect the City and the budget. Just because there was additional residential development in Highland did not necessarily mean that the City was making money off of the development. She expressed her appreciation again and said that she saw good things in the plan and did see opportunities for Highland and DR Horton to work together.

Council Member Ball said that he completely agreed with Council Member Ostler and Council Member Smith. He said that he did not like when individuals and cities take advantage of agreements when it benefits them. He was really concerned about the infrastructure. He said that water was already such a problem and worried that by adding the massive development that the problem would just be exacerbated. He was also really concerned about traffic. He said that 1,500 units meant that there would be an additional 3,000 cars.

Mr. Bishop said that there would only be 597 units on this side. Council Member Ball corrected his statement and said that there would be 1,000 additional vehicles. He said that it seemed that SR92 and Highland Boulevard were already almost at failure. He said that he did not understand why Highland should take on the infrastructure burden while Lehi received the development benefits. He recognized that Mr. Bishop was standing up in front of the Council and receiving their questions and criticism and that he appreciated that.

Council Member Smith apologized if he came off as confrontational. He said that he felt strongly about protecting Highland's borders. He asked how many acres of proposed parks there were. Mr. Bishop said that he did not know how many acres there were proposed on the Highland side and said that it was just a concept plan at this point. Mayor Mann said there were 189 acres pictured, or roughly 20%.

Council Member Smith said that the mayor had asked about the ratio of parks that would be maintained by HOAs versus the cities. He asked how the area would be irrigated and maintained.

Mr. Bishop said that a good portion of the parks and landscaping would be left native and natural. As the developer they would just be adding trails and amenities.

Mayor Mann asked if internal elements such as the clubhouse, pools and pickleball courts would be included in those amenities. Mr. Bishop said yes. Council Member Smith asked if they had any idea how big the clubhouse would be. Mr. Bishop said no.

Council Member Ostler asked about if there would be clubhouses for both the Active Adult and Horton Plus areas. Mr. Bishop said that each area would have its own amenities and HOA. He said that there would be two HOAs: One for the active adults and one for the rest of the development. He said that this was the plan right now, but that they were still very early in the concept stage.

Mayor Mann asked about roads. He said that it was almost certain that some sort of signal would be required at 11800. Mr. Bishop said that DR Horton was already engaged in a traffic study to make sure that they knew what improvements would be needed to keep the roads safe if the development went in.

Council Member Ostler said that he had seen several different plans. He said that residents were appreciative of the estate properties that would fall along Highland's border. He noticed on the most current plan that a road would follow the backyards of the Dry Creek Estates. He asked how much of a gap there would be between the back of these property lines and the road.

Mr. Bishop said that DR Horton's thought was that they would match the profile of 11800 as it continued east. He said that he didn't know the distancing exactly, but it was the plan to create some sort of buffer between residents' fence and the sidewalk.

Council Member Ostler asked Mr. Bishop what he thought the Highland City Council needed to know about the proposed plan. Mr. Bishop said that he had come to listen to Highland's thoughts and concerns. He also wanted to let the Council know that as DR Horton had looked objectively at the project that there were no reasons to make them want to be in Highland. Because of this, it was DR Horton's choice to move forward with annexation into Lehi.

Council Member Ostler asked if Lehi had given any indication (a written notice) that they would accept the annexation. Mayor Mann told the Council that he had heard from Mayor Johnson that he and his Council were going to accept the annexation.

Mr. Bishop said that DR Horton had just submitted the application. He said that at Lehi City's request, they waited to submit the application to try and work through the agreements.

Council Member Ostler said that one of the things that he loved about Highland was its parkway detail. Roads did not butt right up against properties. He asked if DR Horton intended to continue that. Mr. Bishop said yes. He said that regardless of where the development goes, DR Horton was still going to have to work with Highland City on projects like Highland Boulevard. They also intended to work on the necessary improvements that came out of the traffic study. Council Member Ostler said that in the past the plan was for DR Horton to pull sewer all the way from SR92 as opposed to along Highland Boulevard. He asked if this was still the plan. Mr. Bishop said yes; Highland did not have the ability to take the sewer from the development. Mayor Mann said that it was a TSSD line.

Council Member Ostler then asked about the development's pressurized irrigation (PI). He asked if they knew where they were going to connect for their pressurized irrigation. Would it be the Murdock Canal, Dry Creek Lake, etc. Mr. Bishop said DR Horton had a few different options and their water engineers were still vetting these options. He said that they would have to build a Lehi City PI holding pond or tank. These things would have to be done either way, but if DR Horton came into Highland there were some things that they would have to do twice.

Council Member Smith said that Mr. Bishop had talked about a traffic signal by the church and that there were three different connections on the current plan with Highland Boulevard. He asked if there would be other lights installed, specifically the connection to the north close to Draper.

Mr. Bishop said that they currently had a traffic study being done. Once this was complete, they would look at the findings and make determinations on improvement. He said that he would be happy to share those findings with Highland.

Council Member Smith asked who would pay for the lights when Highland Boulevard was not a state road. Mr. Bishop said that he didn't want to make any commitments now, but that DR Horton would work with Highland City. He said that typically what would happen was DR Horton would pay their pro-rata share of improvements for intersections based on the impacts of the development. He said again that they were very early in the concept stages. He said that it felt like he was being asked to make a lot of commitments as to what DR Horton was going to do and pay for. He said that he didn't have an answer to those questions.

Council Member Ostler stated again that Highland wanted the development in Highland. If that didn't happen and it moved to Lehi, one of the concerns was that what was being presented was just a concept plan that could be changed and moved around potentially changing densities. He asked if there was a way to create an assurance to lock in the densities for Highland residents.

Mr. Bishop said that the only assurance that he could give the Council was that they would only put 597 units in. He said that it was DR Horton's intent to follow the plan. He said that they have made changes to the plan that do cost DR Horton money.

Council Member Smith asked if DR Horton had any communication with the LDS Church on a possible church in that area. He said that Highland was working with the Church to put another church in the Boyer development which was as large as the DR Horton development. The Church said that they did not want to put in another location because it would mess with the wards. He noted that a church was included in the concept plan, something that he and other Highland residents thought was nice, but wanted to verify that they did not have a commitment from the Church. Mr. Bishop said that there was not a commitment from the Church. However, they assumed that the LDS Church was going to need a building with the addition of 600 homes.

Council Member Bills said that like Council Member Rodela, she appreciated that Mr. Bishop came before the Council. However, she also shared the concerns of Council Member Smith and Ostler. She said that if anyone looked around Highland there was the area to the north that was going to be developed and the Boyer development on the south that showed that Highland was getting pinched from all sides. Because of this, she hoped that Mr. Bishop could understand wanting the development for Highland's residents. She said that she heard Mr. Bishop say that he felt as though the Council was asking for a lot of specific commitments that he didn't think he could give. She said that she wanted for Mr. Bishop to understand that when he came in and told the Council that DR Horton wanted to be in Lehi that it put the Council on the defensive of wanting to influence for Highland however they could. Mr. Bishop said that he understood the position and desires of Highland. Council Member Smith said that Highland had to protect its boundaries.

Meeting adjourned at 6:50 pm.

7:00 PM REGULAR SESSION

Call to Order – Mayor Rod Mann
Invocation – Mayor Rod Mann
Pledge of Allegiance – Council Member Kim Rodela

The meeting was called to order by Mayor Rod Mann as a regular session at 7:10 pm. The meeting agenda was posted on the *Utah State Public Meeting Website* at least 24 hours prior to the meeting. The prayer was offered by Mayor Rod Mann and those in attendance were led in the Pledge of Allegiance by Council Member Kim Rodela.

1. UNSCHEDULED PUBLIC APPEARANCES

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

Craig Shields (Pheasant Hollow Resident):

Mr. Shields said that he lived exactly across the wall from the new road and that his wife presented four weeks ago about how nothing had been done on that side. He wanted to report that the City was doing well with the weeds. However, there were other problems that were not being dealt with that frustrated the residents. He would appreciate it if something could get done there.

Andy Spencer, City Engineer, said that he had met the previous week with the contractors to look at the property. He said that the contractors were moving forward with getting the retention basin finished with landscaped rock. He said that he also talked with them about cleaning out the lots a little better. He said that he knew that the process was not fast, but that the wheels were in motion. He said that he had spoken with Ms. Shields about her preferences for fencing style and color to go around the retention basin. He was waiting to hear back from the contractor with an estimate because that expense was not included in the contract.

Council Member Ostler said that if anyone in the neighborhood had suffered from the construction of the road it was the Shields. He said that he appreciated any efforts made by the City to mitigate some of the issues. He then asked about the plan for the empty lots near where the rocking was being done.

Lynn Oldham:

Ms. Oldham spoke about the Micron area plan that was discussed during the work session. She said that she lived on the very tip of Highland and would be very effected by the entire development. She said that she appreciated the comments of the Council because it showed that they had listened to residents' comments and concerns. After hearing that DR Horton could not offer a binding contract and ensure that the development would stay as planned, she had a lot of concerns as a resident. It made her feel helpless. If the development went into Lehi, it felt like the development would be completely out of residents' control. She said that it was her understanding that of the 189 acres, only 27 of them originally fell in Lehi. She said that she understood that the land belonged to the State of Utah, not Highland. However, if there was a way to keep the property in Highland that would be best for residents because it would use Highland's roads, schools, and utilities. She recognized that all of these were points made in the work session by the Council. She said that she was concerned because Lehi had stated that they do not represent Highland residents.

Travis Quinn (Dry Creek Resident):

Mr. Quinn said that his back fence butted up against the new road for the Micron plan. He said that he understood DR Horton's position that they cannot commit to a concept plan. He wanted to ask if Highland and DR Horton could work out a compromise to get something as legally binding as possible to hold the current plan. He said that he appreciated that the plan had changed to listen to Highland residents' concerns about density. He wondered if in a trade for annexation, that seemed highly likely, if DR Horton would work with Highland to get something that was legally binding as possible to establish lot lines and the densities that could occur in different areas of the development.

Steven Tew (Dry Creek Resident):

Mr. Tew said that he hoped that the Council would pursue any influence, be it annexation into Highland or a binding agreement if the area was annexed into Lehi, to ensure that the most recent plan would be honored. He then recognized that while development is a good thing and that he ended up in Highland because of development. Then he also asked the Council that they be mindful of those down the road when allowing development so that those who have already made Highland their home did not get squished out.

Joyce Pritchard (Dry Creek Resident):

Ms. Pritchard said that her backyard faced east, directly on Lehi's current property. She said that she appreciated DR Horton coming together with residents and modifying their plan. She said that she liked the current plan best of all including features such as the buffer and the proposed trail that would fall behind her house. She said that as long as DR Horton stuck with the plan she was in support of the development. She wanted to echo what had been previously said about wanting the current plan honored. She appreciated the Council fighting for residents and keeping their interest in mind.

Mayor Mann commented on the trail access. He said that it was dependent upon a Highland resident or two being willing to accept a trail easement on their property line. DR Horton could not make that happen.

Ms. Pritchard said that the Hinckley family was open to having trail access between him and the Muirs. However, since the initial discussions, no one had approached him about anything.

Jerry Abbott:

Mr. Abbot said that he had worked with Boyd in the past. He knew that DR Horton could be a good group to work with. He said that he was mostly interested in how they were able to connect the island of the development over to the other side. He said that he knew that DR Horton had talked about their project being able to expand with Draper. He said that if there were ways that Highland could help them get that connection that would be good because otherwise all of that traffic would come onto Highland Boulevard. He recognized that because the traffic study was in progress, they did not know the full impacts of the development. He said that a critical part of the development was the connectivity to create another way for people to get out of the development. He also asked if the Council could work with Lehi to get some assurance that they were going to hold DR Horton to the concept plan.

2. CONSENT ITEMS *(5 minutes)*

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

a. APPROVAL OF MEETING MINUTES *Administrative*

Regular City Council Meeting – June 1, 2021

b. REDUCING THE SIZE OF THE LIBRARY BOARD *Administrative*

City Council will consider a recommendation from the Library Board to reduce the number of Board seats to seven. The Council will take appropriate action.

c. AGREEMENT: WORKMAN FARMS, LLC UTILITY EASEMENT *Legislative*

The City Council will consider a request for an agreement with Workman Farms, LLC for a perpetual utility easement to facilitate the construction of the Victor View Gravity Sewer line project. The Council will take appropriate action.

Council Member Ostler asked to recuse himself from item 2c as the easement would directly benefit the neighborhood that he lived in. Council Member Smith pulled item 2c.

Council Member Kurt Ostler MOVED that the City Council approve consent items 2a, b

Council Member Kim Rodela SECONDED the motion.

The vote was recorded as follows:

Council Member Timothy A. Ball Yes

Council Member Brittney P. Bills	*Yes*
Council Member Kurt Ostler	*Yes*
Council Member Kim Rodela	*Yes*
Council Member Scott L. Smith	*Yes*

The motion passed 5:0.

The Council discussed item 2c. Council Member Smith said that he supported this item. However, he wanted to know more about Workman's connecting into the sewer line in the future. He also wondered how many sewer connections were being given as a part of the easement.

Mr. Spencer said that the intent of the connection was to assure Workman Farms that they had multiple options for sewers. The figure provides four different options. He said that the agreement did not give them free sewer connections, but simply guaranteed that they would have a sewer connection. They would have had a sewer connection anyway, but this agreement gave them some peace of mind that they would have different options despite some limiting topography of the area.

Council Member Scott L. Smith MOVED that the City Council approve consent item 2c concerning the agreement with Workman Farms utility easement. Council Member Brittney P. Bills SECONDED the motion.

The vote was recorded as follows:

Council Member Timothy A. Ball	*Yes*
Council Member Brittney P. Bills	*Yes*
Council Member Kurt Ostler	*Abstain*
Council Member Kim Rodela	*Yes*
Council Member Scott L. Smith	*Yes*

The motion passed 4:0.

3. PUBLIC HEARING/ORDINANCE: TEXT AMENDMENT – ACCESSORY DWELLING UNITS *Legislative*

The City Council will hold a public hearing to consider a request by Highland City Staff to amend Section 3-624 Accessory Dwelling Unit to be consistent with House Bill 82. The City Council will take appropriate action.

Rob Patterson, City Attorney, said that this was a text amendment to the City's development code regarding Accessory Dwelling Units (ADUs). The item was part of a series of three text amendments responding to changes in the state code that resulted from the adoption of HB82 during the previous legislative session. These changes would align Highland City's code with that of the state that would become law in October.

Highland had already had an ordinance on ADUs that mostly complied with state code. The number of required parking spaces associated with ADUs had to be reduce from the two required in Highland's code, to one to match state code. However, state code did allow Highland to place more restrictions and enforcement into its code including lot size and sewer restrictions, as well as record notices and liens on properties that were not in compliance. Another big change that occurred state-wide were amendments to the state building code. This removed the requirement for a fire break between ADUs and the primary dwelling unit, as well as the requirement to have a separate HVAC and ventilation system.

In the code, an ADU was more clearly defined including that they have to be owner occupied and can only have long-term rentals of 30 days or more, excluding Airbnbs.

Council Member Ostler verified that the ADUs did not have to have separate utilities; they could be common to the home. Mr. Patterson said that was correct. They could prohibit multiple utility connections. In addition, the City could prohibit people modifying their homes to make the property look like a duplex. He said that the City could require a separate address or marker so that the Fire Department knew that there was another dwelling unit. He said that staff had gone through the appropriate noticing process and had received no comments. In addition, the Planning Commission had approved the ordinance with a recommendation of 5-0. Mr. Patterson also noticed that the legislature's goal for this bill was to create more low-income housing and to expand housing opportunities. He said that for the most part, Highland already mostly allowed this. The code was simply making changes to parking requirements and tightening up some enforcement options.

Council Member Smith noted that HB82 loosened a lot of the requirements Highland had on ADUs. He said that he was concerned about only needing to require one off-street parking space. Most couples had two cars. He felt that they would be putting a lot of cars on the streets creating problems when Highland got snow. In addition to this safety issue, apart from hiring an enforcement officer, how did they expect to enforce that the dwellings needed to be owner occupied.

Mr. Patterson said that was a great question. He said that enforcement was always a problem. Most enforcement in Highland was based on complaints. He said that one thing that HB82 allowed was for the City to record notices on an owner's chain of title to force owners to comply. The City could impose a lien on a property that was out of compliance. He said that there probably were illegal accessory dwelling units in Highland, as there probably were in every City. In regard to parking, because the one space was required by state law, there wasn't more that Highland could do. He agreed that this would be a problem.

Council Member Smith asked if there was anything in the state legislation that prohibited Highland from requiring a property that had a primary dwelling and ADU to have two garbage cans. Mr. Patterson said that they could. He said that nothing prohibited that. The legislation gave Highland the ability to prohibit additional utility connections. For garbage, the ordinance could require a second garbage can and that the full rate be paid if it was for an ADU if the Council wanted to go that direction.

Council Member Rodela said that she followed this bill when it was in the legislature and she knew that there was the possibility that Highland as a City would not be able to require the two parking spaces. She said that as a City Council this was an area that they needed to let their representatives know that this was something that they did not agree with. She said that if there was state legislation going on that they as a City did not agree with, it was their responsibility, and that of residents, to reach out to representatives. In regard to enforcement, she hoped that this was an area that the new part-time enforcement officer could really look into. There were many instances of non-permitted ADUs.

Mr. Patterson wanted to correct what he said. He explained that the bill said that the City could not impose requirements or restrictions on the construction of ADUs, except with the list of items provided in the bill. He said that requiring a second parking space seemed like a requirement above and beyond what was outlined in the bill. He felt like if Highland did this, they would be on less clear legal ground.

Council Member Ostler said that this was the one item during the past legislative session that the Utah League of Cities was trying to get cities engaged in because they were arguing for modifications to the original bill. He said that he felt like the biggest impact was the change in the parking requirement.

Mr. Patterson reiterated that very little change was occurring to Highland's approach to ADUs. There would be clarification to what constitutes ADUs, the modification to the parking requirement, and the addition of means of enforcement.

Council Member Ostler said that he appreciated Council Member Rodela working on this along with representative Brady Brammer. He said that Highland's representatives did listen to the Council. He said that the law would add a required permit process, but the rest already followed the code. He then brought up that Utah Code used to require that those living in a home be related. That requirement was removed when HB82 passed. He asked if it was up to four residents.

Mr. Patterson said that any dwelling unit allows a family to live in it. By code, a family is any number of related persons by blood, marriage, or adoption, or up to four unrelated persons. That applies to both the main unit and the accessory unit. He continued that four college students could live in an accessory dwelling unit so long as there was space for them. He said that square footage to occupancy requirements were actually pretty low, so he assumed most ADUs would clear that standard.

Council Member Bills said that they were seeing a pattern of the state micromanaging what cities do. She said that she felt that as a Council they needed to be careful and pay attention to that. She said that she had kept a list of issues the Council talked about where they had to consider state regulations. She said there were three items on the tonight's meeting agenda where they had to consider state regulations. Some of these issues included how the City could run elections and the discussion around fireworks.

Mr. Patterson said that Highland was one of a couple hundred plus municipalities in Utah. The City was subject to the rules that the state legislature created for cities that were not Highland, but that applied equally across the state.

Council Member Smith said that he agreed with Council Member Bills. He said that he felt that the Council had spent hours in the past working on ADUs and had created a good ordinance, and yet they were required to change things because of the state.

Mayor Mann opened the public hearing at 7:48 pm. There were no public comments. Mayor Mann closed the public hearing at 7:48 pm.

Council Member Kim Rodela MOVED that the City Council accept the findings and approve the proposed amendment to Section 3-624 Accessory Dwelling Unit. Council Member Kurt Ostler SECONDED the motion.

The vote was recorded as follows:

Council Member Timothy A. Ball Yes
Council Member Brittney P. Bills Yes
Council Member Kurt Ostler Yes
Council Member Kim Rodela Yes
Council Member Scott L. Smith Yes

The motion passed 5:0.

4. PUBLIC HEARING/ORDINANCE: TEXT AMENDMENT – CONDITIONAL USE UPDATE *Legislative*

The City Council will hold a public hearing to consider a request by Highland City Staff to amend several sections in Chapter 4 Conditional Use Procedure in the Development Code to be consistent with House Bill 409. The City Council will take appropriate action.

Mr. Patterson said that this was the second of the three text amendments on the agenda. The item was related to conditional uses. HB409 was also adopted during the 2021 state legislative session. One of the topics that the bill touched on was conditional uses. There were three types of uses: permitted, non-permitted, and conditional. HB409 amended the conditional use section and added one word, *objective.* The state code now reads:

A municipality may adopt a land use ordinance that includes conditional uses and provisions for conditional uses that require compliance with objective standards set forth in the amendment or an applicable ordinance.

The standards are later set forth in the state code:

A land use authority shall approve a conditional use if reasonable conditions are proposed or can be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.

In short, this means that conditional uses can be approved if the City can come up with reasonable conditions that are objective based on objective standards that are set forth in an ordinance to impose those conditions. Mr. Patterson explained that this was trying to address an issue in many cities, Highland included, where the code had general statements that allowed them to put conditions on conditional uses to benefit the health and welfare of the public, but those conditions were left quite general. To comply with the objective standard part, Highland needed to include a long list of factors that could be considered by both the Planning Commission and the City Council as it related to conditional uses. He continued that the new ordinance specifically states that if there is a standard not outlined by the City on a specific issue, Highland could import a standard outlined by the County, State, Federal Government, or generally applicable industry. He said that a matter that was important for the Council to be aware of was that the ordinance proposed, as requested, and recommended by the Planning Commission, that Highland eliminate the public hearing process that is currently required in the conditional use portion. Currently, conditional usages go through a public hearing at the Planning Commission who then issues a recommendation to both approval and to what conditions should be imposed on the proposal. Then, the item comes to the City Council, where there is no requirement for a public hearing, who considers the recommendation and then makes its decision. In reviewing the proposed conditional use, the ordinance specifies that both the Planning Commission and the City Council needs to review the long list of standards that can be applied to conditional uses after staff have taken a first crack at applying the standards. For approval, both the Planning Commission and the City Council would have to identify the harm that was being mitigated, explain why the condition was being imposed, and specify what the condition was. Mr. Patterson said that it sounded like a lot for conditional use and he felt that it was. Because of this, cities were leaning further and further away from conditional uses because it was easier to have an outline for a permitted use. One important consideration was that in reviewing and approving conditional uses, the City cannot deny the proposal because the adverse effects of the proposed use were not completely eliminated. The City could require substantial mitigation of harmful effects, but they cannot deny the proposal because those effects were not completely eliminated. The Planning Commission had held a public hearing on this item. No comments were received. The Planning Commission recommended approval 4-0.

Council Member Ostler said that sometimes conditional uses got the Planning Commission and the City Council in trouble because they approved a condition that did not meet the code. At one time, the City had talked about trying to restrict conditional uses. He asked if there was a way to help the City so that everything was not a conditional use.

Mr. Patterson said that the City had made a lot of steps towards tightening conditional uses. For example, in the R-140 residential zone, there was a list of permitted uses including items such as residential facilities for the elderly. Outlined in the code, however, there were factors that someone applying to have a residential home for the elderly had to meet to get the permitted use. That was the recommendation of staff to work towards in the future: eliminate all conditional uses and just make sure that factors were outlined that had to be met to allow various permitted uses. He noted that churches and schools were still based on conditional uses because they were needed in residential areas. The City was just still making the transition from conditional uses to permitted uses with standards.

Council Member Smith said that HB409 had 2353 lines. He said that he was confused by the possibility of removing the public hearing part. He said that he went through HB409 and he could not find the suggestion to eliminate public hearings. He said that he appreciated the people who had served on the Planning Commission, but that he was concerned when City officials tried to limit public input. He felt that public hearings were an important part of any permitting process. He said that when he sits in public hearings, even contentious ones, he has learned a lot. In many ways, he had been willing to change his opinion because of public hearings. He felt that the City needed more public input, rather than less. He also felt as though as public officials that they needed to do a better job of letting people know what issues were under discussion. He was opposed to eliminating the public hearing portion because he felt that it was a part of the democratic process.

Council Member Rodela said that after the Council had a lengthy discussion about this issue, that they agreed that they wanted to keep the public hearing portion. As a whole she was fine making amendments to comply with the State, but wanted to keep in the public hearing process. Council Member Ostler agreed.

Mr. Patterson clarified that it seemed that it was the position of the Council to accept the amendment as proposed, with the exception of eliminating the removal of the public hearing process. Council Member Ostler asked Mr. Patterson if there was anything else he felt that the City should have focused on or paid attention to. He said that this was a big bill.

Mr. Patterson said that the major portion of the text amendment was a long list of factors for the City to consider. The other changes were adjustments to the language from outdated conditional uses that were allowed a few years ago, so that they were permitted uses with conditions and that both the Planning Commission and the City Council have to identify the reasoning for the conditions. He then reminded that at present the public hearing was only required by the Planning Commission. He asked if the Council wanted to leave it that way. Council Member Ostler clarified that meant that the public hearing would only happen at the Planning Commission and not at the City Council.

Mr. Patterson said that was the current process and that the notice had to go out 14 days prior to the public hearing. One recommendation from staff was to shorten the notice period. Nathan Crane, City Administrator, said that state law required 10 days notification for a public hearing. This is what the City did for most things now and would like to be consistent. Mayor Mann said that it made sense for the Planning Commission to have the public hearing even if the City Council didn't because they could vet proposals ahead of time and public input was important.

It was the opinion of the Council that there should definitely be a public hearing when proposals went before the Planning Commission and there should be the option to have a second public hearing at City Council meetings, especially if an issue was controversial.

Mr. Crane said that there needed to be a consistent process. The Council either needed to require the public hearing before both bodies, or not. Council Member Rodela said both. She said that you could not determine what was controversial or not. The rest of the Council agreed with her. Mayor Mann pointed out that this would mean that there would have to be two notices and this would have a cost to the City budget. Mr. Crane said that it would primarily be a cost to the developer; they pay for the envelopes and postage, but City staff put the notices together and send them out.

Mayor Mann opened the public hearing at 8:04 pm. There were no public comments. Mayor Mann closed the public hearing at 8:04 pm.

Council Member Kurt Ostler MOVED that the City Council accept the findings and approve the proposed amendment, adding that a public hearing be held at both Planning Commission and City Council, to several sections in Chapter 4 Conditional Use Procedure in the Development Code. Also, change the notice to 10 days before the public hearing, instead of 14 days. Council Member Scott L. Smith SECONDED the motion.

The vote was recorded as follows:

Council Member Timothy A. Ball	*Yes*
Council Member Brittney P. Bills	*Yes*
Council Member Kurt Ostler	*Yes*
Council Member Kim Rodela	*Yes*
Council Member Scott L. Smith	*Yes*

The motion passed 5:0.

5. PUBLIC HEARING/ORDINANCE: TEXT AMENDMENT – PARCEL BOUNDARY ADJUSTMENTS, LOT LINE ADJUSTMENTS, AND PLAT AMENDMENTS *Legislative*

The City Council will hold a public hearing to consider a request by Highland City Staff to amend several sections of the Development Code related to parcel boundary adjustments, lot line adjustments, and plat amendments to be consistent with House Bill 409. The City Council will take appropriate action.

Mr. Patterson said that this was the third, and final, text amendment to comply with changes to state law as a result of the 2021 legislative session. It pertained to parcel boundary adjustments, lot line adjustments, and plat amendments. This was one section of the lengthy HB409 that modified the process for adjusting recorded property descriptions and restrictions. He said that one of the issues cities had encountered was that the terms lot and parcel can be used interchangeably. The text amendment clarifies that a parcel is something that belongs to the county and is not recorded in a subdivision plat. People can adjust their parcels without City approval unless they have a house on it. Lots are anything within a recorded subdivision. Lot line adjustments go through subdivision plat amendments. He then displayed a chart that outlined the current process and what was proposed going forward to meet up with state law. He said that there was some confusion in Highland code regarding parcel and lot line adjustments. Those had overlapping processes, with a separate process for plat amendments. The suggestion was to have a section for parcels, a section for subdivision amendments that included lots and lot adjustments. Public hearings were not required in certain circumstances. If all of the property owners that would be affected by the change come in and have signed onto the change, a public hearing is not necessary because no one else's property was being affected. If a plat was trying to be adjusted that would affect an entire subdivision, but not all of the subdivision lot owners have signed on to the request, then a public hearing had to be held to get everyone's input before the Council could make a final decision.

The other major change was to public streets. Mr. Patterson said that the state legislature amended state law to make a trail a public street and then promptly unamended that definition to remove trails as a public street. It was there just long enough for Highland to update its code. This text amendment was to clarify that the only time that they had to go through the public street process to make sure that they were not affecting access rights, utilities rights, etc. was for actual public streets, not for trails. This sets out the conditions for that process: good cause and not harming anyone with access. He said this got weird with the trail issue, but that this was simpler because it talked about roadways of a vehicular nature.

Council Member Ostler asked about the role of the ongoing referendum. Mr. Patterson said that the referendum challenged a specific decision on a specific day. This text amendment would not affect the referendum. As of now, the referendum was on the books, pending a decision made under certain law.

Council Member Ostler said that at the last City Council meeting they had done some work on parcels. He asked if a person went down to the County to purchase a parcel, he assumed that the County would create the parcel they were buying. He asked if that person would have to come into the City if they wanted to combine a parcel with a lot. Mr. Patterson said that those changes would all be handled by plat amendments. There are many examples of someone purchasing an adjoining lot and wanting to expand their house or build a pool, so they come to the City Council to remove a property line between the two lots. This would happen in much the same way. The City would execute a deed by the City to transfer a certain metes and bounds, the details of all the curves and points, and transfer them. That person would have to go through a lot line adjustment and a plat amendment so that their lot accurately shows that they own all of the property. They could own a random piece of land. However, if they wanted it as a part of their lot for setback purposes or lot size purposes, they had to go through the subdivision amendment process.

Council Member Ostler asked for clarification of when someone could go get the signatures of their neighbors when making changes so that a public hearing was not necessary. Mr. Patterson said that often when the Council approves a plat amendment it comes with plat notes or a conservation easement that runs along several lots. There might be a description on a plat that might affect multiple property owners on that plat. If someone said that they wanted to change a restriction, it would apply to the entire subdivision, so they would have to get the approval of everyone in that affected subdivision. If they did not, the City had to go through a separate public hearing process to make sure that all the feedback had been received.

Mayor Mann asked who paid for the notices in cases like this. Mr. Crane said that the City sends them out, but the applicant is required to pay for them.

There was further discussion of different scenarios. Mr. Patterson said that amending properties was fairly difficult because the records were hard to keep accurate.

Council Member Smith asked if this was a good process. Mr. Patterson said that this was a good process. There was a lot of muddiness before about how to change a property description depending on circumstances such as if you had a house, a county parcel, etc. He said he thought this simplified and clarified that process, specifically when a hearing was or was not required. He noted that if the City wanted to change any of its property lines, they also had to go through a petitioning process.

Mayor Mann opened the public hearing at 8:17 pm. There was no public comment. Mayor Mann closed the public hearing at 8:17 pm.

Council Member Kurt Ostler MOVED that the City Council accept the findings and approve the proposed amendment to several sections of the Development Code related to parcel boundary adjustments, lot line adjustments, and plat amendments, and include the change made to Section 5-10-05.6 Grounds for Vacating Street, Right-of-Way, or Easement. Council Member Kim Rodela SECONDED the motion.

The vote was recorded as follows:

Council Member Timothy A. Ball	*Yes*
Council Member Brittney P. Bills	*Yes*
Council Member Kurt Ostler	*Yes*
Council Member Kim Rodela	*Yes*
Council Member Scott L. Smith	*Yes*

The motion passed 5:0.

6. AGREEMENTS: PROPERTY PURCHASE AGREEMENT WITH GREGORY ROWE AND REIMBURSEMENT AGREEMENT WITH UTAH COUNTY

Legislative

The City Council will consider a request for a property purchase agreement with Gregory Rowe and reimbursement agreement with Utah County to facilitate the purchase of ± 0.158 acres of property located at the southwest corner of SR92 and North County Boulevard. The Council will take appropriate action.

Andy Spencer, City Engineer, said that a property identified on the southwest corner of SR92 and North County Boulevard that had come up for sale. The right of way had never been obtained. At the time of sale, the sellers were contacted and willing to split the property so that the City could acquire the right-of-way. A funding source was identified through MAG and Utah County. Because of this, the City was going to purchase the east half of the parcel. The county will then reimburse the City for all of the expenses as a result of the acquisition of the property. After this, the City will give the property to UDOT. He said that if the County did not accept the agreement approved at tonight's meeting that the offer to the sellers would be void. Obtaining the right of way would ensure that a home would not be built on the parcel that might cause future problems.

Council Member Smith asked what would happen to the property to the west if everything went through with the City purchasing the land, being reimbursed by the county, and then passing ownership on to UDOT. Mr. Spencer said that someone had already purchased the property on the west with the home on it.

Council Member Ostler wondered if the City needed to do anything to make sure that a home could not be built on the east lot because otherwise it would be an available lot. Mr. Crane said that was how the City found out about it. It was placed on the market and people started asking about building a home on it.

Mr. Spencer said that there was no commitment to place a fence on the lot. He said that at some point in the future, UDOT might place a fence. But there would be no cost to the City. He said that in the discussions with UDOT over the past couple of weeks the goal was on how to get from all parties agreeing to culminating the sale. This appeared to be the most straightforward way to make the sale happen.

Council Member Ostler said that this was a .32 acre lot. He asked if Highland was purchasing all .32 acres. Council Member Bills said that it was ~.167 acres. She offered a fun fact. If her math was correct, that was a sale price of $16.84 a square foot for unimproved, buildable land.

Council Member Smith asked why UDOT didn't just buy the property. Mr. Spencer said that was the path he went down first to try and get the right-of-way secured. He said that part of the problem was that in the UDOT process, in order for them to acquire a parcel it had to be within the project limits. Funding for this was coming from excess funds from the Canal Boulevard project. This lot was not within that project boundary, so UDOT did not feel as though they could purchase the easement directly. However, UDOT had sent the extra project money from the Canal Boulevard project back to the County, who was willing to reimburse Highland for the purchase of the property and then gift the property to UDOT.

Council Member Smith asked what the chance was that the City would spend $100,000 and no one compensated them. Mr. Spencer said that there wasn't any chance of that. He said that staff would not move forward with the property acquisition unless the county approved the reimbursement.

There was discussion about if the roadways and rights-of-way were owned by the County or the State. Mr. Spencer said that everything was being cleaned up so that everything would be owned by the State.

Council Member Smith asked when Highland would be paid back. Mr. Patterson said that the agreement with the County stipulated a 30 day timeframe. Per the agreement, closing on the property would occur the first week of August. The City had 30 days to submit an invoice to the County for all of its associated costs. Once the County paid Highland, then Highland would give it over to the State.

Mayor Mann thanked staff for working on this item.

Council Member Scott L. Smith MOVED that the City Council approve the purchase agreement with Gregory Rowe and the Interlocal Agreement with Utah County and authorize the Mayor to execute the agreements. Council Member Kim Rodela SECONDED the motion.

The vote was recorded as follows:

Council Member Timothy A. Ball	*Yes*
Council Member Brittney P. Bills	*Yes*
Council Member Kurt Ostler	*Yes*
Council Member Kim Rodela	*Yes*
Council Member Scott L. Smith	*Yes*

The motion passed 5:0.

7. DISCUSSION: MOUNTAIN RIDGE ALL ABILITIES PLAYGROUND

The City Council will discuss the options for equipment to be placed in the Mountain Ridge all abilities playground. The Council will take appropriate action.

Mr. Crane said that staff was going to provide a brief overview of discussions surrounding the Mountain Ridge Abilities Playground, go over the design processes, and look at two proposals for the playground. Staff hoped that the Council would provide further direction on next steps for the playground.

He said that the design process for the playground began in 2018 that was oriented around pickleball courts. After getting extensive public comment and feedback, the master plan was amended in late 2019 to reflect plans for pickleball courts at the park. In September of 2020, a budget was identified and staff were given the direction to focus less on the fields and more on other amenities. In the spring of 2021, the Council directed staff to complete the construction plans and go out for bid. It was thought that the Council would approve the bid and contract once completed. Staff were trying to bid for phase one sooner rather than later to get on contractors 2022 schedule and get the best price possible.

Mr. Crane displayed the current master plan. He said that the area on the west was the park maintenance building. It had since been discussed to move that near the old City hall which would leave the west side open for additional active or passive areas.

Currently there was $2.46 million in funding available. Phase one was estimated to cost $2.3 million. About 90% of the plans for phase one were completed with the exception of planting and landscaping. Once that was completed staff would be able to go to bid. Staff discovered early in the planning process that it made sense to do the whole playground at once as opposed to in two phases. They felt that by the time they got the funding to do the second phase of the playground that the first phase's equipment would either be worn out or substantially worn.

In regard to additional funding, it was expected that there would be $248,000 in projected revenue over expenses in the current fiscal year, FY 2021-2022. There was also $200,000 in the Capital Building Fund based on the current bid for the new park maintenance building. There were also ARPA funds.

Mr. Crane then introduced Taft Egan from Big T Recreation who would go over the design process that goes into building inclusion or all ability parks. He asked that as the concepts are presented that the Council look at the elements they like/don't like.

Council Member Smith said that they didn't yet know the amount that they were getting from the American Rescue Fund. He asked if that money could go into building playgrounds. Mr. Crane said that staff believed so. There was some additional direction from the Treasury that staff would share with the Council in the future.

Taft Egan, representative of Big T Recreation, said that his company specialized in designing parks and recreation amenities such as inclusive playgrounds. Some of Big T. Recreation's recent work included the Spanish Fork All Abilities Adventure Heights Playground completed in 2020, as well as West Jordan City's All Abilities West Playground, adjacent to their City hall. He described playgrounds as a generational gift to the children of a City. He said that he was going to outline the process for creating an all abilities playground.

Mr. Egan noted that unlike most of the discussion during the meeting around codes and guidelines, there were not specific standards for all abilities playgrounds that could be applied to certify an all abilities playground. However, there were a lot of industry definitions to help understand what all abilities meant. He said that he liked the definition that, "an all abilities playground was one where children with different physical, sensory, and intellectual abilities, can play and interact with one another."

Mr. Egan said that when Big T Recreation started the design of an all ability playground, there were always two limiting factors: space and budget. After considering these limitations, Big T Recreation looks at its six keys to inclusion: (1) the presence of sensory, physical, and social activities; (2) multiple levels of challenge; (3) accessibility; (4) things to do throughout the playground not just on slides and climbers; (5) opportunities for cooperative play; (6) and a unitary safety surfacing.

All of the Big T Recreation playgrounds incorporate all nine types of play: spinning, swinging, climbing, sliding, strengthening, balancing, rocking, jumping, and rolling. The playgrounds also had the intention to generate collaborative as opposed to competitive play. In addition, all of the playgrounds are oriented towards the elements of sensory play: visual, tactile, kinesthetic, and auditory.

Mr. Egan noted that as part of the document he'd complied and would share with the Council, that he had included a full parks list so the Council and staff could dive into the individual play panels or slides, etc.

Before he outlined the design plans for the two different playground options Mr. Egan informed the Council of the estimated budgets for the two options. Option 1 was estimated to cost $580,000. Option 2 had an estimated cost of $550,000 which would cover the playground, the safety surfacing underneath the playground, and their installation.

Council Member Bills clarified that she heard Mr. Egan correctly and there were no legal requirements for what an all abilities playground had to look like. She asked how that worked with ADA. Mr. Egan said that there were basic guidelines from the ADA regarding playground accessibility. There were not specific guidelines of a code for a playground to be determined as all abilities.

Mr. Patterson said that like they do with public buildings, there were certain requirements for door widths, openings, and turn radiuses to meet the bare minimum accessibility standards. However, an entity could do more to make the spaces more accessible. He said that there were industry standards to make playgrounds accessible to all users, there were just not government codes.

Council Member Bills asked if there were government codes for the turnability in the restrooms. Mr. Patterson said yes. They were very specific and strict.

Mr. Egan noted that in addition to ADA standards, there were also safety standards from ASTM and CPSC that have to do with heights and fall zones. The rubber surfaces have to be of certain thicknesses. On a playground with a ramp structure, they can only go 12 feet at a time for every one foot of elevation.
Mr. Egan began to present the different options:

1. **Option 1** was created with Blueline Designs, the project architects. This playground had excellent shade coverage and some neat features. Some of these features included a diversity of slides, both a standard and basket swing set, a ramp section of play, and an aero glider. One of the key features of this playground was the connectivity between the two different playground areas. When thinking about the sensory and play activities the first design had over 30 of those items throughout the playground. In addition, there was a special 2-5 section for younger children.

2. **Option 2** took a different approach to show different equipment options. This playground also had good shade coverage. This was important when dealing with the surfacing because it tended to get hot. This playground featured a roll on, roll off inclusive merry go round, concerto music equipment, the basket swing, a large 360 slide, climbers, a cozy cocoon for a child to pause and disconnect for a second, and sensory panels throughout the playground. While maintaining ADA standards, this playground has a tower structure that creates shadow play. As children traverse through the playground, they will pass multiple different colors on the surfacing and surrounding areas that change throughout the day based on the trajectory of the sun.

In regard to Option 1, Council Member Rodela asked if a zip line was included. Mr. Egan said that a zip line was not included in Option 1. Council Member Smith asked about the durability of canopies and noted that Highland gets a lot of wind. Mr. Egan said that the canopies were commercially constructed and were intended for City parks and playgrounds. They were wind loaded to meet codes. The canopies were similar to bleacher shades and other fabric shade structures.

Council Member Ostler asked about the longevity of a playground like this. Mr. Egan said 20 years.

Mayor Mann asked if there was an estimated maintenance cost over the 20-year lifespan of the playground. Mr. Egan said that the main maintenance cost would be maintaining the unitary surfacing, or the cushion that was on the bottom of the playground. That required significant maintenance to take place roughly every two to three years. The cost of 8,000 square feet of surfacing, the amount needed for this playground, costs roughly $15,000 to $20,000. It also required a reseal, much like staining a deck. This was true for all types of unitary surfacing. The costs related to maintaining the playground would be very little. Most of these costs were related to vandalism. Because of this, Big T Recreation would encourage the City to set aside some portion of the budget to playground maintenance.

Council Member Rodela asked if there was a warranty that came with the playground equipment. Mr. Egan said that all of the metal, steel and structural components have a lifetime warranty. All of the plastic components have a 15-year warranty, excluding vandalism.

Council Member Ostler asked if these playgrounds were modular to make pieces easier to replace if vandalized. He wanted to know if the playground pieces were specific to Big T Recreation, or if they purchased their playground pieces from a common supplier.

Mr. Egan said that the pieces come from a mainstay in the industry that has existed for 50 years. It was all American made and manufactured out of Pennsylvania. Everything on the playground would be readily available for the lifetime of the playground, estimated at 20 years. He said that there were playgrounds out a lot longer than 20 years, but elementary school playgrounds are often asked to be replaced around the 20-year mark.

Council Member Smith said that as they emerge from the pandemic they want to make sure to keep the equipment as clean as possible. He wondered if they could take a power washer to the equipment to clean it. Mr. Egan said that they did have cities that power washed their playgrounds. However, one should be careful about the chemicals used on the surfacing materials because it was bound by a glue.

Council Member Bills asked if the synthetic surface had concrete underneath it. Mr. Egan said that you could, but they typically put it down over type-2 road base, four to six inches thick. It helped with drainage.

Council Member Ostler asked if the playgrounds had seen the same inflation rates as other industries in the last few months. He wondered if they waited six months if the prices would drop. Mr. Egan said that they had seen a 15% price increase in playground equipment since the beginning of 2021.

Council Member Ostler asked when cities fundraised if it was common to get donors because it was an all abilities park. On fundraising is it common to get donors because it's all abilities? Mr. Egan said that the majority of all ability projects that Big T Recreation worked on had some sort of outside fundraising activity or contribution. This funding comes from diverse sources: private businesses, a private entity, a family, etc.

In regard to Option 2, Council Member Smith asked how the two pieces fit together. Mr. Egan said that unlike in Option 1, they were not connected. Although designed with a common theme, there was not a bridge across the 8-foot walkway between the two playgrounds.

Mayor Mann asked if Option 2 was fully built out like Option 1, or if there was room to expand. Mr. Egan said that Option 2 was also fully built out. He said that if they wanted to put in a zip line, another element would have to be removed.

Council Member Rodela asked what ages the playground was geared towards. Mr. Egan said that playgrounds were categorized into two age groups, 2-5 and 5-12. The majority of both playgrounds were geared towards 5-12-year-olds. However, both playgrounds had small sections for kids ages 2-5.

Council Member Ostler asked what percentage of the population an all abilities park accommodates and provides accessibility for. Mr. Egan said that in his opinion, the greatest all abilities playgrounds are those where the lines are blurred between what is inclusive and what is not inclusive with the idea that when children come to the playground, there is not an overtone that this is a "inclusive" playground. The playground is designed such that it is not notated as an all abilities playground. For the user group, it should just be the most awesome playground that is out there. In regard to statistics about the number of children with a disability, to Mr. Egan's knowledge, almost 4 in every 10 children would benefit from a playground like this in regard to the sensory play provided. He said he didn't think that was a documented statistic.

Council Member Bills asked if building the playground was modular where the Council could pick and choose. She also wanted to know which pieces broke the easiest. Mr. Egan said that there was nothing published about what breaks more often. He said that generally, moving parts—that inclined them to offer more sensory and cognitive play—were more prone to need replacement.

Council Member Smith wanted it confirmed that safety was built into the designs to prevent liability issues. He asked how the playgrounds were designed to minimize injury. Mr. Egan said that Big T Recreation follows the American Standard of Testing Materials (ASTM) and Consumer Product Safety Corporation (CPSC) guidelines, the two entities that govern anything a consumer purchases in the public market. They have guidelines specific to public playgrounds that deal with height, safety surfacing and space. He said that the two playgrounds were as safe as any other playground in the City.

Council Member Ostler asked to be reminded about the budget. Mr. Crane said the City originally had $266,000, but found an extra $200,000.

Council Member Rodela asked if the City had the Parks and Trails Committee focus on fundraising if they could include more equipment. Mr. Crane said that based on the area, the two options have tapped out the equipment that would fit into the area.

Council Member Rodela asked if it was possible to expand the area if they were able to raise more money? She said that although she was not an all abilities playground expert despite having visited many all abilities playgrounds. She said there were features she liked and had a sense of the popular features, including the zip line, the boat, etc. She said that she would want more input from people who actually know these things such as mothers of children who use all abilities parks. She also liked how Cedar Hills had their concept plans housed at their City hall and allowed kids to come in and comment on them. Mr. Crane said they could expand to the west.

Council Member Smith said that he felt they needed to be realistic about fundraising. He said that occasionally people came in and made a big donation. However, for the pickleball courts, there were lots of promises from people about raising money and in the end the pickleball group only ended up raising about $2,000 to $3,000. Realistically, unless they found a big donor like a corporation, he felt as though it could only be assumed that they might raise $25,000.

Council Member Ostler asked Mr. Egan how Highland could find a donor. Mr. Egan said that all ability parks were emotional projects for many families. He said that when talking about private donations, the funding sources have come from so many different sources. Typically, those individuals find the City. There's an announcement that an all abilities project was going to happen. He said that he didn't think that large donors were solicited, but the larger donors contacted the City with the desire to participate. He noted that he had not been intimately involved in cities' fundraising for these projects. There was further discussion about fundraising.

Council Member Smith asked about colors. Mr. Egan explained that color choices were up to cities. Big T Recreation has designed both playgrounds that had natural color plates to those that were really vibrant and almost looked like an easter egg. There was no price difference based on colors.

Council Member Bills asked if there were any disability friendly color schemes. Mr. Egan said that there was not an established color, but that it would be nice to think about designing a playground where different sections had different color schemes. This could allow a parent to specify which section of the playground a child could play and describe it based on color.

Mr. Crane said that he would like the Council's input on their likes/dislikes. Mayor Mann noted that the Parks Committee was already working on the soccer fields and several other projects throughout the City. He was not sure if they would also be able to take on a fundraising task. He wondered if it was more appropriate for the Foundation to take that task on.

Council Member Bills said she thought that 100% of kids will benefit from this playground. She wanted to see the community members involved in what features were selected. She wondered if there was a separated catalog of elements that the Council could look at.

Mr. Egan said that Big T Recreation could provide the Council with many catalogs with different play elements. Mr. Crane asked if the Council had contacts for families that staff could reach out to.

Council Member Bills said that she could get the contact list for the special needs' classes in all the schools in Highland. Other organizations such as the elementary school, Courage Reins, and Special Needs Mutual, were identified as entities that would benefit from the park.

There was further discussion about the best way to get the community's feedback and involvement. The consensus was that the Council should spend more time familiarizing themselves with the options before having an open house.

Council Member Rodela said that she knew that playgrounds focus on ages 2-5 or 5-12. She asked if they ever do anything for older kids. Mr. Egan said that climbing walls could be included, but that they were not considered a playground piece, but as an adult amenity.

Council Member Rodela talked about additional options for older kids besides a skate park. She mentioned a playground in St George, which she called the Ninja Warrior Playground. She thought its actual name was Canyon Park. It was cool because it had a 100M dash and an obstacle course. She said that not all older kids were going to do activities like soccer, baseball, or competitive sports. She felt like they needed another outlet for them to hang out with their friends and be active while staying off their phones. Not all older kids are going to be competitive. There must be another outlet instead of technology.

Council Member Bills asked Mr. Crane on the best course forward. Mr. Crane said that if the City wanted to take advantage of pricing he felt like the process needed to be more expeditious. He said that they already had the budget set for this portion of the park. There were also a couple of different options staff could pursue in terms of bidding the park. He said that the City would purchase the equipment and then arrange to have it installed. Staff could finish the construction drawings.

Council Member Bills asked what Mr. Crane's recommendation was to be both expeditious, but also to get it right. Mr. Crane said that he would take the options already provided and hold an open house with targeted residents. He said that while he thought that looking at catalogs was good, each piece of equipment had fall zones that would have to be considered. He would rather trust Big T Recreation because they were the experts. He would get the feedback first and then go back to Big T Recreation for their advice on how to change the design of the part to include any elements that were identified.

Council Member Ostler said that he was nervous that with the new stimulus money that was coming, if it was allowed to be used for parks, that a lot of cities would jump on creating new playgrounds. He felt like they needed to find the right time to strike. Mr. Crane said that he was nervous about how picky people could get like what happened with Spring Creek. He wanted them to focus on getting feedback on the big concepts. He also noted that they still had a budgetary constraint. He said that he would love to expand the playground area to the west, but right now they just didn't have the budget for that.

There was a lot of brainstorming about different ways that feedback for all abilities playgrounds could be advertised: the Fling, the candidate debate, a display at the library. Mr. Crane said that if they wanted a targeted response they needed to invite specific people to attend a specific event. He did not think that the Fling was the best place to reach that demographic. He said that he did not think that the Fling was the best place to solicit public input for an all abilities playground. He suggested that the City put out a flyer with a questionnaire.

Council Member Bills asked if they could hand something out at the parade. Council Member Smith asked Mr. Egan if he could put something together to help the staff.

Mr. Egan said that Big T Recreation could work on the graphics side of the advertising by providing images that showcased the playground.

8. MAYOR/COUNCIL AND STAFF COMMUNICATION ITEMS.

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

Brian Patten, Fire Chief, first reported on the 4th of July. He gave a huge shoutout to Highland and Alpine. He said that apart from a small dumpster fire, the Fire Department did not have any calls to respond to. He said that the citizens were awesome. Everyone did their part.

In regard to the accident earlier in the day, there was a dump truck with a trailer that had a forklift on it that came off of Suncrest and lost its brakes. After the truck passed 11800 he came onto a car. Although he swerved, he clipped that car with the trailer, before going into oncoming traffic, where he hit the curb and the trailer turned on its side. When the trailer drug on the asphalt, it dug a trench eight inches deep before it eventually hit the sidewalk and took out a tree. The accident did hurt anyone. The driver was able to get the dump truck stopped 400 to 500 yards south of where the trailer and forklift came off.

There was also an ATV rollover in the canyon. The department had to life flight someone out of the canyon. While they were up there, there was another gentleman who told crews that his daughter had been hit on a motorcycle on the other side and was burned.

Council Member Bills said that there was an accident on SR92 when she was coming in for the meeting. She congratulated Chief Patten on his new job.

Council Member Smith asked if Lone Peak Safety serviced all of American Fork Canyon. Chief Patten said that Lone Peak Safety provided medical service to Salt Lake County as well as to Wasatch County on the other side. clear to the top.

Council Member Smith wondered why there had not been an effort to widen the canyon road. He thought that part of the reason they saw all of these accidents was because the road did not accommodate the business of the canyon. Chief Patten said that there were a lot more people in the canyon. He did not know if it was possible to widen the road.

Council Member Ostler asked if the ATV accident was simultaneous with the accident on SR92. Chief Patten said yes. When Lone Peak Safety got the call for the ATV accident, they were routed to the canyon, so Lehi responded to SR92. After the life flighted the person from the ATV accident, they were approached by the father of the woman who was hit on the motorcycle. At first they were going to take the motorcyclist by air, but American Fork came with an ambulance instead so that they could take the helicopter to the valley.

Council Member Ostler said that they had seen a lot of posts about people being out on wildland fire appointments. Chief Patten said that there were guys in Moab right now. They would return the following Thursday or Friday. He said that this was the second time that Lone Peak Safety guys had been deployed. When they rolled out, the fire was mostly contained. Instead, they had done a lot of hiking and tree cutting.

Council Member Smith said that there had been a lot of discussion about garbage collection. He wondered if that was another reason to consider the software suggested by the North Pointe Waste Management. Mayor Mann said that despite one or two texts where residents were unkind, the overall response of residents was positive in how the City handled the mistakes made with garbage pickup.

a. Future Meetings

- July 14, Lone Peak Public Safety District Board Meeting, 7:30 am, City Hall
- July 20, City Council Meeting, 7:00 pm, City Hall
- July 27, Planning Commission Meeting, 7:00 pm, City Hall
- August 3, City Council Meeting, 7:00 pm, City Hall
- August 11, Lone Peak Public Safety District Board Meeting, 7:30 am, City Hall
- August 17, City Council Meeting 7:00 pm, City Hall
- August 24, Planning Commission Meeting, 7:00 pm, City Hall

9. CLOSED SESSION

The City Council may recess to convene in a closed session to discuss pending or reasonable imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205.

At 9:45 pm Council Member Scott L. Smith MOVED that the City Council recess to convene in a closed session to discuss pending or reasonable imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205. Council Member Kurt Ostler SECONDED the motion.

The vote was recorded as follows:

Council Member Timothy A. Ball	*Yes*
Council Member Brittney P. Bills	*Yes*
Council Member Kurt Ostler	*Yes*
Council Member Kim Rodela	*Yes*
Council Member Scott L. Smith	*Yes*

The motion passed unanimously.

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

The CLOSED SESSION adjourned at 11:45 pm.

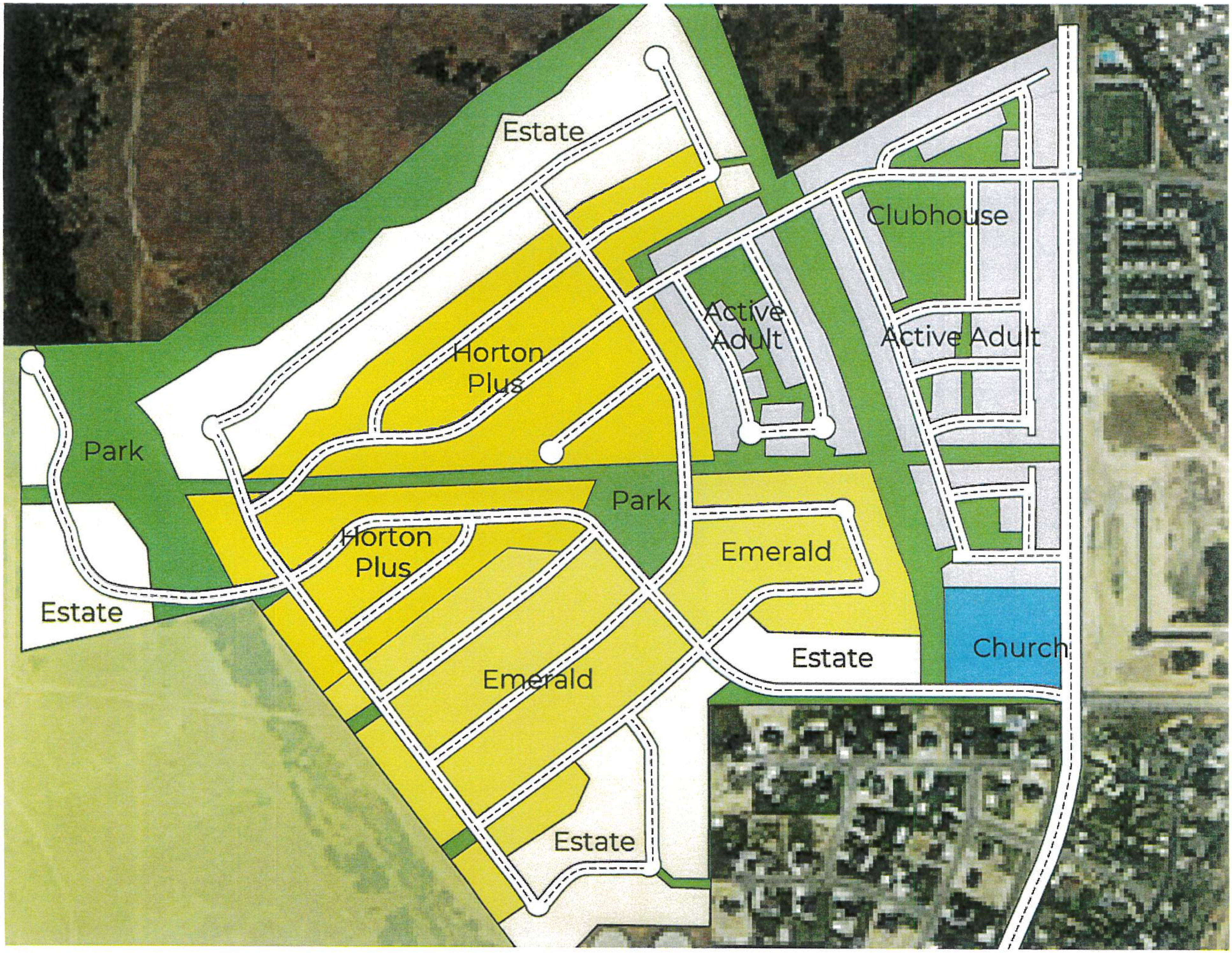
ADJOURNMENT

Council Member Scott L. Smith MOVED to adjourn the regular meeting and Council Member Kim Rodela SECONDED the motion. All voted in favor and the motion passed unanimously.

The meeting adjourned at 11:45 pm.

I, Stephannie Cottle, City Recorder of Highland City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on July 6, 2021. This document constitutes the official minutes for the Highland City Council Meeting.

Stephannie Cottle
City Recorder


Estate
Clubhouse
Active Adult
Active Adult
Horton Plus
Park
Park
Horton Plus
Emerald
Estate
Estate
Church
Emerald
Estate

Welcome to the Highland City Council Work Session

July 6, 2021

HIGHLAND CITY

1

HIGHLAND CITY

6:00 PM WORK SESSION – DR HORTON

Call to Order – Mayor Rod Mann

2

Welcome to the Highland City Council Meeting

July 6, 2021

HIGHLAND CITY

3

HIGHLAND CITY

7:00 PM REGULAR SESSION

Call to Order – Mayor Rod Mann
Invocation – Mayor Rod Mann
Pledge of Allegiance – Council Member Kim Rodela

4

HIGHLAND CITY

UNSCHEDULED PUBLIC APPEARANCES

Time set aside for the public to express their ideas and comments on non-agenda items. Please state your name and limit your comments to three (3) minutes.

5

CONSENT ITEMS *(5 minutes)*

- Item 2a. Approval of Meeting Minutes – Regular City Council Meeting – June 1, 2021 *Administrative*
- Item 2b. Reducing the Size of the Library Board *Administrative*
- Item 2c. Agreement: Workman Farms, LLC Utility Easement *Legislative*

6

TEXT AMENDMENT – ACCESSORY DWELLING UNITS *LEGISLATIVE*

HIGHLAND CITY

Item 3 – Public Hearing & Ordinance
Presented by – Rob Patterson
City Attorney

7

Background

- House Bill 82 adopted
- Modifications regarding accessory dwelling units are effective as of October 1, 2021

8

Proposed Amendment

- Definition
  - **Accessory dwelling unit**: a room or set of rooms in a single-family home in a single-family zone that has been designed or configured to be used as a separate dwelling unit, which has a separate kitchen, living/sleeping area, and sanitation facilities, and has been established by permit.
  - "If the renting/subleasing of the unit is for a period of less than thirty (30) consecutive days, it is considered a short term rental and requires a business license. See Chapter 5.24 in the Municipal Code for the regulating of short term rentals."

9

Proposed Amendment – cont.

- Prohibits ADUs on lots less than 6,000 square feet
- A minimum of 1 off-street parking space required
- Prohibits separate utility meters for the home and the ADU

10

Citizen Participation

- Public Hearing Notice
  - Daily Herald
  - State and City websites
- No correspondence has been received.

11

Planning Commission Action

- Public hearing on June 22
- No citizen comment
- Recommended **APPROVAL** (4-0)

12

Recommendation & Proposed Motion

Staff recommends that the City Council accept the findings and **APPROVE** the proposed amendment.

I move that the City Council accept the findings and **APPROVE** the proposed amendment to Section 3-624 Accessory Dwelling Unit.

13

HIGHLAND CITY

TEXT AMENDMENT – CONDITIONAL USE UPDATE *LEGISLATIVE*

Item 4 – Public Hearing & Ordinance

Presented by – Rob Patterson
City Attorney

14

Background

- House Bill 409 effective on May 5, 2021
- "municipality may adopt a land use ordinance that includes conditional uses and provisions for conditional uses that require compliance with objective standards set forth in an applicable ordinance…A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards."

15

Proposed Amendment

- Eliminates the requirement to hold a public hearing for a conditional use permit (*administrative*)
- General Review Criteria
  - – The site of the structure or use
  - – The impact of the proposed building or use on surrounding uses
  - – Conditions relating to safety of persons and property
  - – Conditions relating to health and sanitation
  - – Conditions relating to environmental issues

16

Proposed Amendment – cont.

- Planning Commission and Council Review
  - – Shall review the relevant factors, standards, and ordinances, including the general review criteria
  - – May not require elimination of all detrimental effects if the detrimental effects can be reasonably mitigated

17

Citizen Participation

- Public Hearing Notice
  - – Daily Herald
  - – State and City websites
- No correspondence has been received.

18

Planning Commission Action

- Public hearing on June 22
- No citizen comment
- Recommended **APPROVAL** (4-0)

19

Recommendation & Proposed Motion

Staff recommends that the City Council accept the findings and **APPROVE** the proposed amendment.

I move that the City Council accept the findings and **APPROVE** the proposed amendment to several sections in Chapter 4 Conditional Use Procedure in the Development Code

20

HIGHLAND CITY

TEXT AMENDMENT – PARCEL BOUNDARY ADJUSTMENTS, LOT LINE ADJUSTMENTS, AND PLAT AMENDMENTS *LEGISLATIVE*

Item 5 – Public Hearing & Ordinance
Presented by –Rob Patterson
City Attorney

21

Background

- House Bill 409 effective on May 5, 2021
- Modifies property boundary adjustments, subdivision amendments, and public street vacations.

22

Proposed Amendment

- Definitions relevant to the section
  - Lot
  - Lot line adjustment
  - Parcel
  - Parcel boundary adjustment
  - Plat amendment

23

Proposed Amendment Cont.

Current Process		Proposed	
Parcel and Lot line adjustment	Plat Amendment	Parcel Boundary Adjustment	Plat Amendment (includes Lot line adjustment)
-Application -Approval from Staff -Notice of approval recorded at the County along with parcel/lot adjustment	-Application -Public Hearing Notice (notices sent out to 500' radius around property) -Public Hearing held at City Council -Approval from City Council -Plat recorded at the County	-Application -Approval from Staff -Notice of approval recorded at the County along with parcel/lot adjustment	-Application -Meeting Notice (notices sent out to 500' radius around property) -Approval from City Council -Plat recorded at the County

24

Proposed Amendment - cont.

- A public hearing is only required for a plat amendment if:
  - Any owner within the original subdivision plat objects in writing within 10 days of mailed notification
  - All owners in the revised plat have not signed the revised plat.
  - The petition contains a request to vacate some or all of a public street, right of way, or easement

25

Citizen Participation

- Public Hearing Notice
  - Daily Herald
  - State and City websites
- No correspondence has been received.

26

Planning Commission Action

- Public hearing on June 22
- No citizen comment
- Recommended **APPROVAL** (4-0)

27

Recommendation & Proposed Motion

Staff recommends that the City Council accept the findings and **APPROVE** the proposed amendment.

I move that the City Council accept the findings and **APPROVE** the proposed amendment to several sections of the Development Code related to parcel boundary adjustments, lot line adjustments, and plat amendments, and include the change made to Section 5-10-05.6 Grounds for Vacating Street, Right-of-Way or Easement.

28

PROPERTY PURCHASE AGREEMENT WITH GREGORY ROWE AND REIMBURSEMENT AGREEMENT WITH UTAH COUNTY *LEGISLATIVE*

Item 6 – Agreements

Presented by – Andy Spencer, PE
Public Works Director/City Engineer

29

MOUNTAIN RIDGE ALL ABILITIES PLAYGROUND

Item 7 – Discussion

Presented by – Nathan Crane, AICP
City Administrator/Community Development Director

30

Outline

- Overview
- Design Process for All Abilities Playgrounds
- Review 2 Concepts for Mountain Ridge Park
- Provide Direction

31

Project Update

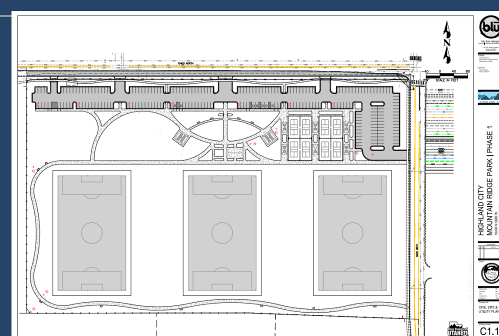
- Design Began Late 2018
  - Public Meetings in 2018 and 2019
  - Open House and Survey in 2019
  - April 2019 Revised Plan
- September 8, 2020 – Budget and focus less on fields and more on other amenities
- March 30, 2021 – Complete the construction plans and go to bid
  - Council to approve bid and contract
  - Bid Phase 1 with options
- Bidding sooner than later to get on next years schedule = Better Pricing

32

Current Adopted Master Plan

33

Revised Plan



34

Current Revenue Sources

Source	~Amount
Remainder of Sale of Spring Creek Park	$1,400,000
Sale to Patterson Storage	$358,000
Sale of Dry Creek Park Property	$400,000
Street Tree Account	$95,700
Enterprise Funds (for qualifying expenses)	$31,275
B&C Road Money (for qualifying expenses)	$175,000
Total	$2,460,000

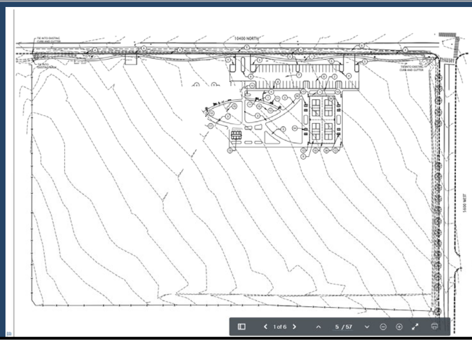
35

Phase I Proposal

Element	~Amount
Construction Plans Completion and Bid Assistance	$100,000
10400 North and Site Improvements	$1,200,000
Parking Lot	$135,000
All-Abilities Playground Phase I***	$295,000
Restroom	$200,000
4 Pickleball Courts	$423,000
Total	$2,353,000

36

Phase One



37

Additional Funding

- $248,000 Projected Revenue over Expenses FY22 Budget
- $200,000 Capital Building Fund
  - Based on current bid for Park Maintenance Building
- AARP Funds $2.3 million – ?
  - $1.15 - 2021
  - $1.15 - 2022

38

Big T Recreation
11618 S. State St #1602
Draper, UT 84020
801-572-0782

Taft Egan
President and Project Manager
Taft@bigtrec.com

Mountain Ridge Park – Highland City

Six Keys to Inclusion

- **Include Sensory, Physical & Social Activities on the playground to create a rich play environment.**
- **Ensure multiple levels of challenge within each activity.**
- **Ensure that the playground is accessible to all.**
- **If there is a structure, there must be something to do on decks in addition to slides and climbers.**
- **Provides cooperative play, cozy spaces and vestibular motion to support children with autism.**
- **Use Pour-in-Place, Turf or Tile Surfacing.**

39

I. Physical, Social and Sensory

This design does an excellent job of providing a wide variety of physical, social and sensory experiences.

Physical Activities

This design provides opportunities for all 9 of the different types of play: spinning, swinging, sliding, climbing & strengthening, balancing, rocking, jumping and "walking, running & rolling", and movement experience from a wheelchair.

Sensory Activities
This design includes all five different types of sensory experiences

There are many tactile experiences for children in this design. Other tactile experiences include the tactile patterns built into the Aeroglider and the Cozy Cocoon and with the many play panels.

There are two distinct types of the auditory experiences. With the Babble-On, children work on both speaking and listening, while the different play panels, especially the KPE panels provide an opportunity for making a musical sound.

The Cozy Cocoon provides a quiet place

Social Activities

There are four types of social activities. This playground design has social play and cooperative play activities and covers all four types of social activities. These types of experiences are essential for all children, but has become especially essential tools for children with autism and learning disabilities.

Such play enables them to practice necessary social skills in a less threatening arena. The Aeroglider is an excellent cooperative play experiences as it takes at least two children (the more the better) to get them moving. Additionally, the Accessible Swing Seat provides the opportunity of one person assisting another to accomplish the play objective.

II. Multiple Levels of Challenge

The goal of providing multiple levels of challenge on the playground is to ensure that there is a challenging activity for a child to participate in regardless of age and ability. Often when designing a playground, some children are not challenged. Either we make the playground too simple to ensure a young child or a child with a disability can play on it or we create a playground geared towards the oldest child and the ones with the best motor planning skills. In order to create a truly inclusive playground, each and every child coming to play must be challenged.

This design offers multiple levels of challenge with all of the different types of physical play

This playground has:
Spinning – Multiple Challenge Levels
Swinging: Multiple Challenge Levels
Climbing: Multiple Challenge Leves
Strengthening: Multiple Challenge Levels
Balancing: Multiple Challenge Levels

40

III. Supporting Children with Autism

Key components for supporting children with autism include an orientation path, opportunities for cooperative play, places to escape when overwhelmed, and opportunities for vestibular motion.

Cooperative Play—The Aeroglider provides a cooperative play experience
Cozy Spaces-- Children on the autism spectrum often need places to go to decompress or relax when over stimulated. This needs to be a place where a child can go and feel alone. The place should feel included to the child, but still enable the caregiver see the child. Playworld developed the Cozy Cocoon just for this purpose.
Vestibular Motion: Participating in activities that stimulate the vestibular system helps children, especially those who are hyper or hypo sensitive to work on their balancing skills, muscle tone, motor planning and emotional security. The swings, spinners, slides and balancing activities help children develop their vestibular system.

Orientation Path: An Orientation path that surrounds the playground enables a child to examine the entire playground prior to engaging. The child can determine which spaces feel "safe" to them. It also allows a child to return to the orientation path, knowing it that is less active space in order to regroup.

IV. Supporting Children who use Wheelchairs

Key components for supporting children who use wheelchairs include using Pour-in-Place, Tile or Turf surfacing, providing wide paths for maneuvering, providing activities that a child can do without leaving their wheelchair, providing activities where it is easy to transfer out of the wheelchair, ensuring the layout enables the child to be in the middle of the play.

Wide Routes--There are wide wheelchair access routes throughout the layout.

Things to Do without Leaving the Wheelchair--It is a rare occurrence for children that use wheelchairs to be able to get any vestibular motion. The Aeroglider enables a child using a wheelchair to rock back and forth without ever leaving his/her chair. Even better the Aeroglider is not a piece of equipment that one person plays on at a time, it is a social experience—where the child using a chair is in the middle of the fun instead of sitting at the side watching.

Easy to Transfer—The Cozy Cocoon and the Accessible Swing are designed to make it easy for a caregiver to help transfer a child from their wheelchair to the play piece. These pieces also provide support for the child while they are playing.

41

Big T Recreation
11618 S. State St #1602
Draper, UT 84020
801-572-0782

Budget Example

Option 1:
Playground Cost: $355,000
Freight Cost: $10,000
Installation Cost: $85,000
PIP Surfacing: $130,000

Total: $580,000

Option 2:
Playground Cost: $325,000
Freight Cost: $10,000
Installation Cost: $85,000
PIP Surfacing: $130,000

Total: $550,000

42

Mountain Ridge Park - All Abilities Playground Post/Installation: Steel-Footed

Design Number: 21-5389A - Pricing Schedule
2021 Pricing - Valid For: 30 Days From Quote Date

Modular Playscape:

Ref. No.	Part No.	Qty.	Description	Unit Weight (lbs)			
	Posts						
1	ZZCH0018	4	3.5in OD x 124in STEEL POST W/RIVETED CAP	38.91			
2	ZZCH0028	4	3.5in OD x 136in STEEL POST W/ RIVETED CAP	43.51			
3	ZZCH0386	4	3.5in OD x 186in LARGE SHADE HAT POST (48in & 60in DECK)	100.11			
4	ZZPM0036	2	5in OD X 144in STEEL POST W/ RIVETED CAP	80.91			
5	ZZPM0046	3	5in OD X 156in STEEL POST W/ RIVETED CAP	87.71			
6	ZZPM0056	1	5in OD X 168in STEEL POST W/ RIVETED CAP	92.51			
7	ZZPM0066	2	5in OD X 180in STEEL POST W/ RIVETED CAP	100.81			
8	ZZPM0128	6	5in OD x 192in STEEL POST W/RIVETED CAP	106.31			
9	ZZPM0227	4	5in OD x 128in SWAGED STEEL POST	57.81			
10	ZZPM0236	4	5in OD x 164in SWAGED STEEL POST	91.81			
11	ZZPM0266	1	5in OD x 217in STEEL POST W/CAP	114.01			
12	ZZPM0287	2	5in OD x 188in SWAGED STEEL POST	107.48			
13	ZZPM0385	6	5in OD X 162in SHADE POST (24in AND 36in DECKS)	92.9			
14	ZZPM0386	6	5in OD x 186in LARGE SHADE HAT POST- (48in & 60in DECK)	106.16			
15	ZZPM0387	6	5in OD x 210in LARGE SHADE HAT POST- (72in & 84in DECK)	120.02			
16	ZZPM0388	20	5in OD x 234in LARGE SHADE HAT POST- (96in & 108in DECK)	133.66			
	Decks & Kick Plates						
17	ZZCH0616	2	SQUARE COATED DECK ASSEMBLY	54.86			
18	ZZCH0636	1	DOUBLE SLIDE COATED DECK ASSEMBLY	63.86			
19	ZZPM0616	2	SQUARE COATED DECK ASSEMBLY	90.36			
20	ZZPM0617	11	TRIANGULAR COATED DECK ASSEMBLY	46.4			
21	ZZPM0618	2	1/2 HEX COATED DECK ASSEMBLY	111.82			
22	ZZPM0619	5	HEX COATED DECK ASSEMBLY	228.72			
23	ZZPM0639	1	45 DEGREE TRI COATED DECK ASSEMBLY	57.9			
24	ZZPM2530	2	12in DECK TO DECK KICK PLATE	11.95			
25	ZZUN2290	7	COATED DECK TO DECK CONNECTION KIT	0.29			
	ADA Items						
26	ZZCH2007	1	TRANSFER STATION w/TALL GUARDRAIL (36in DECK)	148.4			
27	ZZPM2007	1	TRANSFER STATION w/TALL GUARDRAIL (36in DECK)	155.24			
28	ZZPM2027	1	TRANSFER STATION (48in DE	287.44	2,980.00	287.44	2,980.00

Monday, April 19, 2021 Page 1 of 5 Playworld.com

43

Mountain Ridge Park - All Abilities Playground Post/Installation: Steel-Footed

Design Number: 21-5389A - Pricing Schedule
2021 Pricing - Valid For: 30 Days From Quote Date

Ref. No.	Part No.	Qty.	Description	Unit Weight (lbs)			
29	ZZPM7328	1	6in RISE DK-DK WHEELCHAIR RAMP W/ GUARDRAILS	201.6			
30	ZZPM7330	1	AEROGLIDER DECK EXTENSION FOR WHEELCHAIR RAMPS	61.32			
31	ZZPM7537	1	GROUND TO DECK WHEELCHAIR RAMP W/ GUARDRAILS (12in RISE)	388.84			
32	ZZPM7538	1	DECK TO DECK WHEELCHAIR RAMP W/ BARRIERS (12in RISE)	341.1			
33	ZZPM7539	1	DECK TO DECK WHEELCHAIR RAMP W/ GUARDRAILS (12in RISE)	376.3			
34	ZZUN2019	3	APPROACH STEP FOR TRANSFER STATION	35.83			
35	ZZUN7336	1	AEROGLIDER	1567.12			
36	ZZUN8390	1	6in WHEELCHAIR RAMP CENTER SUPPORT	7.92			
37	ZZUN8400	1	18in WHEELCHAIR RAMP CENTER SUPPORT	10.79			
38	ZZUN8410	1	30in WHEELCHAIR RAMP CENTER SUPPORT	13.76			
	Slides						
39	ZZCH2727	1	TWIST AND SHOUT (48in DECK)	183.86			
40	ZZCH3066	1	30in ROUND TUBE SLIDE ENTRANCE/EXIT	153.2			
41	ZZPM1374	1	TRIPPPLE RACER SLIDE	767.03			
42	ZZPM2805	4	ENTRY SUPPORT BRACKET	16.94			
43	ZZPM3066	1	30in ROUND TUBE SLIDE ENTRANCE/EXIT	183.4			
44	ZZPM3126	2	GLIDE SLIDE (48in DECK)	131.54			
45	ZZPM3215	2	SLITHER SLIDE BALCONY / SLIDE-A-SIDE	201.3			
46	ZZPM3216	1	SLITHER SLIDE 2.0 BALCONY ENTRY/EXIT	198.6			
47	ZZPM6695	2	MIGHTY DESCENT W/PRISM PASS	1184.2			
48	ZZUN3007	1	30in ROUND STRAIGHT TUBE SECTION	26.02			
49	ZZUN3009	6	30in ROUND RIGHT TUBE SECTION	26.02			
50	ZZUN3036	1	30in ROUND STRAIGHT TUBE W/ WINDOW	22.22			
51	ZZUN3203	1	SLITHER SLIDE 2.0 (STRAIGHT SECTION)	19.59	450.00	19.59	450.00
52	ZZUN3209	2	SLITHER SLIDE 2.0 (LEFT SECTION)	19.59	450.00	39.18	900.00
53	ZZUN3217	3	SLITHER SLIDE 2.0 (RIGHT 130° SECTION)	41.68	740.00	125.04	2,220.00
54	ZZUN3247	1	SLITHER SLIDE 2.0 SUPPORT LEG 3ft-6in	19.41	225.00	19.41	225.00
55	ZZUN3258	2	SLITHER SLIDE 2.0 SUPPORT LEG 3ft-6in	12.81	183.00	25.62	366.00

Monday, April 19, 2021 Page 2 of 5 Playworld.com

44

Mountain Ridge Park - All Abilities Playground Post/Installation: Steel-Footed

Design Number: 21-5389A - Pricing Schedule
2021 Pricing - Valid For: 30 Days From Quote Date

Ref. No.	Part No.	Qty.	Description	Unit Weight (lbs)			
	Activity Panels						
58	ZZCH4406	1	ACCESSIBLE DRIVING PANEL	24.07			
59	ZZCH4671	1	CH PANEL FRAME- DECK LEVEL	32.87			
60	ZZPM4318	1	FIND THE WAY HOME PANEL	53.38			
61	ZZPM4356	1	BALCONY	104.22			
62	ZZPM4457	1	TREASURE TUMBLE PANEL	67.68			
63	ZZPM4537	1	SPIN RACER PANEL (DECK LEVEL)	63.9			
64	ZZPM4546	1	SCAVENGER HUNT (DECK LEVEL)	52.85			
65	ZZPM4646	1	STOREFRONT PANEL	44.8			
66	ZZPM4808	4	OVAL INSERT PANEL (GROUND LEVEL)	34.04			
67	ZZUN4300	1	STEERING WHEEL (PIPE WALL MOUNT)	5.39			
68	ZZUN4439	2	TELESCOPE - PIPE WALL MOUNT WITH LENS (PM)	13.33			
69	ZZUN4677	1	VERY BURIED INSERT	17.97			
70	ZZUN4792	1	CATACOMBS PANEL INSERT	23.02			
71	ZZUN4793	1	CONSTRUCTION PANEL INSERT	27.44			
72	ZZUN4798	1	BALL MAZE PANEL INSERT	20.48			
73	ZZUN4806	1	SHIFTING SANDS PANEL INSERT	22.97			
	Crawl Tubes						
74	ZZCH5626	1	PASSAGE ADVENTURE TUBE	93.54			
	Barriers						
75	ZZPM2324	1	INFILL PANEL TO TRIPPPLE RACER SLIDE	15.85			
76	ZZPM4090	4	CENTERLINE PIPE WALL BARRIER	37.22			
77	ZZPM4288	3	ACCESS GATE	34.38			
78	ZZPM4456	1	UPPER SILO CLIMBER EXTENDED BARRIER	47.78			
79	ZZPM4496	4	GEO BARRIER	56.38	1,301.00	225.52	5,204.00
80	ZZPM4740	1	CONTAINMENT PIPE WALL (HEX TOWER)	56.36	763.00	56.36	763.00
	Climbers						
81	ZZCH7087	1	CLIMBING SQUARES BLOCK CLIMBER (36in)	129.12	1,553.00	129.12	1,553.00
82	ZZCH7439	1	ROCK CLIMBER (48in DECK)	136.38	1,713.00	136.38	1,713.0

Monday, April 19, 2021 Page 3 of 5 Playworld.com

45

Mountain Ridge Park - All Abilities Playground Post/Installation: Steel-Footed

Design Number: 21-5389A - Pricing Schedule
2021 Pricing - Valid For: 30 Days From Quote Date

Ref. No.	Part No.	Qty.	Description	Unit Weight (lbs)			
89	ZZPM7170	1	8ft TOWER CLIMBER	126.96			
90	ZZPM7439	1	ROCK CLIMBER (48in DECK)	153.48			
91	ZZPM7940	1	UPPER SILO CLIMBER	163.48			
92	ZZPM7950	1	SILO CLIMBER (48in DECK)	77.7			
93	ZZPM7966	1	ROCKY RIDGE CLIMBER (60in DECK)	123.05			
94	ZZPM8300	1	RIBBON CLIMBER (60in DECK)	58.88			
	Ground Zer0 Climbers						
95	ZZUN6737	1	WHIRLWIND CLIMBER 36in	132.75			
96	ZZUN6738	1	WHIRLWIND CLIMBER 48in	151.75			
	SkyTower Climbers						
97	ZZPM6730	1	KALEIDOCLIMBER	409.9			
	Balance						
98	ZZUN7027	1	DROP ZONE (72in DECK)	216.32			
99	ZZUN7136	1	UNITY STEPPER - SMALL	29.97			
100	ZZUN7140	4	STATIONARY BUTTONS (12in)	27.12			
101	ZZUN7146	4	STATIONARY BUTTONS (18in)	27.92			
	Bridges						
102	ZZPM6596	1	10ft ADVENTURE BRIDGE w/ISO43 CHAIN	331.62			
103	ZZPM6890	1	10ft CATWALK	402.96			
104	ZZPM6968	1	10ft GEO ARCH BRIDGE	505.9			
105	ZZPM7080	1	6ft CATWALK	253.68			
	Audible Activities						
106	ZZCH4467	1	GROUND TO GROUND BABBLE-ON	43.15			
107	ZZCH4556	1	7in BELL (POST MOUNT)	4.61	196.00	4.61	196.00
108	ZZCH4558	1	9in BELL (POST MOUNT)	6.21	217.00	6.21	217.00
109	ZZPM4588	2	BELL PANEL	60.44	1,421.00	120.88	2,842.00
110	ZZPM4608	1	CHIME BANNER	28.59	929.00	28.59	929.00

Monday, April 19, 2021 Page 4 of 5 Playworld.com

46

Mountain Ridge Park - All Abilities Playground Post/Installation: Steel-Footed

Design Number: 21-5389A - Pricing Schedule
2021 Pricing - Valid For: 30 Days From Quote Date

Ref. No.	Part No.	Qty.	Description	Unit Weight (lbs)
119	ZZPM9867	5	NUVO ROOF	103.76
	Stairs and Ladders			
120	ZZCH9168	1	12in ACCESS STEPPED PLATFORM (DECK TO DECK)	70.28
	Additional Tool & Maintenance Kits			
121	ZZUN1471	1	INSTALLER HARDWARE KIT	0
122	ZZUN9930	1	PIPE SYSTEMS MAINTENANCE KIT W/ AEROSOL	0
123	ZZXX0678	1	LABEL KIT- COMPOSITE STRUCTURE- ASTM	0.04
124	ZZXXGNGUID	1	GENERAL INSTALLERS GUIDE	0

Independent Items:

Ref. No.	Part No.	Qty.	Description	Unit Weight (lbs)
1	ZZXX0065	1	SPIN CUP	57.21
2	ZZXX0198	1	UNITY SWING FRAME	270.4
3	ZZXX0204	1	BASKET SWING	83.4
4	ZZXX0224	1	ACCESSIBLE SWING SEAT w/SILVER SHIELD CHAIN TO 8ft TOP RAIL	30.45
5	ZZXX0260	2	BELT SEAT W/SILVER SHIELD CHAIN FOR 8ft TOP RAIL	8.8
6	ZZXX0265	1	INFANT SEAT W/SILVER SHIELD FOR 8ft TOP RAIL	11.31
7	ZZXX0665	1	CONCERTO 5 CONGAS	72.5
8	ZZXX0666	1	CONCERTO VIBES	134.82
9	ZZXX0667	1	CONCERTO CHIMES	129.32
10	ZZXX0833	1	5in OD 2-UNIT ARCH SWING W/ 8ft TOP RAIL	215.94
11	ZZXX0834	1	5in OD 2-UNIT ARCH SWING- ADD-A-BAY- 8ft TOP RAIL	147.54

Monday, April 19, 2021 Page 5 of 5 Playworld.com

47

Mountain Ridge Park - All Abilities Playground
Highland City, Utah
21-5389A

Sales Representative: BIG T RECREATION
Equipment Manufacturer: PLAYWORLD

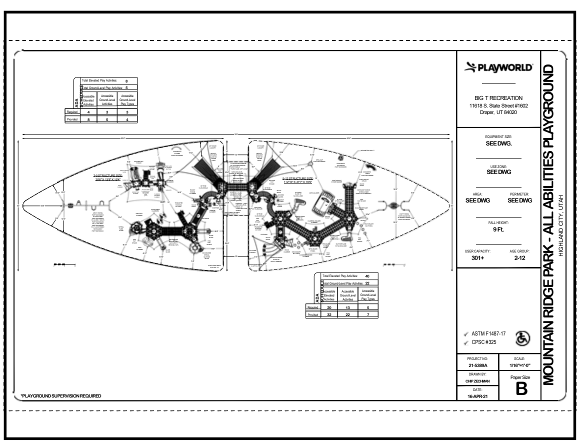
48

49

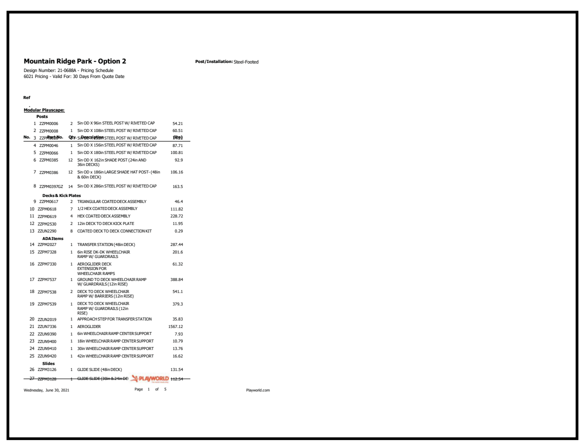
50

51

52



53



Mountain Ridge Park - Option 2

Post/Installation: Steel-Footed

Design Number: 21-0688A - Pricing Schedule
6021 Pricing - Valid For: 30 Days From Quote Date

Ref

Modular Playscape:

No.	Part No.	Qty.	Description	(lbs)
	Posts			
1	ZZPM0006	2	5in OD X 96in STEEL POST W/ RIVETED CAP	54.21
2	ZZPM0008	1	5in OD X 108in STEEL POST W/ RIVETED CAP	60.51
3	[illegible]	[illegible]	5in OD X [illegible] STEEL POST W/ RIVETED CAP	[illegible]
4	ZZPM0046	1	5in OD X 156in STEEL POST W/ RIVETED CAP	87.71
5	ZZPM0066	1	5in OD X 180in STEEL POST W/ RIVETED CAP	100.81
6	ZZPM0385	12	5in OD X 162in SHADE POST (24in AND 36in DECKS)	92.9
7	ZZPM0386	12	5in OD x 186in LARGE SHADE HAT POST- (48in & 60in DECK)	106.16
8	ZZPM0397GZ	14	5in OD X 286in STEEL POST W/ RIVETED CAP	163.5
	Decks & Kick Plates			
9	ZZPM0617	2	TRIANGULAR COATED DECK ASSEMBLY	46.4
10	ZZPM0618	7	1/2 HEX COATED DECK ASSEMBLY	111.82
11	ZZPM0619	4	HEX COATED DECK ASSEMBLY	228.72
12	ZZPM2530	2	12in DECK TO DECK KICK PLATE	11.95
13	ZZUN2290	8	COATED DECK TO DECK CONNECTION KIT	0.29
	ADA Items			
14	ZZPM2027	1	TRANSFER STATION (48in DECK)	287.44
15	ZZPM7328	1	6in RISE DK-DK WHEELCHAIR RAMP W/ GUARDRAILS	201.6
16	ZZPM7330	1	AEROGLIDER DECK EXTENSION FOR WHEELCHAIR RAMPS	61.32
17	ZZPM7537	1	GROUND TO DECK WHEELCHAIR RAMP W/ GUARDRAILS (12in RISE)	388.84
18	ZZPM7538	2	DECK TO DECK WHEELCHAIR RAMP W/ BARRIERS (12in RISE)	541.1
19	ZZPM7539	1	DECK TO DECK WHEELCHAIR RAMP W/ GUARDRAILS (12in RISE)	379.3
20	ZZUN2019	1	APPROACH STEP FOR TRANSFER STATION	35.83
21	ZZUN7336	1	AEROGLIDER	1567.12
22	ZZUN9390	1	6in WHEELCHAIR RAMP CENTER SUPPORT	7.93
23	ZZUN9400	1	18in WHEELCHAIR RAMP CENTER SUPPORT	10.79
24	ZZUN9410	1	30in WHEELCHAIR RAMP CENTER SUPPORT	13.76
25	ZZUN9420	1	42in WHEELCHAIR RAMP CENTER SUPPORT	16.62
	Slides			
26	ZZPM3126	1	GLIDE SLIDE (48in DECK)	131.54
~~27~~	~~ZZPM3128~~	~~1~~	~~GLIDE SLIDE (30in & 24in DE~~	~~112.54~~

PLAYWORLD

Wednesday, June 30, 2021 Page 1 of 5 Playworld.com

54

Mountain Ridge Park - Option 2 **Post/Installation:** Steel-Footed

Design Number: 21-0688A - Pricing Schedule
6021 Pricing - Valid For: 30 Days From Quote Date

Ref. No.	Part No.	Qty.	Description	Unit Weight (lbs)			
28	ZZPM3129	1	90 DEGREE GLIDE SLIDE (36in DECK)	108.54			
29	ZZPM3215	2	SLITHER SLIDE BALCONY/ SLIDE-A-SIDE	201.3			
30	ZZUN3007	1	30in ROUND STRAIGHT TUBE SECTION	26.02			
31	ZZUN3008	6	30in ROUND LEFT TUBE SECTION	26.02			
32	ZZUN3207	1	SLITHER SLIDE 2.0 (STRAIGHT SECTION)	19.59			
33	ZZUN3208	2	SLITHER SLIDE 2.0 (RIGHT SECTION)	19.59			
34	ZZUN3209	2	SLITHER SLIDE 2.0 (LEFT SECTION)	19.59			
35	ZZUN3256	2	SLITHER SLIDE 2.0 SUPPORT LEG 2ft-6in	12.81			
	SkyTower Slides						
36	ZZPM3004	1	CONTAINED TUBE SLIDE ENTRY/ EXIT	188.5			
37	ZZUN3475	1	CTR POST & SUPPORT ARMS FOR 9ft SPIRAL TUBE SLIDE	116.5			
	Activity Panels						
38	ZZAC0035	4	OUTRIGGERS FOR PANELS	83.04			
39	ZZAC0036	1	BAMBINO RAINBOW WINDOW PANEL	28.11			
40	ZZAC0037	1	BAMBINO BELL PANEL	35.81			
41	ZZAC0038	1	BAMBINO DRUM PANEL	36.35			
42	ZZAC0039	1	BAMBINO TACTILE PANEL	26.93			
43	ZZAC0040	1	BAMBINO CAR RACE PANEL	28.03			
44	ZZAC0041	1	BAMBINO COUNTING PANEL	33.31			
45	ZZAC0042	1	BAMBINO MOVE-IT PANEL	37.72			
46	ZZAC0043	1	BAMBINO JUMBLE PANEL	41.53			
47	ZZPM4290	1	STEERING WHEEL (POST MOUNT)	8.67			
48	ZZPM4351	1	DISCO SPINNER	16			
49	ZZPM4356	1	BALCONY	.04.22			
50	ZZPM4406	1	ACCESSIBLE DRIVING PANEL	31.59	845.00	31.59	845.00
51	ZZPM4457	1	TREASURE TUMBLE PANEL	67.68	2,808.00	67.68	2,808.00
52	ZZPM4547	1	SCAVENGER HUNT (GROUND LEVEL)	56.54	1,821.00	56.54	1,821.00
53	ZZPM4646	1	STOREFRONT PANEL	44.8	855.00	44.80	855.00
54	ZZPM4648	1	POST MOUNT SCAVENGER HUNT	17.3	885.00	17.30	885.00

Wednesday, June 30, 2021 Page 2 of 5 Playworld.com

55

Mountain Ridge Park - Option 2 **Post/Installation:** Steel-Footed

Design Number: 21-0688A - Pricing Schedule
6021 Pricing - Valid For: 30 Days From Quote Date

Ref. No.	Part No.	Qty.	Description	Unit Weight (lbs)			
60	ZZUN4676	1	FOUR-THE-WIN INSERT	15.08			
61	ZZUN4678	1	SLIDE & SOLVE INSERT	17.61			
62	ZZUN4679	1	MAGICAL MUSIC INSERT	23.11			
63	ZZUN4793	1	CONSTRUCTION PANEL INSERT	27.44			
	Crawl Tubes						
64	ZZUN8807	1	4ft LOG CRAWL	1364.01			
	Barriers						
65	ZZPM4090	2	CENTERLINE PIPE WALL BARRIER	37.22			
66	ZZPM4190	4	SMALL HAND HOLD	6.4			
67	ZZPM4288	1	ACCESS GATE	34.38			
68	ZZPM4497	2	GEO ACCESS GATE	44.6			
	SkyTower Barriers						
69	ZZPM4372	1	CONTAINMENT KALEIDOBARRIER FOR 60in DECK SPAN- RIGHT	64.8			
70	ZZPM4383	8	HEX KALEIDO FILLER PANEL	41.9			
71	ZZPM4384	2	HEX KALEIDO DOUBLE BARRIER	108.5			
72	ZZPM4385	2	HEX KALEIDO TRIPLE BARRIER	120.3			
73	ZZPM4405	3	STANDARD CONTAINMENT ACTIVITY BARRIER 60in TALL	63.3			
74	ZZUN6729	4	CONTAINMENT LEVEL FILLER BRACKET	12.1			
	Climbers						
75	ZZAC0030	1	BAMBINO A-FRAME	1061.23			
76	ZZAC0031	1	BAMBINO ARCH - BEE HIVE	194.17			
77	ZZAC0032	1	BAMBINO ARCH - STEPPING STONES	138.67			
	SkyTower Climbers						
78	ZZPM6987	2	KALEIDO CLIMBER / HANGER (48in DECK)	409.9			
	Balance						
79	ZZPM6996	1	GEO VERTICAL CLIMBER (48in DK)	80.13			
80	ZZPM7006	1	GEO ARCH CLIMBER (48in DK	72.67			
81	ZZPM7086	1	CLIMBING SQUARES BLOCK CLIMBER (24in)	86.3	1,225.00	86.30	1,225.00
82	ZZPM7218	1	48in ROPE ASCENSION	97.46	2,179.00	97.46	2,179.00
83	ZZPM7940	1	UPPER SILO CLIMBER	163.48	2,689.00	163.48	2,689.00
84	ZZPM7948	1	SILO CLIMBER (24in DECK)	70	1,201.00	70.00	1,201.00
85	ZZPM8150	1	SPIRAL CLIMBER (48in DECK)	97.67	1,553.00	97.67	1,553.0

Wednesday, June 30, 2021 Page 3 of 5 Playworld.com

56

Mountain Ridge Park - Option 2 **Post/Installation:** Steel-Footed

Design Number: 21-0688A - Pricing Schedule
6021 Pricing - Valid For: 30 Days From Quote Date

Ref. No.	Part No.	Qty.	Description	Unit Weight (lbs)			
89	ZZAC0033	1	BAMBINO ARCH - COCOON	207.17			
90	ZZAC0034	1	BAMBINO ARCH - BASKET SWAY	154.19			
91	ZZUN7140	5	STATIONARY BUTTONS (12in)	27.12			
	SkyTower Bridges						
92	ZZPM6380	2	KALEIDOCROSSING	416.5			
	Audible Activities						
93	ZZPM4409	1	ACCESSIBLE BELL PANEL	32.28			
94	ZZPM4537	1	8in BELL (POST MOUNT)	5.47			
95	ZZPM4539	1	10in BELL (POST MOUNT)	7.19			
96	ZZPM4588	1	BELL PANEL	60.44			
	Roofs & Arches						
97	ZZPM4451	6	KINETIC TOPPER- STRAIGHT CLAMPS	52.9			
98	ZZPM4714	4	17ft HEX HAT SHADE	562.5			
99	ZZPM6698	1	14ft SHADE CANOPY	80.3			
100	ZZPM6720	2	HEX TOWER CONTAINMENT ROOF	0			
101	ZZPM6727	4	PM HEX HAT POST BRACES	156.4			
	Additional Tool & Maintenance Kits						
102	ZZUN1471	1	INSTALLER HARDWARE KIT	0			
103	ZZUN9930	1	PIPE SYSTEMS MAINTENANCE KIT W/ AEROSOL	0			
104	ZZXX3678	1	LABEL KIT- COMPOSITE STRUCTURE - ASTM	0.04			
105	ZZXXGNGUID	1	GENERAL INSTALLERS GUIDE	0			

Wednesday, June 30, 2021 of 5 Playworld.com

Total: 24,318.41 320,000.00

Independent Items:

1	ZZPSP009	10	SINGLE POST PYRAMID QUICK RELEASE 12X12X8-IN-GROUND POST	0	3,179.00	0.00	31,790.00
2	ZZSG3030	10	6FT BENCH W/BACK - DIAMOND- IN GROUND	0	435.00	0.00	4,350.00

57

Mountain Ridge Park - Option 2 **Post/Installation:** Steel-Footed

Design Number: 21-0688A - Pricing Schedule
6021 Pricing - Valid For: 30 Days From Quote Date

Ref. No.	Part No.	Qty.	Description	(lbs)
10	ZZXX0665	1	CONCERTO 5 CONGAS	72.5
11	ZZXX0666	1	CONCERTO	
13	ZZXX0882	1	ACCESSIBLE SWING SEAT - 8ft TOP RAIL	51.9
14	ZZXX0942	1	3.5in OD 2-UNIT ARCH SWING- ANT3 WRAP	310
15	ZZXX0944	1	3.5in OD 2-UNIT ARCH SWING- ANT3-WRAP - ADD-A-BAY	216.4
16	ZZXX1158	1	ACCESSIBLE WHIRL	994.24

Wednesday, June 30, 2021 of 5 Playworld.com

58

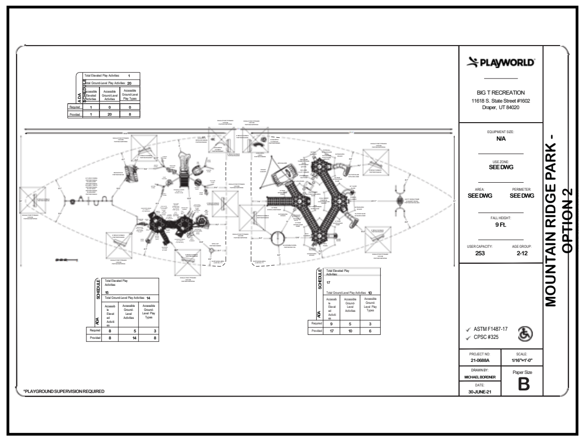
59

60

61

62

63



64

MAYOR/COUNCIL AND STAFF COMMUNICATION ITEMS

Item 8a. – Future Meetings

- July 14, Lone Peak Public Safety District Board Meeting, 7:30 am, City Hall
- July 20, City Council Meeting, 7:00 pm, City Hall
- July 27, Planning Commission Meeting, 7:00 pm, City Hall
- August 3, City Council Meeting, 7:00 pm, City Hall
- August 11, Lone Peak Public Safety district Board Meeting, 7:30 am, City Hall
- August 17, City Council Meeting 7:00 pm, City Hall
- August 24, Planning Commission Meeting, 7:00 pm, City Hall

65

CLOSED SESSION

The Highland City Council has recessed the regular City Council meeting to convene in a closed session to discuss pending or reasonable imminent litigation, as provided by Utah Code Annotated §52-4-205

The regular City Council meeting will re-convene immediately following the ending of the closed session.

66