NEXT

HIGHLAND CITY

HIGHLAND CITY COUNCIL AGENDA

Tuesday, September 7, 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: 863 1519 4601

Email comments prior to meeting: council@highlandcity.org

7:00 PM REGULAR SESSION

Call to Order – Mayor Rod Mann
Invocation – Council Member Kim Rodela
Pledge of Allegiance – Council Member Brittney P. Bills

1. UNSCHEDULED PUBLIC APPEARANCES

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

2. RECOGNITION ITEMS – *Mayor Rod Mann*

Mayor Rod Mann will give special recognition to residents who have contributed to Highland City.

3. PRESENTATIONS

a. PI Water Report – *Jeff Murdoch, Assistant Public Works Director*
Assistant Public Works Director Jeff Murdoch will present an update to the City Council regarding the current water situation.

b. Introduction of New Deputy Fire Chief – *Fire Chief Brian Patten*
Fire Chief Brian Patten will introduce Deputy Fire Chief Jake Beck to the City Council.

c. Introduction of New City Staff – *Assistant City Administrator Erin Wells*
Assistant City Administrator Erin Wells will introduce two new City staff members – Building Official Jason Nelson and Code Compliance Officer Brent Wallace.

d. Dry Creek Lake Park – *Council Member Kurt Ostler*
Council Member Kurt Ostler will present an update on the progress of Dry Creek Lake Park.

4. 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 – August 3, 2021; Special City Council Meetings – August 24, 2021, and August 25, 2021.

b. **Library Board Applicant Lynn Lonsdale** *Administrative*
The City Council will consider approving the Mayor's appointment of Lynn Lonsdale to the Highland City Library Board.

c. **ACTION: Victor's View Gravity Sewer Project** *Administrative*
The City Council will consider a request to approve a bid with Newman Construction for $523,160.00 for the construction of the Victor's View Gravity Sewer Project and authorize the City Administrator and City Recorder to execute the necessary contract documents for the project. The Council will take appropriate action.

d. **ACTION: Approval To Purchase Three F-150 Vehicles For The City Fleet** *Administrative*
City Council will consider the purchase of three (3) trucks to be incorporated in the City fleet. Trucks will be used by Public Works staff to perform daily ongoing tasks. The Council will take appropriate action.

5. PUBLIC HEARING/ORDINANCE: RIGHT-OF-WAY VACATION - SIENNA SUBDIVISION *Legislative*

The City Council will hold a public hearing and consider a request by James Thomas to vacate approximately 2,120 square feet of right-of-way in the Sienna Subdivision. The City Council will take appropriate action.

6. LETTER OF SUPPORT: TSSD APPLICATIONS FOR UTAH STATE MATCHING GRANT OF AMERICAN RESCUE PLAN ACT (ARPA) FUNDING *Administrative*

Staff is requesting that the City Council review a request by Timpanogos Special Service District (TSSD) to support TSSD's applications for Utah State Matching Grant funds associated with the American Rescue Plan Act (ARPA). The Council will take appropriate action.

7. ACTION: AMERICAN RESCUE PLAN ACT (ARPA) FUNDING AND APPLICATION FOR UTAH STATE MATCHING GRANT *Administrative*

Staff is requesting approval to use the City's American Rescue Plan Act (ARPA) funding to develop Mountain Ridge Park and determine if the City will apply for the State of Utah's matching grant program. The Council will take appropriate action.

8. DISCUSSION: RIDGEVIEW UPDATE

Presentation and discussion of the proposed minor amendment to the Ridgeview Planned Development District and Phase 1 Commercial Site Plan. This item is bring presented for discussion only.

9. 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.

a. Mountain Ridge Park Bidding - *City Administrator Nathan Crane*

b. Future Meetings

- September 8, Lone Peak Public Safety District Board Meeting, 7:30 am, City Hall
- September 21, City Council Meeting, 7:00 pm, City Hall
- September 28, Planning Commission Meeting, 7:00 pm, City Hall
- October 5, City Council Meeting, 7:00 pm, City Hall
- October 13, Lone Peak Public Safety District Board Meeting, 7:30 am, City Hall
- October 19, City Council Meeting, 7:00 pm, City Hall
- October 26, Planning Commission Meeting, 7:00 pm, City Hall

ADJOURNMENT

In accordance with Americans with Disabilities Act, Highland City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at (801) 772-4505 at least three days in advance of the meeting.

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

CERTIFICATE OF POSTING
I, Stephannie Cottle, the duly appointed City Recorder, certify that the foregoing agenda was posted at the principal office of the public body, at the Lone Peak Fire Station and Lone Peak Police Station, on the Utah State website (http://pmn.utah.gov), and on Highland City's website (www.highlandcity.org).

Please note the order of agenda items are subject to change in order to accommodate the needs of the City Council, staff and the public.

Posted and dated this agenda on the 2nd day of September 2021. **Stephannie Cottle, City Recorder**

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

AGENDA NEXT

HIGHLAND CITY COUNCIL MINUTES

Tuesday, August 3, 2021

Waiting Formal Approval

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

VIRTUAL PARTICIPATION

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

Zoom: Call 1-346-248-7799 Meeting ID: 850 9265 9069

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, Assistant City Administrator Erin Wells, Planner & GIS Analyst Kellie Smith, City Attorney Rob Patterson, City Recorder Stephannie Cottle, Finance Director Tyler Bahr, City Engineer/PW Director Andy Spencer, Fire Chief Brian Patten, Parks Superintendent Josh Castleberry

OTHERS PRESENT: Jon Hart, Manuel Bueno, Trevor & Amy Lucas, Mark Bergquist, Andrew Patterson, Wesley Warren, Duane Chase, Todd Trane, Suzanne Mann, Kathy Harding, Eileen Miller, Sarah Petersen, Sara Sandburg, Adri Sandburg, Eric Valgardson, Jared Oldham, Dennis Packard, Sandy Packard

7:00 PM REGULAR SESSION

Call to Order – Mayor Rod Mann
Invocation – Manuel Bueno
Pledge of Allegiance – Mark Bergquist

The meeting was called to order by Mayor Rod Mann as a regular session at 7:05 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 Manuel Bueno and those in attendance were led in the Pledge of Allegiance by Mark Bergquist.

1. UNSCHEDULED PUBLIC APPEARANCES

Mayor Rod Mann opened the floor to those wanting to make a public comment. Statements were limited to three minutes per person.

Sandy Packard asked if the property making up the minor Chase subdivision is entirely the Chase property or if it included the Millhaven property as well. City Administrator/Community Development Director Nathan Crane replied that it is entirely the Chase property. Next, she asked if the proposal to add to the backs of lots was a

separate amendment needing to be approved separately. City Attorney Rob Patterson noted that the final plat is being amended, but there are a few changes to some of the lots. He clarified that the only issue is about the lots and not the entire plat. She asked if a re-appeal would be necessary should they approve the changes tonight. Mr. Patterson said there shouldn't be a challenge to this.

Dennis Packard raised concerns regarding the amendment affecting the Millhaven subdivision. He stated that a prior mayor did not approve of the Millhaven final plat because of the culs-de-sac that were not linked together. Mr. Packard emphasized that landowners had a right to sell their property while general citizens asked the City to follow the general plan. He said that public use must conform to general plan and have no other use. He noted the general plan states culs-de-sac must be avoided unless they are no longer than 200 feet. It was stated that the Millhaven plan is technically illegal; the City attorney advised to the contrary.

Trevor Lucas stated that his backyard faces the hidden pond trail, so he had concerns over the augmenting of lots and limiting the existing open space. He expressed frustration as he cannot build a fence. He asked what requirements the City plans to implement to protect the open space. Mayor Mann noted they are following the process of laying out the plat. Mr. Lucas asked if there are any arguments being made on behalf of open space. Mayor Mann responded that they have donated six acres to the City, and Mr. Lucas expressed frustration as it seems like Millhaven can do what they want. Mayor Mann said there are still setbacks for fences.

Mr. Mark Bergquist noted he also lives in the Hidden Pond area. He was initially opposed to building the subdivision; however, he asked the Council to consider holding off the vote. He felt it seemed rushed given the amendment's scope.

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 – July 6, 2021

b. RESOLUTION: Approval for Surplus and Disposal of Personal Public Property and Equipment *Administrative*
The City Council will consider a request to surplus two trucks from the Highland City Public Works fleet. The Council will take appropriate action.

c. CONTRACT: Change Order to the 2021 Road Rehabilitation Contract with Black Forest Paving *Administrative*
The City Council will consider a request to approve a change order to the 2021 Road Rehabilitation contract with Black Forest Paving to add the reconstruction of approximately 1,000 feet of Canal Boulevard and authorize the City Administrator and City Recorder to execute the necessary contract documents for the project. The Council will take appropriate action.

d. ACTION: Condominium Plat - Sunset Mountain Plat F *Administrative*
The City Council will consider a request by Patterson Development for condominium plat approval for three office buildings in Highland Business Park located at approximately 11235 N Highland Blvd. The City Council will take appropriate action.

DRAFT

Council Member Kurt Ostler voiced that he had not had any discussions with the Pattersons for over one and a half years and thus would not recuse himself from voting.

Council Member Scott L. Smith MOVED that the City Council approve consent items 2a, b, c, and d. Council Member Timothy A. Ball 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.

3. PUBLIC HEARING AND ORDINANCE: SITE PLAN AND CONDITIONAL USE PERMIT – HIGHLAND BUSINESS PARK – BUILDING 'C' *Administrative*

The City Council will hold a public hearing to consider a request by Patterson Development for a Site Plan and Conditional Use Permit for a general office building located at approximately 11235 N Highland Blvd. The City Council will take appropriate action.

Mayor Mann began by expressing concern over the word "condominium" though clarified that the word refers to a building that has been divided and is up for sale unit by unit. The building in question is up for office units.

Planner and GIS Analyst Kellie Smith began by clarifying that the condominium plat has been approved, and Patterson is requesting more information. She showed the vicinity map and noted they're discussing the building along Highland Blvd. The building is in the PO zone and was created back in 2003 along with the zone district. She noted on the map buildings 7 and C and noted that C is 4,572 square feet with a 1600 footprint, the overall sight has 54 parking stalls, the proposed hours of operation are Monday through Saturday from 8 AM to 6 PM, the access points are at Sunset Dr. and Normandy Way, the building itself is setback about 140 feet from Highland Blvd, and is roughly 270 feet from the nearest residential property. She looked to box C and noted they have stipulated that the building must be fully completed before the certificate of occupancy is given. She walked through the elevations on the slides and noted it had been approved. The materials of the building include natural wood, stone veneer, and a black tone which have all met the architectural guidelines for the district.

Council Member Ostler asked about the warehousing next to it and expressed frustration with the inconsistency of the architectural feel. Planner & GIS Analyst Kellie Smith noted that discrepancies usually occur with roofing, and the look met the requirements. Council Member Ostler reiterated that he didn't understand how this was allowed. Planner & GIS Analyst Kellie Smith said the requirements were met in her review and the Council is allowed to make changes. Development Director Nathan Crane clarified that the area is for pure office use while it was previously used for a mix of office and warehouse use. He sstated the idea was to address the past use and try to get the look to blend in more. He went on to state that residents did not take issue with the look. Planner & GIS Analyst Kellie Smith confirmed that this was not a concern.

Council Member Smith noted that Building A and B were closer to the residential area, and all residents were notified with minimal concerns. Planner & GIS Analyst Kellie Smith noted that residents in her contacts were more concerned with the median versus the actual building. She clarified that they have mailed out notices to property owners within a 500 feet radius both from the Planning Commission and City Council. Planner & GIS Analyst Kellie Smith also clarified that there were originally two buildings. Mayor Mann asked if anything

DRAFT

prevented them from utilizing the space. City Administrator/Community Development Director Nathan Crane noted that the council requested they separate the building architecturally though nothing would prohibit this.

Mayor Mann opened the public hearing at 7:36 pm

Mr. Manuel Bueno noted there were several participants in the original meeting. He felt the meetings had been pushed. Planner & GIS Analyst Kellie Smith clarified that between 15-20 letters which originally went out, and that one building was closed. Mr. Bueno also expressed frustration that the design style did not match, and asked the Council to take more time on this project.

Mayor Rod Mann closed the public hearing at 7:41 pm.

Council Member Scott L. Smith asked them to explain the State laws to the public and elaborate on why this was listed as an administrative action versus legislative action. City Attorney Rob Patterson noted that there were state law changes that required more exacting standards in defining conditional uses. He said that the City largely needs to double check these stipulations and assess things beyond project by project. He also said that the Council amended the public hearing and Planning Commission process which resulted in this meeting being more "scrambled." He assured the body that requirements were being met (including environmental impact) and the Council will ultimately be able to make the necessary recommendations. Council Member Smith then asked if they had the license to go back and reassess building requirements. City Attorney Patterson said they couldn't really and much of this was dependent on the classification of the area. He also noted that aesthetic choices fall under Planning Commission review.

Mr. Bueno commented that the original governing body declined the initial design. He noted the Planning Commission should review the design, but this is not what happened. City Attorney Patterson clarified that flat roofs are not prohibited under current requirements. Council Member Rodela then asked if the Planning Commission could re-review these plans with their concerns. City Attorney Patterson noted that they could not technically do that without appealing their initial decision; all they could do is change the zoning requirements for the area.

Mayor Mann asked City Attorney Patterson if they have been abiding by the code correctly. City Attorney Patterson stated that the code was in flight when changed. Planner & GIS Analyst Kellie Smith noted that notices were sent out in an appropriate time frame. Council Member Brittney P. Bills asked if anyone from Patterson was here to speak on the issue and had concerns about the building. Mr. Andrew Patterson came up and Council Member Bills asked if he had specific concerns and if the building appearance was up for negotiation. Mr. Andrew Patterson clarified that the building was smaller and had an easement thereby making it more tailored for an office space. He stated he believed this was designed with that specific intention. Council Member Bills asked if this was the design he was set on. He noted that this was the design he was given and could see what they could consider. Council Member Smith commented that medians are expensive to landscape, and clarified that this landscaping would come at personal expense. Mr. Andrew Patterson said he would be talking with landscapers and get the medians done. Council Member Smith felt his company had bent over backwards with building A and B and said he appreciated these efforts. Council Member Rodela asked if he knew what kind of specific landscaping would go into the medians to which Mr. Andrew Patterson said he did not.

Mr. Bueno pointed out that the original park strip was supposed to be finished by now. He clarified that they were not finished because Patterson had the Council agree on not finishing this until both sides of the street were completely finished.

Council Member Bills clarified that this was administrative and City Attorney Rob Patterson said yes, and they could not wholly change decisions made by the Planning Commission. She then asked if Mr. Andrew Patterson was willing to discuss colors and schemes to which he said yes, though he could not change the concept of the general structure.

DRAFT

Council Member Kurt Ostler MOVED that the City Council adopt the ordinance approving the site plan and approve the conditional use permit for Highland Business Park Building 'C' subject to the following five (5) stipulations recommended by staff.

1. *Development of the site shall comply with the site, elevations, and landscape plan date stamped June 2, 2021 require a separate permit and comply with the Development Code requirements.*
2. *Final civil engineering plans shall be reviewed and approved by the City Engineer. The site shall meet all requirements of the City Engineer and the Fire Marshall.*
3. *All signage shall require a separate permit and comply with the Development Code requirements.*
4. *In accordance with Section 4-109, the Conditional Use Permit will expire if a building permit is not issued within one year of approval by City Council.*
5. *The landscaping in the islands along Highland Blvd be completed as approved by the Parks Superintendent before a Certificate of Occupancy is given.*

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.

4. PUBLIC HEARING: DISPOSAL OF PUBLIC PROPERTY *Legislative*

The City Council will hold a public hearing to dispose of 38,736 square feet of publicly owned property in the Pebble Lane Estates subdivision not needed for right of way for Canal Boulevard. The property will be sold for residential use. The Council will take appropriate action.

Planner & GIS Analyst Kellie Smith began by noting last July 20th, the Council declared the property up for discussion as surplus. She clarified the second step to dispose of public property is to hold a public hearing on the item. Planner & GIS Analyst Kellie Smith went through and showed the property. She noted the portion on the south end will be sold to the property owner of lot one, and they will be combining original lots. She noted the City originally purchased these lots for Canal Blvd and its boundary would be on the north side of the existing fence line with two separate sections equally 3,190 square feet. Mayor Mann asked about pricing and City Administrator/Community Development Director Nathan Crane noted they would go through real estate to get that figure. City Engineer/PW Director Andy Spencer noted they would list the lot with an agent.

Mayor Rod Mann opened the public hearing at 8:07 pm.

Mr. Jared Oldham clarified that the lot would be one whole lot and not split into two.

Mayor Rod Mann closed the public hearing at 8:08 pm.

Council Member Scott L. Smith MOVED that the Highland City Council direct City staff to proceed with surplusing the property and real estate sale. Council Member Brittney P. Bills SECONDED the motion.

DRAFT

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. PLAT AMENDMENT: PEBBLE LANE ESTATES PLAT B *Administrative*

The City Council will consider a request by Highland City to amend Pebble Lane Estates subdivision to adjust the property lines of lots 1 and 4. The City Council will take appropriate action.

Planner & GIS Analyst Kellie Smith showed the vicinity map around Pebble Lane Estates. Mayor Mann noted current lot lines are in yellow while red denotes the fence line. Planner & GIS Analyst Kellie Smith went on to note the original plat was approved in 2006, and lot one was split into two separate lots. She also noted the purchase contract will come to Council for approval. Council Member Smith stated the original plat had to be adjusted to build the road, and without taking out most of lot two, they could not build the road.

Council Member Kim Rodela MOVED that the City Council accept the findings and approve Pebble Lane Estates Plat B. 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.

6. RESOLUTION: PLACING RECREATION, ARTS, AND PARK TAX ON 2021 MUNICIPAL BALLOT *Administrative*

The City Council will consider whether or not to place a question to implement a Recreation, Arts, and Parks (RAP) Tax on the 2021 General Municipal Ballot. The Council will take appropriate action.

Assistant City Administrator Erin Wells explained that this is a 0.1% sales tax which would generate between 135 and 164 thousand dollars for the City. She noted this must be put on the ballot and be approved by voters. If approved, the tax will go for ten years and the City can reauthorize if they so choose. She noted Utah County was not interested in this tax at a larger level so it falls on the City. The tax can be applied toward recreational facilities, cultural, zoological, botanical facilities. If approved, she noted they must send out a voter information pamphlet and hold a public meeting. She noted the election, if approved, would go into effect next April. She reminded the body to remain neutral and the heart of their decision tonight is if they put this on the ballot as listed.

DRAFT

Council Member Rodela asked about the recreational facilities distinction as she thinks of buildings. Assistant City Administrator Erin Wells noted by State definition this includes parks and trails. She expressed openness to expanding the language though reminded them they must stick to state code.

Council Member Ostler asked if they could do a dollar for dollar initiative and Assistant City Administrator Erin Wells said they must strictly adhere to state code. Council Member Ostler asked how they would justify the tax increase if they're ultimately walking away with a budget surplus. Council Member Rodela responded that they are a proactive City Council and the money gained would give them opportunities for more long term solutions.

Mayor Mann noted their budget surplus is limited to planned expenses, but they could easily expand it on parks, trails, and roads. Council Member Bills asked for clarification if they could use the surplus for operational expenses. Assistant City Administrator Erin Wells said yes, and clarified that, in her opinion, this would be better used for capital.

Council Member Ostler asked for clarification on which account this money would go to, and Finance Director Tyler Bahr responded that it would have to be separated in one form or another. Council Member Ostler asked that this 130,000 a year be earmarked and not slipped into the general fund. Council Member Rodela asked if the RAP tax subcommittee decides where it goes and Assistant City Administrator Erin Wells responded no. Council Member Smith chimed in and asked they not raise taxes but emphasize that for every $100 they could take out ten cents. With that said, he ultimately supported this because of the sales tax angle, their payments to other cities, and the fact that citizens would get to vote on this. Mayor Mann agreed with these points largely because residents will decide and because they could make capital improvements. Assistant City Administrator Erin Wells reminded the body that this approval would lock in the City for ten years should it be voted for by the public.

Council Member Kim Rodela MOVED that the City Council approve the resolution as presented. Council Member Timothy A. Ball 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. MINOR SUBDIVISION FINAL PLAT: CHASE SUBDIVISION *Administrative*

The City Council will consider a request by Millhaven Development for approval of a proposed 1-lot subdivision located at approximately 6418 West 10250 North. The City Council will take appropriate action.

Duane Chase was noted as the property owner though Millhaven is representing Duane. Planner & GIS Analyst Kellie Smith went through the general vicinity map. She clarified that there is a dividing line through this subdivision. She explained the proposal is to relocate the trail to be on some property which will better highlight the dedication to the City. She went through the lot details as follows: It is a one lot subdivision. On left side – north 10250 N, 125 square feet dedicated to public right of way. The R-140 zone is based on acres and meets requirements. 1.48 acres, access is from 10250 N. Planner & GIS Analyst Kellie Smith noted there was both a public hearing and planning commission meeting scheduled for this lot on July 27, 2021. The property must meet

several trail, wetlands, and landscaping requirements as it is City property. The top area is where the trail is currently located though it may move to the south end on City property lining with the sidewalk. Via the vicinity map, Planner & GIS Analyst Kellie Smith noted the wetlands' locations and that property owners in the lot will need to meet subsequent fencing requirements - four feet solid and two feet open.

Mayor Mann asked about the positioning of the sidewalk along the road to which Planner & GIS Analyst Kellie Smith noted the positioning of the driveway and that the sidewalk will be widened. She clarified that this is pending approval from the Fire Marshal. Mayor Mann clarified that Mr. Chase cannot subdivide the property but could sell the lot as long as it meets requirements. Council Member Rodela asked who would be paying for the City trail, and Planner & GIS Analyst Kellie Smith said it would be on the developers and the fence could be right along the property line; however, she would need more information for surveyors before confirming. She also stated that the portions of the subdivision do have some wetland areas.

Trevor Lucas stated that their CC&R's stated they cannot have fences because a chunk of their backlot is wetlands. He stated fences are banned on the west side of the property.

Duane Chase stated that he did not understand complaints because wetlands did not encompass a large portion of the property.

Council Member Smith then asked about fence placement along wetland boundaries to which Planner & GIS Analyst Kellie Smith said they cannot be within the wetland boundary. Council Member Ostler noted they allow individuals in other subdivisions to build up to the trail. Planner & GIS Analyst Kellie Smith clarified that the only regulation is in the design of the fence as there are already setbacks. Council Member Ostler asked if engineering has assessed this and Mr. Spencer elaborated on the flatness of the lot. Council Member Ostler then reiterated that they needed to make sure the lot fit existing stipulations and safety standards. Mr. Spencer said they could ensure these regulations are met during their final review. Mayor Mann reiterated that they could not make this decision tonight, and Mr. Spencer said they could still look at requirements to ensure things are in their safest location.

A representative from Millhaven, Todd Trane, noted that Millhaven met with Mr. Chase, and they gave him an easement to accommodate the lot. He noted that if Mr. Chase had not developed with him, the lot would be too skinny because of regulations. They signed an agreement to run through engineering together. Council Member Smith asked for clarification on the existing trail. Mr. Trane noted the existing trail is owned by the City though the intent is not to have a trail as is and they plan on reconstructing the trail to fit within the sidewalk. He noted the hope is to abandon the easement. Council Member Ostler asked what Millhaven's plan is to account for the trail droppage. Mr. Trane said he wanted to keep it around five percent grade, build it up, and make it safe. Council Member Ostler asked what the value was receiving from the easement to which Mr. Trane noted that it will help the value as landlocked property hinders that. Council Member Ostler expressed concern that the changes would make this an unbuildable lot. There was further discussion on the matter.

Amy Lucas addressed the other track of property and how the easement will hurt the open space. She asked for a setback so they cannot build up to the line. Development Director Nathan Crane said this is not in their code and would be a concession the builder makes. Council Member Smith asked if they could stipulate the setback as a Council. Council Member Rodela said it was a safety issue while Development Director Nathan Crane said their code does not allow it.

Council Member Smith clarified that this would not just be a six foot wall; rather, it would be a thirty foot property line. Mr. Chase noted the history of the trail and how he gave part of the property, including the trail, to the City to allow his property to meet requirements. Council Member Ostler confirmed that Mr. Chase was trying to

maintain open space. Council Member Ostler and Mr. Chase discussed requirements for fence lines to keep the space open.

Council Member Smith asked about compromising the foot requirements with setbacks as Mr. Chase has a minimal legal case for his setback requests. Council Member Ostler advocated for removing the easement for value's sake. Mr. Trane noted they would ask the property owner to give up ten feet of property where not required by code though this would create fighting among residents. Mayor Mann noted that there are different responsibilities people have in building trails on public versus private property. He felt this was creating an issue. Mr. Crane noted there is no basis in code for the specific setback requirements Mr. Chase is bringing up and the City has already made decisions on this. Mr. Patterson noted that if the plat is approved then it would record over the easement and effectively abandon it.

Mr. Spencer noted the developer would pay for the trail and the easement. Council Member Smith felt this was an unproductive conversation as they are all debating on what the problem even is and how to solve said problem. Ultimately, Mr. Rob Patterson noted they do not deal with CC&R's as they are a private concern. Mayor Mann stated that property owners could build a fence yet within this subdivision, there will be no changes to code today.

Council Member Kim Rodela MOVED that the City Council accept the findings and approve the Chase Subdivision plat subject to the following three (3) stipulations recommended by staff.

1. *The recorded plat conforms to the final plat date stamped June 17, 2021 except as modified by these stipulations.*
2. *All public improvements, including the City trail, shall be installed as required by the City Engineer and City Fire Marshall.*
3. *The civil construction plans shall meet all requirements as determined by the City Engineer.*

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 Yes
Council Member Kim Rodela Yes
Council Member Scott L. Smith No

The motion passed 4:1.

During the discussion of item 8, Council Member Kurt Ostler MOVED to revisit the motion made previously on item 7. Council Member Kim Rodela SECONDED the motion. All voted in favor. The motion passed unanimously.

Council Member Kurt Ostler MOVED to AMEND the motion that the City Council accept the findings and approve the Chase Subdivision plat subject to the following three (3) stipulations recommended by staff and one (1) additional stipulation added by Council.

1. *The recorded plat conforms to the final plat date stamped June 17, 2021 except as modified by these stipulations.*
2. *All public improvements, including the City trail, shall be installed as required by the City Engineer and City Fire Marshall.*

3. *The civil construction plans shall meet all requirements as determined by the City Engineer.*
4. *The driveway site distance on the plat be a safe condition as approved by the City Engineer.*

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.

8. PLAT AMENDMENT: THE HOLLOW SUBDIVISION *Administrative*

The City Council will consider a request by Millhaven Development to amend The Hollow Subdivision to add a total of approximately 1.53 acres of property to the backs of lots 20, 21, 24, and 31. The City Council will take appropriate action.

Planner & GIS Analyst Kellie Smith discussed the lots and went through the map prepared for the body. She noted this was the rest of the Duane Chase property. For background, she noted this was assessed by the Council back in February. Mr. Patterson expressed trepidation over the legal issues that could come given the fact the preliminary plat was challenged and appealed. He noted the appeal authority and court were withholding judgments with no final decision.

Council Member Smith asked why lot 31 is behind 25. Mr. Trane responded that the same person owns both lots and plans on building a smaller home for their mother-in-law. Council Member Scott L. Smith expressed concern over any future problems to which Mr. Trane stated that the property is not as valuable because it's positioned on a slope. Mr. Trane then noted all his properties have been sold.

Council Member Kurt Ostler MOVED that the City Council accept the findings and approve The Hollow plat amendment subject to the following two (2) stipulations recommended by Staff.

1. *The recorded plat shall be in substantial conformance with the final plat received June 23, 2021.*
2. *Prior to recording, the recorded plat shall be revised as required by the City Engineer.*

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.

DRAFT

9. DISCUSSION: AMERICAN RESCUE PLAN ACT (ARPA) FUNDING

Administrative

Staff is requesting that the City Council review American Rescue Plan Act (ARPA) funding and its allocation, including the potential to receive matching funds from the State of Utah. This item is being presented for discussion and direction only.

Finance Director Tyler Bahr discussed potential uses for ARPA funding. He noted the total allocation received is approximately $2.3 million, and they have received the first half and anticipate the second coming next year. He said that funding passes through the State and reduces reporting to the federal government, and the ensuing funds must be obligated by the end of 2024 and spent by the end of 2026. The specific purposes he outlined included addressing negative impact, replacing revenue, investing in infrastructure, and more. He noted there will be weekly updates and flexibility. Moreover, it would improve outdoor spaces and parks.

Council Member Ostler asked if this could be used for parks and Finance Director Tyler Bahr confirmed it could. He noted there are also opportunities for State matching grants ($50 million set aside) and this could specifically address housing, public health, infrastructure (water and sewer), and any other purpose authorized through ARPA. He then relayed the timeline noting that the online application portal opened two weeks from yesterday and will be open through mid-September. GOPB and ULCT will review and report to ULCT executive committee, and decisions and money would be dispersed in Mid-November.

Council Member Ostler asked him to elaborate on criteria and Finance Director Tyler Bahr noted they are ultimately looking for a return on investment and it will be County specific. Council Member Smith outlined other ways of getting money for these projects including CARES. He advocated for using this money to clean park restrooms. Finance Director Tyler Bahr said he would follow up on that as the funds are related to Covid-19 health concerns though there is potential to use the money for parks.

Council Member Bills asked if there were any more basic things they could spend the money on like water. Mayor Mann advocated for having this money distributed to rural communities and suggested their best shot might be water meters. Finance Director Tyler Bahr said he felt this was a possibility though he wanted to be mindful of fund allocation because some of these costs could come from the general fund. Other potential uses were then discussed.

10. 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.

a. Garbage Cans and Doggie Bags in City Parks – *Council Members Kim Rodela and Brittney P. Bills*

Council Member Rodela discussed the lack of garbage cans in bathrooms and pavilions and how this is resulting in overflowing garbage cans. She requested the City do better. Parks Superintendent Josh Castleberry answered her concern and noted that they are fulfilling the minimum requirement for the City, and much of this is because the bathrooms themselves are small and cannot fit more trash receptacles. He noted that the City recently purchased $3,000 in garbage bags, though having more help working would make a huge difference. Parks Superintendent Josh Castleberry noted that their employment fluctuates with school, and that it currently takes two and a half hours to get garbage cans picked up. Parks Superintendent Josh Castleberry said they would need more funding for the cans, and it would be 1,200 each. Moreover, he said they cannot reserve the pavilion.

DRAFT

Rather, it is public use which means it is difficult to regulate and many use these cans as their personal garbage cans.

Council Member Ostler asked about pet waste to which Parks Superintendent Josh Castleberry noted they are adverse to supplying pet waste bags because of the extra problems they create. Council Member Ostler then asked how he would like to tackle staffing. Council Member Bills asked Assistant City Manager Erin Wells if there is a solution with Waste Management. Assistant City Manager Erin Wells said they could add more dumpsters where there is room, though they could switch to a toter. Council Member Ostler felt toters may be better for deterring people from using public park waste receptacles as their personal trash. Mayor Mann said they could try using a toter as an experiment, and Parks Superintendent Josh Castleberry mentioned being open to the idea but expressed concern that kids may try to steal it. Council Member Rodela then asked Parks Superintendent Josh Castleberry about the Mitchell Hollow Park mud hole. Parks Superintendent Josh Castleberry suggested fencing it off and having sprinklers divide the area.

Mayor Mann asked Council Member Rodela and Council Member Bills about how they followed up with the parents of children with disabilities. Council Member Bills noted she sent out a message with the TLC classes at Highland Elementary. She had received suggestions from several mothers and was waiting until she had more concrete information before setting up a meeting. Mayor Mann suggested having an open house. Council Member Bills was open to this, but wanted a work session before an open house. Council Member Smith said he wanted more input on the all-abilities park as well. Council Member Bills felt that while the parks are good, she wanted more of an all-inclusive park. There was further discussion on the matter.

Mayor Mann noted the Arbinger Day workshop is down to two days: September 9 and 23. Council Member Ostler also shared some reminders on the upcoming parade. He noted it starts at 10 AM and is traditionally walked. He suggested limiting candy and having folks walk fast. He said to meet by Highland Elementary at 9:30 AM and they will have boards indicating where to park and have an email to sign up for times.

b. Future Meetings

- August 17, City Council Meeting, 7:00 pm, City Hall
- August 24, Board of Canvassers Meeting, 6:00 pm, City Hall
- August 24, Planning Commission Meeting, 7:00 pm, City Hall
- September 7, City Council Meeting, 7:00 pm, City Hall
- September 8, Lone Peak Public Safety District Board Meeting, 7:30 am, City Hall
- September 21, City Council Meeting, 7:00 pm, City Hall
- September 28, Planning Commission Meeting, 7:00 pm, City Hall

ADJOURNMENT

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

The meeting adjourned at 11:06 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 August 3, 2021. This document constitutes the official minutes for the Highland City Council Meeting.

DRAFT

Stephannie Cottle
City Recorder

DRAFT

HIGHLAND CITY COUNCIL MINUTES

Tuesday, August 24, 2021

Waiting Formal Approval

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

6:00 PM SPECIAL SESSION

Call to Order – Board of Canvass Chair Rod Mann and Briggs Rodela

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

PRESIDING: Board of Canvass Chair Rod Mann

BOARD MEMBERS PRESENT: Brittney P. Bills, Kurt Ostler, Kim Rodela, Scott L. Smith

CITY STAFF PRESENT: City Administrator/Community Development Director Nathan Crane, City Recorder/Election Official Stephannie Cottle

OTHERS PRESENT: Briggs Rodela

1. ACTION: ELECTION CANVASS RETURNS

The City Council will review and formally certify the Election Canvass Returns from the 2021 Primary Municipal Election and declare those four candidates with the highest number of votes to be nominated to proceed to the 2021 General Municipal Election to be held on Tuesday, November 2, 2021. The Council will take appropriate action.

City Recorder/Election Official Stephannie Cottle presented the results from the Highland City 2021 Primary Municipal Election.

Board Member Kim Rodela MOVED that the Highland City Council, acting as Board of Canvassers, certify and approve the Election Canvass Returns from the 2021 Primary Municipal Election and declare Scott L. Smith, Jerry Abbott, Colby Gibson, and Sarah D. Petersen as nominated to proceed to the 2021 General Municipal Election.

Board Member Brittney P. Bills SECONDED the motion.

The vote was recorded as follows:

Board Member Timothy A. Ball Absent
Board Member Brittney P. Bills Yes

DRAFT

Board Member Kurt Ostler *Yes*
Board Member Kim Rodela *Yes*
Board Member Scott L. Smith *Yes*

The motion passed 4:0.

ADJOURNMENT

Board Member Scott L. Smith MOVED to adjourn the regular meeting and Board Member Kurt Ostler SECONDED the motion. All voted in favor and the motion passed unanimously.

The meeting adjourned at 6:08 pm.

I, Stephannie Cottle, City Recorder/Election Official of Highland City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on August 24, 2021. This document constitutes the official minutes for the Highland City Council Meeting.

Stephannie Cottle
City Recorder/Election Official

DRAFT

HIGHLAND CITY COUNCIL MINUTES

Wednesday, August 25, 2021

Waiting Formal Approval

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

6:30 PM SPECIAL SESSION

Call to Order – Mayor Rod Mann

The meeting was called to order by Mayor Rod Mann as a special session at 6:33 pm. The meeting agenda was posted on the *Utah State Public Meeting Website* at least 24 hours prior to the meeting.

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, Assistant City Administrator Erin Wells, City Attorney Rob Patterson, City Recorder Stephannie Cottle

OTHERS PRESENT: Todd Godfrey

1. CLOSED SESSION

The City Council may recess to convene in a closed session to discuss the character, professional competence, or physical or mental health of an individual and pending or reasonably imminent litigation, as provided by Utah Code Annotated §52-4-205.

Council Member Kim Rodela MOVED that the City Council recess to convene in a closed session to discuss the character, professional competence, or physical or mental health of an individual, pending or reasonably 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.

Council Members Timothy A. Ball, Brittney P. Bills, Kurt Ostler, Kim Rodela and Scott L. Smith voted in favor and the motion passed unanimously.

ADJOURNMENT

DRAFT

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

The meeting adjourned at 8:50 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 August 25, 2021. This document constitutes the official minutes for the Highland City Council Meeting.

Stephannie Cottle
City Recorder

DRAFT

AGENDA NEXT

HIGHLAND CITY

CITY COUNCIL AGENDA REPORT
ITEM #4b

DATE: September 7, 2021
TO: City Council
FROM: Donna Cardon, Library Director
SUBJECT: Library Board Applicant Lynn Lonsdale *Administrative*

PURPOSE:
The City Council will consider approving the Mayor's appointment of Lynn Lonsdale to the Highland City Library Board.

BACKGROUND:
The Library Board currently has seven seats. Seat five was vacated in June and at that time there were no applicants to fill the seat. We recently received an application from Lynn Lonsdale to become a Library Board member. If approved, she will fill the seat five term which ends in June 2024, and then be eligible for possible reappointment.

Lynn Lonsdale has been involved in our Library for quite some time. She served on the Library Board when the Library was first established in 2008. In addition, Ms. Lonsdale assisted the Library with her expertise when the Library was in-between directors in the summer of 2018.

The Mayor has interviewed Ms. Lonsdale and has approved the application. The Library Board also approved the application at their meeting on August 26, 2021.

FISCAL IMPACT:
No fiscal impact.

STAFF RECOMMENDATION:
The City Council approve the appointment of Lynn Lonsdale as a Library Board member.

PROPOSED MOTION:
I move that the City Council provide consent for the Mayor to appoint Lynn Lonsdale to the Library Board.

ATTACHMENTS:
1. Lynn Lonsdale's Application, redacted
2. Lynn Lonsdale's Resume

HIGHLAND CITY

5400 W. Civic Center Dr., Suite 1 • Highland, UT 84003
(801) 756-5751 • Fax (801) 756-6903

Highland City Volunteer Statement of Interest

The residents of Highland have great pride in their City. The City utilizes many volunteers in numerous capacities to improve the overall quality of life in our town. In order to encourage this participation, the Mayor is requesting statement of interests from those who are willing to serve. As vacancies or needs arise within the City, the Mayor will review the statements, conduct interviews and make selections. If you are interested in serving as a volunteer within Highland City, please submit this statement of interest to the City Offices.

Name: Lynn Lonsdale Date: August 9, 2021

Residence address: [redacted]

Phone number: [redacted] Email: [redacted]

Please fill out the following or attach a resume listing expertise, experience, interests, etc.

How long have you resided in Highland City? 16 years

Occupation: Retired

Education: MLIS Brigham Young University 1993

Are you able to meet in the evenings? yes Semi-monthly: _____ Monthly: yes

List any background and experience you have that you think would be helpful to the Committee or Commission you would like to serve: see resume

Please state why you would like to serve: To help the library achieve its goals.

If not selected for an immediate opening, do you wish to be considered for the next opening? _____

Additional comments: _____

Please select which committee(s) you are interested in serving on: *(submittal of this form does not guarantee an appointment)*

Standing Committees

- ☐ Arts Council
- ☐ Friends of the Library
- ☐ Highland Fling
- ☐ Historical Society
- ☐ Library
- ☒ Library Board
- ☐ Parks, Trails & Tree Commission
- ☐ Planning Commission
- ☐ Youth Council

Ad Hoc Committees

- ☐ Beautification Committee
- ☐ Inclusivity Committee

LYNN B. LONSDALE

OBJECTIVE

To use my experience to serve the Highland City Library.

SUMMARY OF QUALIFICATIONS

Library Director

Director of the Waterford School Libraries – Lower School, Middle School, Upper School 1993 – 2008 (retired)

Archivist

Created the archive collection for the Waterford School

2008 – 2018

EDUCATION

Master's of Library and Information Science

Brigham Young University - 1993

BA Modern Dance and History

Brigham Young University - 1989

PROFESSIONAL EXPERIENCE

Designed and organized the original US & MS library at the Waterford School Sandy campus

Participated in the design & construction of a new LS library at the Waterford School Sandy campus

Founding Member ISLU - 1994

- Independent School Librarians of Utah

VOLUNTEER EXPERIENCE

Reader – WRBH Radio, 88.3 FM New Orleans, 2015-2020

INTERESTS

Reading, quilting, yoga, travel, hiking, family history

CONTACT

[redacted]

AGENDA NEXT

HIGHLAND CITY

CITY COUNCIL AGENDA REPORT
ITEM #4c

DATE: September 7, 2021

TO: Honorable Mayor and Members of the City Council

FROM: Andy Spencer, PE
Public Works Director/City Engineer

SUBJECT: **ACTION:** Victor's View Gravity Sewer Project *Administrative*

PURPOSE:
The City Council will consider a request to approve a bid with Newman Construction for $523,160.00 for the construction of the Victor's View Gravity Sewer Project and authorize the City Administrator and City Recorder to execute the necessary contract documents for the project. The Council will take appropriate action.

BACKGROUND:
This project is the construction of the long-awaited gravity sewer line between Kaitlyn Lane and Canterbury Drive. The construction of this sewer line will allow staff to discontinue the Victor's View sewer lift station and remove it at the conclusion of the project.

The Victor's View sewer lift station was installed as part of the Victor's View subdivision around 1994 and currently services 58 homes within the Victor's View and Shadow Ridge subdivisions. Since the fall of 2019, we have experienced ongoing problems with the lift station despite upgrades to the pump. Staff has spent a considerable amount of time in monitoring and repairing this lift station over the past 2 years to mitigate any failure. Staff explored 2 long-term solutions that included the reconstruction of the lift station and connecting the sewer through the Workman Farms wash to an existing gravity flow sewer line in the Canterbury North subdivision. Working with the Council it was determined that the gravity sewer option using a utility bridge across the wash was in the best interest of Highland City.

Bids for the work were solicited using the Utah State procurement website. There were 6 bids received of which Newman Construction was the low bid at $463,570.00 with an additional $2,030 for Bid Alternate 2 - temporary livestock fence during construction (Attachment 2).

Staff worked with Workman Farms, LLC to secure the needed easement through the natural wash. As part of those negotiations, Workman Farms, LLC required that the bridge structure be painted with a rust patina agent that would provide a more muted visual of the bridge structure. All bidders were unable to secure a firm cost from the paint supplier prior to the bid date. Staff recommends an additional amount of $10,000 be

added to the base bid price to complete this work.

Recent conversation with adjacent property owners alerted staff to the potential of buried concrete and other construction material along the wash. A change order by Newman Construction would not be unreasonable if construction material is encountered.

Staff desires to be a good neighbor to those residents whose property and landscaping will be impacted by this construction. Until construction begins and we are more able to see what is underground, it is difficult to determine the extent of property restoration that will be needed. A line item was included in the bid for this work however Council should be aware that a change order may be needed in the future.

City staff have met with Newman Construction and are confident in their ability to build this utility bridge system. Recently Newman Construction worked with the City of Saratoga Springs to install 2 - 24" utility bridges over the Jordan River. Newman Construction is a reputable company that has done work throughout Utah.

FISCAL IMPACT:

Newman Constructions bid, including Alternate 2, paint patina, and a 10% contingency, is in $523,160, which is substantially below the next low bid of COP Construction at $786,220. Funding from the Sewer Capital account will be used to pay for this work.

RECOMMENDATION:

Staff recommends that the City Council **APPROVE** the contract with Newman Construction Excavation to proceed with the construction of the Victor's View Gravity Sewer Project for $523,160 and **AUTHORIZE** the City Administrator to execute the necessary contract documents for the project.

PROPOSED MOTION:

I move that the City Council **APPROVE** and **AUTHORIZE** the City Administrator to sign a contract with Newman Construction Excavation to proceed with the construction of the Victor's View Gravity Sewer Project for $523,160.

ALTERNATIVE MOTION:

I move that the City Council **REJECT** the proposal for the Victor's View Gravity Sewer Project. (The Council should draft appropriate findings).

ATTACHMENTS:

1. Newman Construction Bid
2. Victor's View Gravity Sewer Project Bid Tabulation
3. Victor's View Gravity Sewer Project Plans

3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels; and

4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

ARTICLE 5 - BASIS OF BID

5.01 Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

Highland City – Victor View Gravity Sewer (Addendum #1)

BASE BID SCHEDULE

	Description	Qty	Unit	Unit Bid Amount	Total Bid Amount
1	Mobilization	1	L.S.		$ 22,997
2	Construction Surveying	1	L.S.		$ 6,200
3	Materials Testing	1	L.S.		$ 9,730
4	Clear and Grub	1	L.S.		$ 49,160
5	8" Dia. PVC Sewer	274	L.F.	$ 119	$ 32,606
6	12" Dia. Steel Casing Utility Bridge (Includes 8" PVC/HDPE Sewer Inside Casing)	180	L.F.	$ 895	$ 161,100
7	Concrete Foundations and Headwalls for Utility Bridge	1	L.S.		$ 58,150
8	Remove and Replace Existing Manhole using Cast-in-Place Base (Sta. 0+00)	1	L.S.		$ 9,960
9	5' Dia. Sewer Manhole	4	Each	$ 5,750	$ 23,000
10	Extend Lateral for 6674 W.	1	L.S.		$ 2485
11	Connect Lateral for 6673 W.	1	L.S.		$ 1055
12	Connect to Existing Sewer at Sta. 4+76	1	L.S.		$ 3335
13	3"-Thick Asphalt Restoration	320	S.Y.	$ 48.60	$ 15,552
14	Tree Removal on City Property	9	Each	$ 550	$ 4,950
15	Drivable Pavers Under New Sod	1200	S.F.	$ 11.75	$ 14,100
16	Landscape Restoration and Surface Improvements from Sta 0+77 to Sta 2+63	1	L.S.		$ 25,300
17	All Remaining Landscape Restoration and Surface Improvements	1	L.S.		$ 12,440
18	Loop 8" Water Line Around New Headwall	1	L.S.		$ 11,450
	BASE BID SCHEDULE TOTAL				$ 463,570

ADDITIVE ALTERNATE BID SCHEDULE

	Description	Qty	Unit	Unit Bid Amount	Total Bid Amount
Alt-1	Add/(Deduct) to Install 8" Sewer from Sta. 0+77 to Sta. 2+63 using Horizontal Directional Drilling (If selected, Item 16 will be eliminated)	1	L.S.		$ No Bid
Alt-2	Temporary fencing using T-posts and 3-strand barbed wire in Lyman Easement pasture to contain livestock	200	L.F.	$ 10.15	$ 2,030

HIGHLAND CITY
VICTOR VIEW GRAVITY SEWER
BID TABULATION - AUGUST 24, 2021
Note: Highlighted Numbers Denote Math or Rounding Error in submitted bid.

BID SCHEDULE - BASE BID

ITEM	DESCRIPTION	EST QTY	UNIT	Newman Construction		COP		CONDIE CONSTRUCTION COMPANY		ENGINEER ESTIMATE	
				UNIT COST	TOTAL AMOUNT	UNIT COST	TOTAL AMOUNT	UNIT COST	TOTAL AMOUNT	UNIT COST	TOTAL AMOUNT
1	Mobilization	1	L.S.	$ 22,997.00	$ 22,997.00	$ 88,000.00	$ 88,000.00	$ 182,650.00	$ 182,650.00	$ 65,000.00	$ 65,000.00
2	Construction Surveying	1	L.S.	$ 6,200.00	$ 6,200.00	$ 5,300.00	$ 5,300.00	$ 6,000.00	$ 6,000.00	$ 4,000.00	$ 4,000.00
3	Materials Testing	1	L.S.	$ 9,730.00	$ 9,730.00	$ 6,000.00	$ 6,000.00	$ 9,500.00	$ 9,500.00	$ 4,000.00	$ 4,000.00
4	Clear and Grub	1	L.S.	$ 49,160.00	$ 49,160.00	$ 10,000.00	$ 10,000.00	$ 25,000.00	$ 25,000.00	$ 75,000.00	$ 75,000.00
5	8” Dia. PVC Sewer	274	L.F.	$ 119.00	$ 32,606.00	$ 190.00	$ 52,060.00	$ 479.00	$ 131,246.00	$ 160.00	$ 43,800.00
6	12” Dia. Steel Casing Utility Bridge	180	L.F.	$ 895.00	$ 161,100.00	$ 1,100.00	$ 198,000.00	$ 1,455.00	$ 261,900.00	$ 1,000.00	$ 180,000.00
7	Concrete Foundations and Headwalls for Utility Brid	1	L.S.	$ 58,150.00	$ 58,150.00	$ 260,000.00	$ 260,000.00	$ 116,500.00	$ 116,500.00	$ 100,000.00	$ 100,000.00
8	Remove and Replace Existing Manhole using Cast-	1	L.S.	$ 9,960.00	$ 9,960.00	$ 12,000.00	$ 12,000.00	$ 28,450.00	$ 28,450.00	$ 8,000.00	$ 8,000.00
9	5’ Dia. Sewer Manhole	4	Each	$ 5,750.00	$ 23,000.00	$ 8,600.00	$ 34,400.00	$ 8,700.00	$ 34,800.00	$ 7,000.00	$ 28,000.00
10	Extend Lateral for 6674 W.	1	L.S.	$ 2,485.00	$ 2,485.00	$ 3,000.00	$ 3,000.00	$ 7,130.00	$ 7,130.00	$ 2,500.00	$ 2,500.00
11	Connect Lateral for 6673 W.	1	L.S.	$ 1,055.00	$ 1,055.00	$ 2,900.00	$ 2,900.00	$ 2,020.00	$ 2,020.00	$ 2,500.00	$ 2,500.00
12	Connect to Existing Sewer at Sta. 4+76	1	L.S.	$ 3,335.00	$ 3,335.00	$ 2,800.00	$ 2,800.00	$ 3,100.00	$ 3,100.00	$ 2,000.00	$ 2,000.00
13	3”-Thick Asphalt Restoration	320	S.Y.	$ 48.60	$ 15,552.00	$ 44.00	$ 14,080.00	$ 43.00	$ 13,760.00	$ 50.00	$ 16,000.00
14	Tree Removal on City Property	9	Each	$ 550.00	$ 4,950.00	$ 320.00	$ 2,880.00	$ 1,300.00	$ 11,700.00	$ 800.00	$ 7,200.00
15	Drivable Pavers Under New Sod	1200	S.F.	$ 11.75	$ 14,100.00	$ 4.00	$ 4,800.00	$ 6.00	$ 7,200.00	$ 10.00	$ 12,000.00
16	Landscape Restoration and Surface Improvements	1	L.S.	$ 25,300.00	$ 25,300.00	$ 49,000.00	$ 49,000.00	$ 42,500.00	$ 42,500.00	$ 40,000.00	$ 40,000.00
17	All Remaining Landscape Restoration and Surface	1	L.S.	$ 12,440.00	$ 12,440.00	$ 22,000.00	$ 22,000.00	$ 85,000.00	$ 85,000.00	$ 60,000.00	$ 60,000.00
18	Loop 8" WL around Headwall	1	L.S.	$ 11,450.00	$ 11,450.00	$ 19,000.00	$ 19,000.00	$ 12,300.00	$ 12,300.00	$ 15,000.00	$ 15,000.00
	BID SCHEDULE A TOTAL				**$ 463,570.00**		**$ 786,220.00**		**$ 980,756.00**		**$ 665,000.00**
Alt 1	Add/Deduct 8" SS for HDD	1	L.S.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Alt 2	Temp Fencing	200	L.S.	$ 10.15	$ 2,030.00	$ 32.00	$ 6,400.00	$ 17.00	$ 3,400.00	$ -	$ -

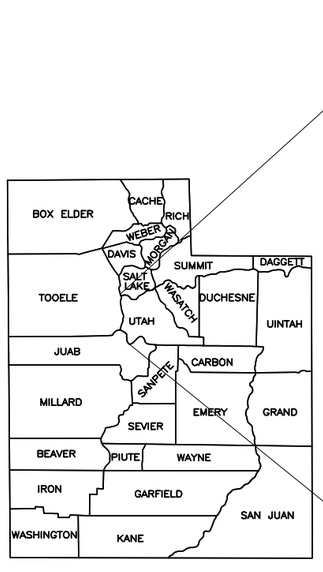
BID SCHEDULE A - BASE BID

ITEM	DESCRIPTION	EST QTY	UNIT	NOLAND & SON CONSTRUCTION		VANCON		JLR			
				UNIT COST	TOTAL AMOUNT	UNIT COST	TOTAL AMOUNT	UNIT COST	TOTAL AMOUNT		
1	Mobilization	1	L.S.	$ 115,000.00	$ 115,000.00	$ 162,000.00	$ 162,000.00	$ 378,900.00	$ 378,900.00		
2	Construction Surveying	1	L.S.	$ 11,800.00	$ 11,800.00	$ 12,000.00	$ 12,000.00	$ 68,500.00	$ 68,500.00		
3	Materials Testing	1	L.S.	$ 8,600.00	$ 8,600.00	$ 20,000.00	$ 20,000.00	$ 17,500.00	$ 17,500.00		
4	Clear and Grub	1	L.S.	$ 108,500.00	$ 108,500.00	$ 62,000.00	$ 62,000.00	$ 189,860.00	$ 189,860.00		
5	8” Dia. PVC Sewer	274	L.F.	$ 550.00	$ 150,700.00	$ 350.00	$ 95,900.00	$ 1,050.00	$ 287,700.00		
6	12” Dia. Steel Casing Utility Bridge	180	L.F.	$ 1,395.00	$ 251,100.00	$ 1,700.00	$ 306,000.00	$ 1,490.00	$ 268,200.00		
7	Concrete Foundations and Headwalls for Utility Brid	1	L.S.	$ 420,000.00	$ 420,000.00	$ 107,000.00	$ 107,000.00	$ 195,000.00	$ 195,000.00		
8	Remove and Replace Existing Manhole using Cast-	1	L.S.	$ 17,350.00	$ 17,350.00	$ 55,000.00	$ 55,000.00	$ 19,500.00	$ 19,500.00		
9	5’ Dia. Sewer Manhole	4	Each	$ 13,215.00	$ 52,860.00	$ 18,000.00	$ 72,000.00	$ 13,950.00	$ 55,800.00		
10	Extend Lateral for 6674 W.	1	L.S.	$ 15,330.00	$ 15,330.00	$ 16,000.00	$ 16,000.00	$ 9,425.00	$ 9,425.00		
11	Connect Lateral for 6673 W.	1	L.S.	$ 2,550.00	$ 2,550.00	$ 2,300.00	$ 2,300.00	$ 9,425.00	$ 9,425.00		
12	Connect to Existing Sewer at Sta. 4+76	1	L.S.	$ 6,835.00	$ 6,835.00	$ 4,200.00	$ 4,200.00	$ 6,750.00	$ 6,750.00		
13	3”-Thick Asphalt Restoration	320	S.Y.	$ 46.00	$ 14,720.00	$ 130.00	$ 41,600.00	$ 140.00	$ 44,800.00		
14	Tree Removal on City Property	9	Each	$ 1,155.00	$ 10,395.00	$ 2,500.00	$ 22,500.00	$ 2,595.00	$ 23,355.00		
15	Drivable Pavers Under New Sod	1200	S.F.	$ 16.00	$ 19,200.00	$ 18.00	$ 21,600.00	$ 45.00	$ 54,000.00		
16	Landscape Restoration and Surface Improvements	1	L.S.	$ 26,730.00	$ 26,730.00	$ 189,000.00	$ 189,000.00	$ 139,850.00	$ 139,850.00		
17	All Remaining Landscape Restoration and Surface	1	L.S.	$ 66,800.00	$ 66,800.00	$ 67,000.00	$ 67,000.00	$ 99,450.00	$ 99,450.00		
18	Loop 8" WL around Headwall	1	L.S.	$ 14,230.00	$ 14,230.00	$ 14,000.00	$ 14,000.00	$ 19,860.00	$ 19,860.00		
	BID SCHEDULE A TOTAL				**$ 1,312,700.00**		**$ 1,270,100.00**		**$ 1,887,875.00**		
Alt 1	Add/Deduct 8" SS for HDD	1	L.S.	$ -	$ -	$ -	$ -	$ -	$ -		
Alt 2	Temp Fencing	200	L.S.	$ 8.50	$ 1,700.00	$ 45.00	$ 9,000.00	$ 20.00	$ 4,000.00		

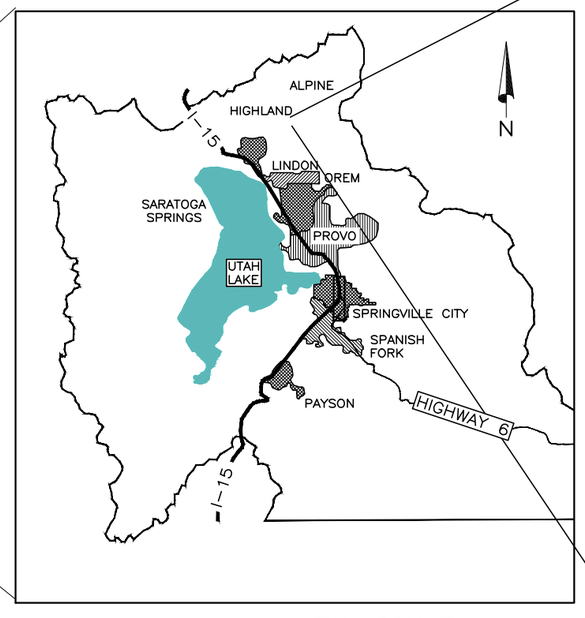
HIGHLAND CITY

VICTOR VIEW GRAVITY SEWER
SEPTEMBER 2020
BIDDING DRAWINGS

PROGRESS PRINT
8.31.2020
DATE
Not to be used for construction.



STATE OF UTAH



UTAH COUNTY

PROJECT LOCATION

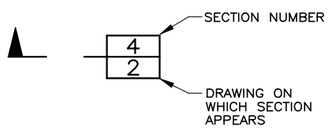
BT ENGINEERING

FILE NAME: USERS\BRADF\DROPBOX\HIGHLAND CITY\VICTOR VIEW\CAD FILES\G-1 COVER.DWG
FILE DATE: 8.31.2020 17:13:00 (JEB)

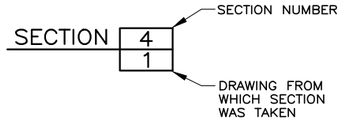
SECTION & DETAIL IDENTIFICATION

SECTION IDENTIFICATION

SECTION CUT ON DRAWING NO. 1:

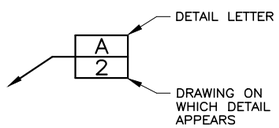


ON DRAWING NO. 2, THIS SECTION IS IDENTIFIED AS:

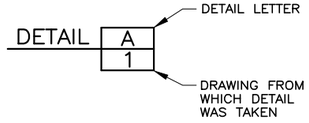


DETAIL IDENTIFICATION

DETAIL CALL-OUT ON DRAWING NO. 1:



ON DRAWING NO. 2, THIS DETAIL IS IDENTIFIED AS:



NOTES:

1. IF SECTION CUT AND SECTION OR DETAIL CALL-OUT AND DETAIL ARE SHOWN ON SAME DRAWING, DRAWING NUMBER IS REPLACED BY A LINE.
2. DETAIL LETTERS "I" AND "O" NOT USED.

LEGEND

T-UG	EXISTING TELEPHONE LINE
P-UG	EXISTING ELECTRIC LINE
	RIGHT OF WAY
2-G	EXISTING GAS LINE W/ DIAMETER
8-W	EXISTING WATER LINE W/ DIAMETER
8-SS	EXISTING SEWER LINE W/ DIAMETER
8-SD	EXISTING STORM DRAIN LINE W/ DIAMETER
FO	EXISTING FIBER OPTICS LINE
WS WS WS	EXISTING WATER SERVICE
GS GS GS	EXISTING GAS SERVICE
	NEW SEWER LINE
	EXISTING FENCE

	MANHOLE	WM	WATER METER
	POWER POLE	V	WATER VALVE
	LIGHT POLE		SURVEY MONUMENT
	FIRE HYDRANT		TREE

ABBREVIATIONS

CLR.	=	CLEARANCE	OHP	=	OVERHEAD POWER LINE
DIA.	=	DIAMETER	PE	=	PLAIN END
DIP	=	DUCTILE IRON PIPE	PSI	=	POUNDS PER SQUARE INCH
EL.	=	ELEVATION	PVC	=	POLYVINYL CHLORIDE
FL	=	FLOW LINE	R.O.W.	=	RIGHT OF WAY
FLG	=	FLANGE	HP	=	HIGH PRESSURE
ID	=	INSIDE DIAMETER	SQ.	=	SQUARE
MAX.	=	MAXIMUM	STA.	=	STATION
MIN.	=	MINIMUM	THD.	=	THREAD
MJ	=	MECHANICAL JOINT	TYP.	=	TYPICAL
N.T.S.	=	NOT TO SCALE	UBC	=	UNTREATED BASE COURSE

INDEX OF DRAWINGS

SHEET NO.		TITLE
GENERAL SHEETS	G-1	COVER SHEET
	G-2	GENERAL NOTES, LEGEND & INDEX OF DRAWINGS
PLAN & PROFILE SHEETS	PP-1	PLAN AND PROFILE – STA. 0+00 TO STA. 4+71
DETAIL SHEETS	C-1	SEWER DETAILS
STRUCTURAL SHEETS	S0.0	GENERAL NOTES
	S1.0	OVERALL LAYOUT PLAN
	S1.1	FOUNDATION PLAN

GENERAL NOTES

1. THE CONTRACTOR SHALL MEET ALL UTAH STATE DEPARTMENT OF ENVIRONMENTAL QUALITY AND U.S. EPA REQUIREMENTS WITH RESPECT TO THEIR MINIMUM RULES AND REGULATIONS.
2. STATIONING, CURVE DATA, AND STRAIGHT SECTIONS AS LISTED ARE GROUND DISTANCES. HORIZONTAL AND VERTICAL CONTROL IS BASED ON MODIFIED NAD 83, STATE PLANE, UTAH CENTRAL COORDINATE SYSTEM.
3. CONSTRUCTION OPERATIONS SHALL BE CONDUCTED, AND SIGNS, BARRICADES, AND FLASHERS SHALL BE PLACED; SO AS TO COMPLY WITH OSHA, UTAH STATE INDUSTRIAL COMMISSION, LOCAL SAFETY STANDARDS, AND MANUAL ON UNIFORM TRAFFIC CONTROL. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO CITY FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES, INCLUDING SEWER LINES, WATER LINES, IRRIGATION LINES, TELEPHONE CABLES, GAS LINES, AND ANY OTHER OBSTRUCTION DURING THE COURSE OF CONSTRUCTION AND INSTALLATION OF THE PIPELINES. CONTRACTOR SHALL CALL BLUE STAKES (811) BEFORE BEGINNING CONSTRUCTION. SAID UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO A CONDITION AT LEAST EQUAL TO THEIR ORIGINAL CONDITION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN RIGHTS OF INGRESS AND EGRESS SHOULD HE VENTURE ONTO PRIVATE PROPERTY WHICH IS NOT INCLUDED IN CITY OR OWNER ACQUIRED RIGHTS-OF-WAY AND EASEMENTS.
6. UNLESS DETAILED, SPECIFIED OR INDICATED OTHERWISE, CONSTRUCTION SHALL BE AS INDICATED IN THE APPLICABLE TYPICAL DETAILS AND GENERAL NOTES. TYPICAL DETAILS ARE MEANT TO APPLY EVEN THOUGH NOT REFERENCED AT SPECIFIC LOCATIONS OR IN SPECIFIC DRAWINGS.
7. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL EXISTING IMPROVEMENTS DURING CONSTRUCTION AND SHALL REPLACE OR RESTORE ANY IMPROVEMENTS DAMAGED AS A RESULT OF THE CONSTRUCTION ACTIVITY AS DIRECTED BY THE ENGINEER.
8. THIS PROJECT IS LOCATED IN HIGHLAND CITY LIMITS. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS AND APPROVALS FROM HIGHLAND CITY AND SHALL COMPLY WITH HIGHLAND CITY REGULATIONS FOR TRAFFIC CONTROL, SAFETY AND EXCAVATION IN CITY OWNED RIGHTS OF WAY, ETC.
9. THE CONTRACTOR SHALL OBTAIN NOTICE OF INTENT, PREPARE STORM WATER POLLUTION PREVENTION PLAN, AND COMPLY WITH ALL UPDES REQUIREMENTS AND SHALL OBTAIN NOTICE OF TERMINATION AT JOB COMPLETION. AS A MINIMUM, CONTRACTOR SHALL CONTROL STORM WATER DISCHARGE USING APPROPRIATE BMP'S.
10. ALL WORK SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE CURRENT HIGHLAND CITY STANDARDS, PLAN AND SPECIFICATIONS, EXCEPT WHERE NOTED ON THESE PLANS.

SEWER PIPELINE NOTES

1. CONTRACTOR SHALL FIELD VERIFY REQUIRED MANHOLE DEPTHS AND ELEVATIONS BEFORE CONSTRUCTION OR BEFORE SENDING FOR CASTING.
2. THE EXISTING SANITARY SEWER SYSTEM SHALL REMAIN IN SERVICE DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE, OPERATE AND MAINTAIN ANY TEMPORARY PUMPS, PIPING OR RELATED EQUIPMENT REQUIRED TO BYPASS FLOWS AROUND AREAS OF CONSTRUCTION. A MINIMUM OF ONE BACK-UP PUMP SHALL BE ONSITE AT ALL TIMES. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL BE MADE UNDER DRY CONDITIONS. A PLAN OF OPERATIONS SHALL BE PREPARED BY THE CONTRACTOR, SUBMITTED TO THE ENGINEER, AND APPROVED BY THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
3. COORDINATES ARE GIVEN AT THE CENTER OF MANHOLES. ELEVATIONS SHOWN FOR INLET AND OUTLETS TO MANHOLES ARE PROJECTION OF SLOPE TO CENTER OF MANHOLE.
4. CONTRACTOR SHALL NOT CLOSE DRIVEWAY ENTRANCES FOR MORE THAN 24 HOURS AND SHALL NOTIFY PROPERTY OWNER 48 HOURS IN ADVANCE OF ANY CLOSURES.
5. PIPE ENDS AND MANHOLE OPENINGS SHALL BE COVERED WHEN NOT IN USE TO PREVENT DEBRIS FROM ENTERING SEWER SYSTEM.
6. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT THE EXISTING AND NEW SEWER MANHOLES BY INSTALLING TEMPORARY PLYWOOD OR OTHER BARRIERS IN THE MANHOLES TO PREVENT DEBRIS FROM ENTERING THE MANHOLE TROUGHS AND PIPELINE.
7. THE FLOWS IN THE EXISTING SEWER ARE COLLECTED FROM APPROXIMATELY 60 RESIDENTIAL HOMES. ACTUAL FLOW MEASUREMENTS HAVE NOT BEEN TAKEN.

BT ENGINEERING

FOR:
HIGHLAND CITY
5400 W CIVIC CENTER DR
HIGHLAND, UT 84003

CONTACT:
TODD TRANE
801-772-4508

HIGHLAND CITY
VICTOR VIEW GRAVITY SEWER
GENERAL NOTES, LEGEND & INDEX OF DRAWINGS

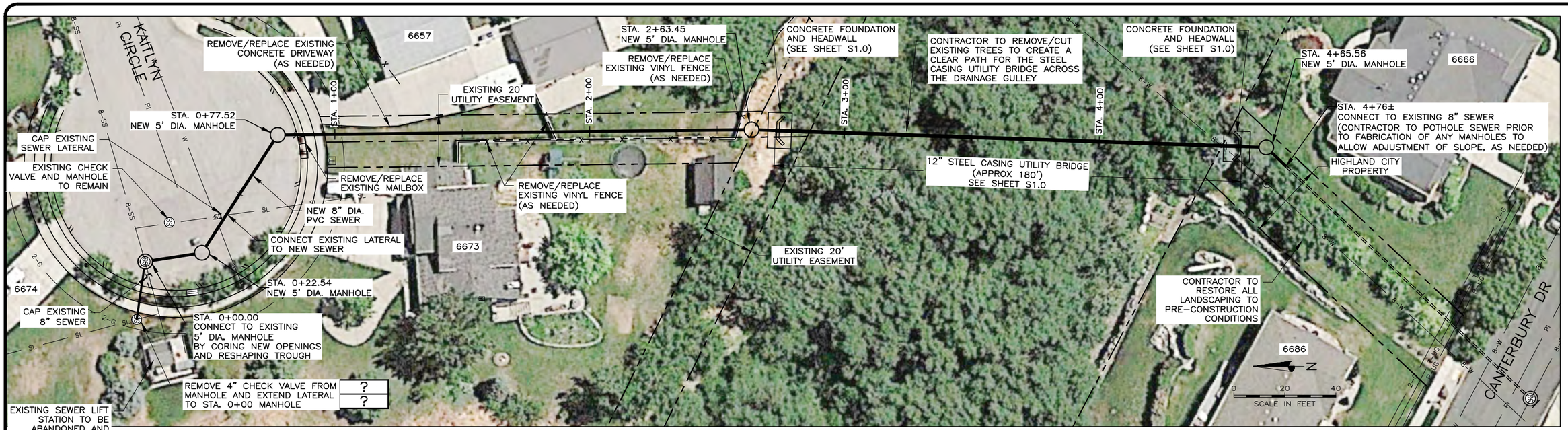
PROGRESS PRINT
9.29.2020
DATE
Not to be used for construction.

NO.	DATE	REVISION	BY

PROJECT NO.: 001.20.01	DATE: SEPT 2020
DRAWN BY: JB	CHECKED BY: TT
PROJECT MANAGER: T. TIMOTHY	

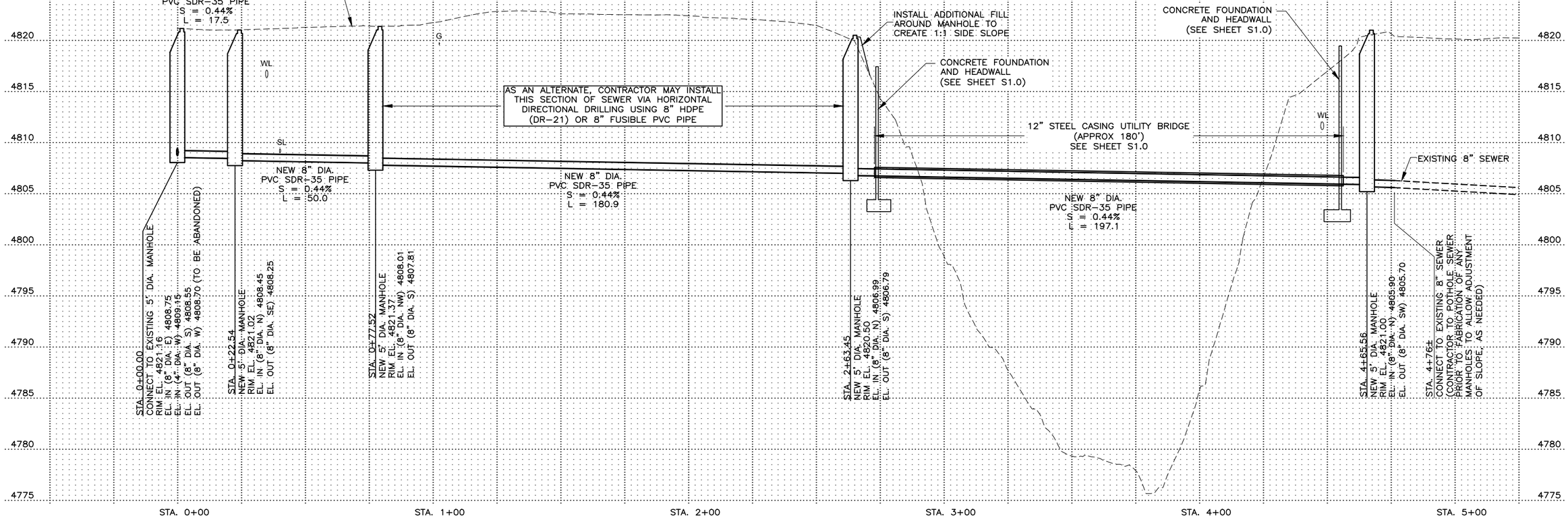
G-2

FILE NAME: USERS\BRADF\DROPBOX\HIGHLAND CITY\VICTOR VIEW\CAD FILES\G-2 INDEX AND NOTES.DWG
FILE DATE: 9.29.2020 17:46:22 (JEB)



NOTES:

1. CONTRACTOR SHALL POT HOLE UTILITIES AT ALL CROSSINGS SUFFICIENTLY IN ADVANCE OF LAYING PIPE TO ALLOW FOR ADJUSTMENTS OF NEW PIPELINE GRADE TO AVOID CONFLICTS.
2. ELEVATIONS ARE GIVEN AT THE CENTER OF THE MANHOLE.
3. CONTRACTOR SHALL VERIFY RIM ELEVATIONS PRIOR TO FABRICATION OF MANHOLES.



FILE NAME: USERS\BRADY\DROPBOX\HIGHLAND CITY\VICTOR VIEW\CAD FILES\PP-1.DWG
FILE DATE: 9.29.2020 7:53:48 (JEB)

BT ENGINEERING

FOR:
HIGHLAND CITY
5400 W CIVIC CENTER DR
HIGHLAND, UT 84003

CONTACT:
TODD TRANE
801-772-4508

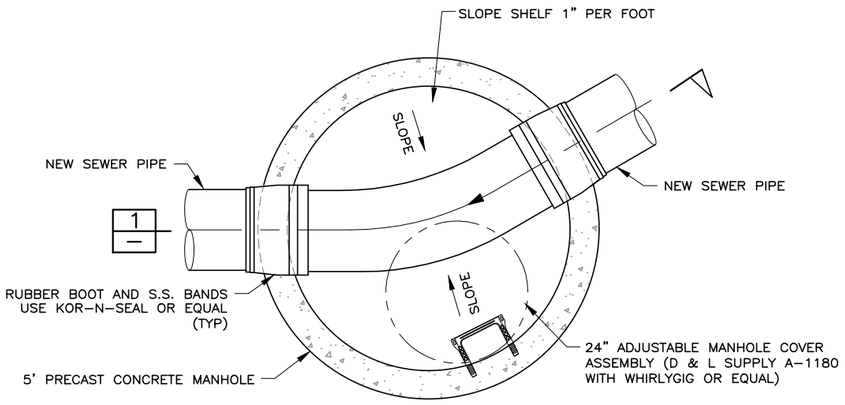
HIGHLAND CITY
VICTOR VIEW GRAVITY SEWER
PLAN AND PROFILE – STA. 0+00 TO STA. 4+71

PROGRESS PRINT
9.29.2020
DATE
Not to be used for construction.

NO.	DATE	REVISION	BY

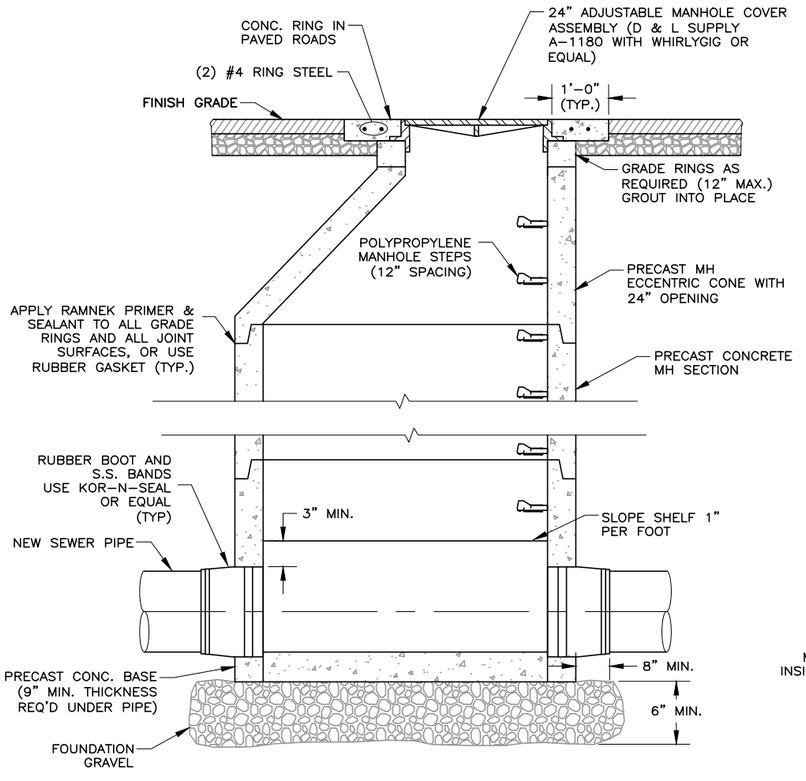
PROJECT NO.:	DATE:
001.20.01	SEPT 2020
DRAWN BY:	CHECKED BY:
JB	TT
PROJECT MANAGER:	
T. TIMOTHY	

PP-1

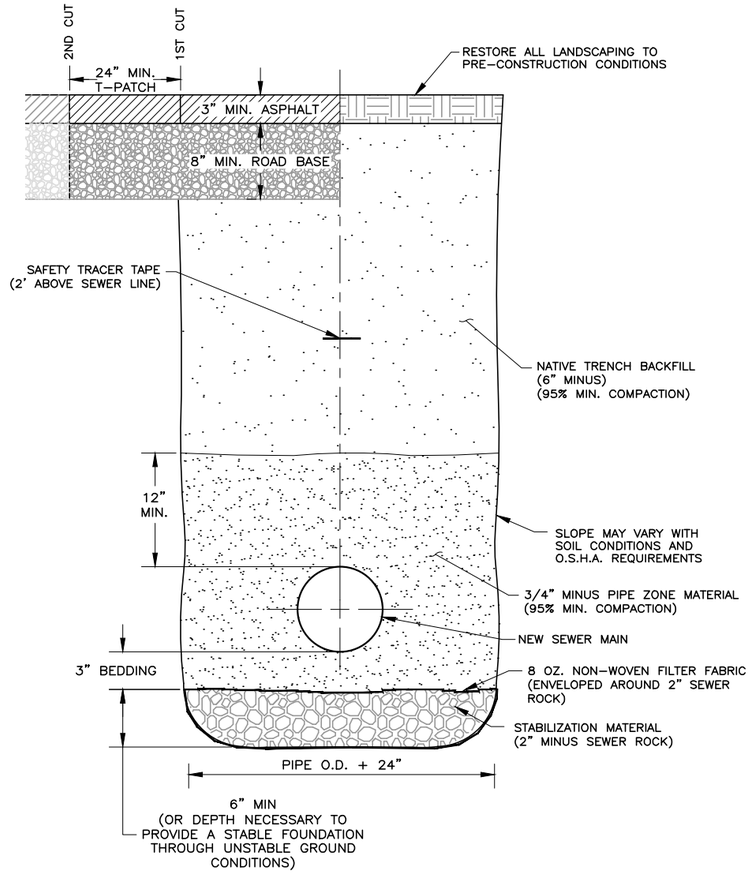


TYPICAL LINE MANHOLE

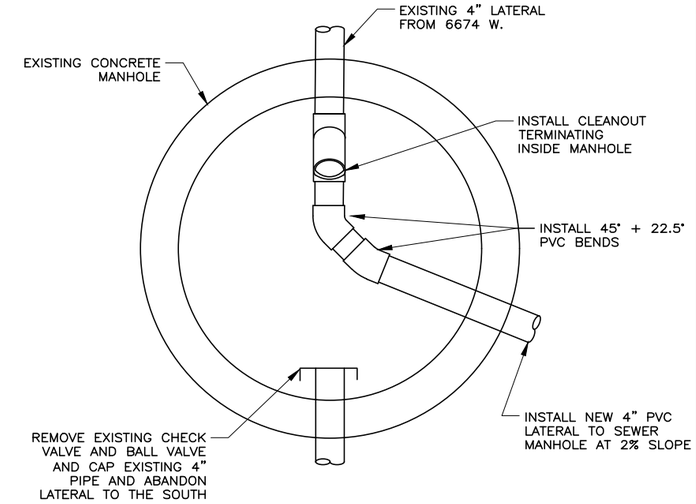
N.T.S.



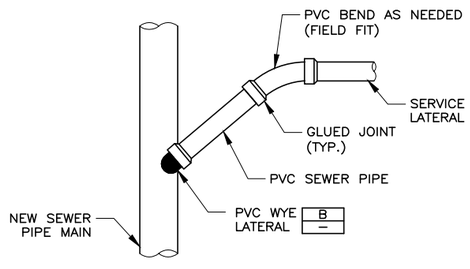
SECTION 1 / —



TYPICAL TRENCH SECTION

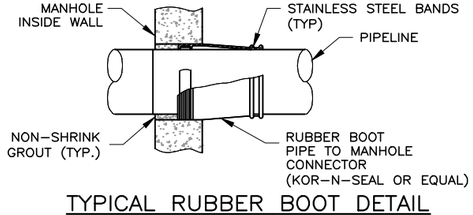


LATERAL MANHOLE DETAIL A / PP–1



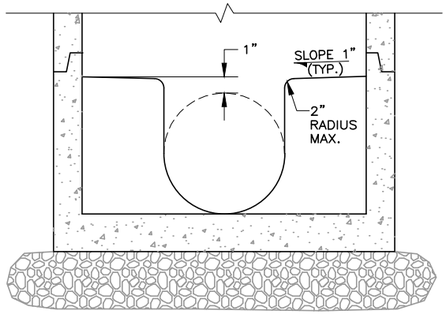
TYPICAL SERVICE TO MAIN DETAIL

N.T.S.



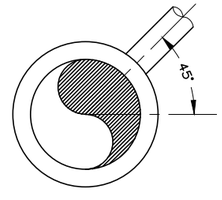
TYPICAL RUBBER BOOT DETAIL

N.T.S.



TYPICAL SEWER MANHOLE CHANNEL SECTION

N.T.S.



DETAIL B / —

BT ENGINEERING

FOR:
HIGHLAND CITY
5400 W CIVIC CENTER DR
HIGHLAND, UT 84003

CONTACT:
TODD TRANE
801-772-4508

HIGHLAND CITY
VICTOR VIEW GRAVITY SEWER
SEWER DETAILS

PROGRESS PRINT
9.29.2020
DATE
Not to be used for construction.

NO.	DATE	REVISION	BY

PROJECT NO.:	DATE:
001.20.01	SEPT 2020
DRAWN BY:	CHECKED BY:
JB	TT
PROJECT MANAGER:	
T. TIMOTHY	

C–1

FILE NAME: USERS\BRADT\DROPBOX\HIGHLAND CITY\VICTOR VIEW\CAD FILES\C–1 TYPICAL MANHOLE DETAILS.DWG
FILE DATE: 9.29.2020 7:54:13 (JES)

GENERAL NOTES

I. DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS STRUCTURAL ENGINEER'S WET STAMP IS AFFIXED TO DRAWINGS.
II. ANY DISCREPANCIES IN THE DRAWINGS, NOTES AND SPECIFICATIONS, SHALL BE REPORTED TO ENGINEER/ARCHITECT FOR CLARIFICATION. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS, ELEVATIONS, AND TOP OF CONC. PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION.
III. THE CONTRACTOR IS RESPONSIBLE FOR ALL BRACING AND SHORING DURING CONSTRUCTION.
IV. CONTRACTOR TO SUBMIT A REQUEST TO ENGINEER & ARCHITECT FOR ANY SUBSTITUTION OF MATERIALS OR PRODUCTS SPECIFIED ON THE DRAWINGS
V. STRUCTURAL DESIGN PER 2018 INTERNATIONAL BUILDING CODE (IBC).
VI. ALL CONSTRUCTION TO CONFORM TO 2018 IBC.
VII. THE FOLLOWING NOTES APPLY UNLESS SHOWN OTHERWISE.
VIII. THESE DRAWINGS HAVE BEEN PREPARED SOLELY FOR THE USE IN THE CONSTRUCTION OF A PROPOSED BUILDING TO WHICH THESE NOTES ARE ATTACHED. THE DRAWINGS SHALL NOT BE USED IN WHOLE OR IN PART, FOR FABRICATION OR CONSTRUCTION AT ANY OTHER LOCATION WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.
IX. THE OWNER SHALL NOTIFY ENGINEER IF ANY UNIQUE SOILS CONDITIONS EXIST ON SITE WHICH MAY BE DETECTED DURING CONSTRUCTION. THESE INCLUDE BUT SHALL NOT BE LIMITED TO:
    1. SATURATED SOIL AT FOOTING SUBGRADE
    2. GROUNDWATER
    3. UNDOCUMENTED FILL
    4. CLAY SOIL WITH SWELL OR COLLAPSE POTENTIAL
    5. FILL BEING PLACED BELOW FOOTINGS

EPIC ENGINEERING CANNOT BE HELD RESPONSIBLE FOR SOIL CONDITIONS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO WORK PROCEEDING. IT IS THE RESPONSIBILITY OF THE OWNER TO HIRE A GEO-TECHNICAL ENGINEER IF NEEDED.
THE CONTRACTOR SHALL VISUALLY INSPECT THE SITE PRIOR TO WORK PROCEEDING AND SHALL NOTIFY ENGINEER IF ANY UNIQUE SOIL CONDITIONS EXIST THAT COULD AFFECT THE PERFORMANCE OF THE FOUNDATION SYSTEM PRIOR TO ANY WORK PROCEEDING.

CONCRETE

I. GENERAL REQUIREMENTS
STRUCTURAL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,500 PSI. CONCRETE IS EXPOSURE CLASS F2. CONCRETE FOR SLABS ON GRADE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AND A MAXIMUM WATER/CEMENT RATIO OF 0.5 MINIMUM CEMENT CONTENT SHALL BE 5 SACK/CU. YD. MAXIMUM AGGREGATE SHALL BE 3/4". INCLUDE 4% TO 6% AIR ENTRAINMENT WITH SLUMP NOT TO EXCEED 4". BELOW ALL HEARTHS AND FIREPLACES AT THE FOUNDATION, ENSURE FOOTING PROJECTS FROM FACE OF HEARTH/FIREPLACE A MINIMUM OF 6" AND IS REINFORCED WITH A MINIMUM OF #5 AT 12" O/C EACH WAY, TYP. U.N.O.

II. CAST IN PLACE CONCRETE
A. FORM WORK:
CONCRETE FORM WORK TO BE OF ADEQUATE SIZE AND STRENGTH, PROPERLY BRACED TO PREVENT SAGGING OR BULGING. PROTECT ALL CONCRETE FROM FREEZING TEMPERATURES. REFER TO DRAWING FOR DIMENSIONS OF CONCRETE MEMBERS AND SIZE AND LOCATION OF ALL REINFORCEMENT.
B. FOOTINGS:
NO FOOTING SHALL BE PLACED ON DISTURBED (OR FROZEN) SOIL (IF DISTURBED, COMPACT SOIL IN 6" LIFTS TO 95% OF MAXIMUM DRY DENSITY PER ASTM D1557). FOOTINGS SHALL BE STEPPED DOWN ONE (1) VERTICALLY TO ONE AND ONE HALF (1 1/2) HORIZONTALLY, UNLESS BULK HEADED & STOPPED VERTICALLY.
C. FOUNDATION WALLS:
REINFORCE PER DRAWINGS. DO NOT BACKFILL WALLS UNTIL MAIN FLOOR IS FRAMED, THE SUBFLOOR INSTALLED, SHEATHED AND CONCRETE HAS CURED A MINIMUM OF 7 DAYS. SEE SPECIAL PROVISIONS FOR COLD WEATHER CONCRETE BELOW. USE HAND OPERATED COMPACTION EQUIPMENT ADJACENT TO NEWLY PLACED CONCRETE BASEMENT WALLS.
D. CONCRETE PADS AND THICKENED SLABS:
REFER TO DRAWINGS AS TO SIZE AND REINFORCEMENT.
E. CONCRETE SLABS:
REFER TO DRAWINGS AS TO SIZE AND REINFORCEMENT.
F. REINFORCING BARS:
REINFORCEMENT SHALL BE PER ASTM A615, GRADE 60 FOR #5 BARS AND LARGER, GRADE 40 FOR #3 AND #4 BARS. ALL REBAR LAPPED 30 TIMES DIAMETER, REBAR AT FOOTINGS TO HAVE 3" CLEAR COVER OF CONCRETE (U.N.O. ON DRAWINGS). PROVIDE CORNER BARS WITH 18" LEGS AT THE CORNERS OF ALL WALLS AND FOOTINGS, SIZE AND PLACEMENT TO MATCH HORIZONTAL REINFORCEMENT.
G. COLD-WEATHER CONCRETING:
CONTRACTOR SHALL SUBMIT TO ENGINEER FOR REVIEW THE PROPOSED MEASURES TO SATISFY PLACEMENT & CURING OF CONCRETE DURING COLD WEATHER. FOR OPTIMUM STRENGTH GAIN, IT IS RECOMMENDED TO CONSIDER A BLEND OF TYPE I AND TYPE II CEMENT WITH A 6 BAG MIX, LOW SAND TO AGGREGATE RATIO, BATCHED TO A 1" SLUMP WITH SUPER PLASTICIZER ADDED FOR 4"-5" SLUMP WORKABILITY, 1%-2% NON-CHLORINE ACCELERATOR & CONCRETE MAINTAINED AT 50° MINIMUM FOR 7 DAYS. AVOID MORE THAN 25° TEMPERATURE CHANGE PER DAY WHEN HEATING IS TERMINATED.

SUBSTITUTIONS

SUBSTITUTION FOR ANY SPECIFIED STRUCTURAL COMPONENT MUST BE REQUESTED IN WRITING BY THE CONTRACTOR. THE ENGINEER WILL REVIEW THE REQUESTED ALTERNATIVE & RESPOND IN WRITING. ADDITIONAL SUPERVISION OR SPECIAL INSPECTION MAY BE REQUIRED FOR THE REQUESTED SUBSTITUTION.

JOB SAFETY

THE ENGINEER HAS NOT BEEN RETAINED NOR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATED TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR THE CONTRACTOR TO PERFORM HIS WORK. THE UNDERTAKING OF PERIODIC SITE VISITS BY THE ENGINEER SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION NOR MAKE HIM RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR, SUBCONTRACTORS, SUPPLIERS OR THEIR EMPLOYEES, OR FOR ACCESS, VISIT, USE WORK, OR OCCUPANCY BY ANY PERSON.

MISCELLANEOUS

PROPRIETARY PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.

SPECIFIED CONCRETE COVER FOR CAST-IN-PLACE NONPRESTESSED CONCRETE MEMBERS

CONCRETE EXPOSURE	MEMBER	REINFORCEMENT	SPECIFIED COVER, IN.
CAST AGAINST AND PERMANENTLY IN CONTACT WITH GROUND	ALL	ALL	3
EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	ALL	NO.6 THROUGH NO.18	2
		NO. 5 BAR, W31 OR D31 WIRE, AND SMALLER	1-1/2
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	SLABS, JOISTS, AND WALLS	NO. 14 AND NO. 18 BARS	1-1/2
		NO. 11 BAR AND SMALLER	3/4
	BEAMS, COLUMNS, PEDESTALS, AND TENSION TIES	PRIMARY REINFORCEMENT, STIRRUPS, TIES, SPIRALS, AND HOOPS	1-1/2

CONSTRUCTION NOTES

DATE
SEPTEMBER 2020

epic ENGINEERING

REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: EPIC
DESIGNER: EPIC
REVIEWED: EPIC
PROJECT # 00-00-000

SCALES
1" = 1'-0"
0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST ACCORDINGLY FOR REDUCED SHEETS

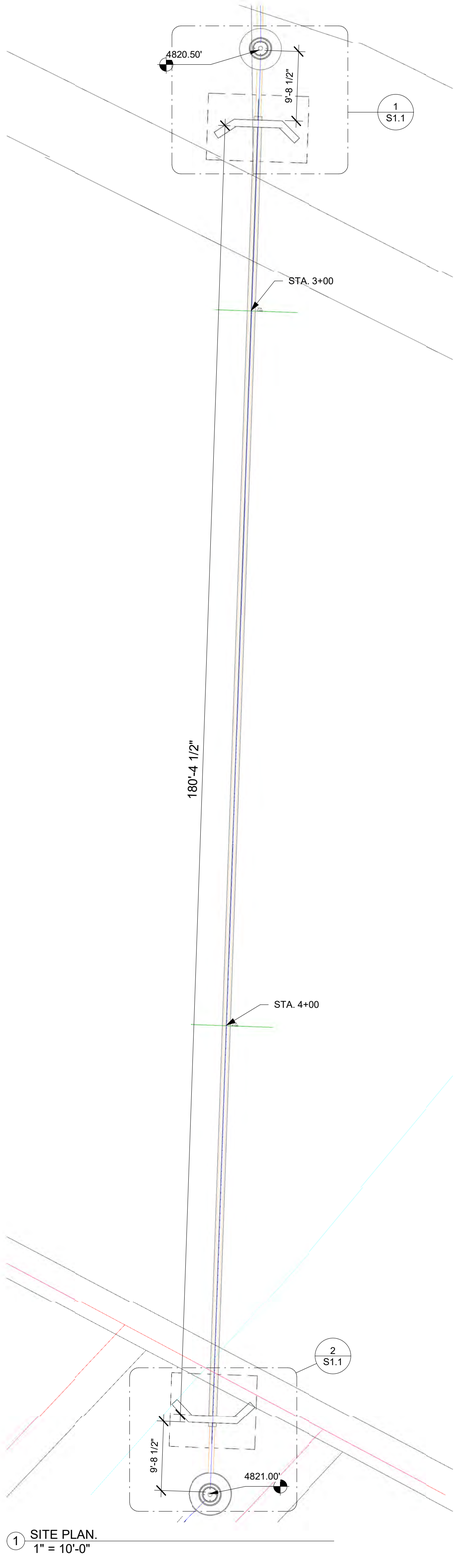
PROJECT NAME:
VICTOR VIEW GRAVITY SEWER

PROJECT LOCATION:
HIGHLAND CITY

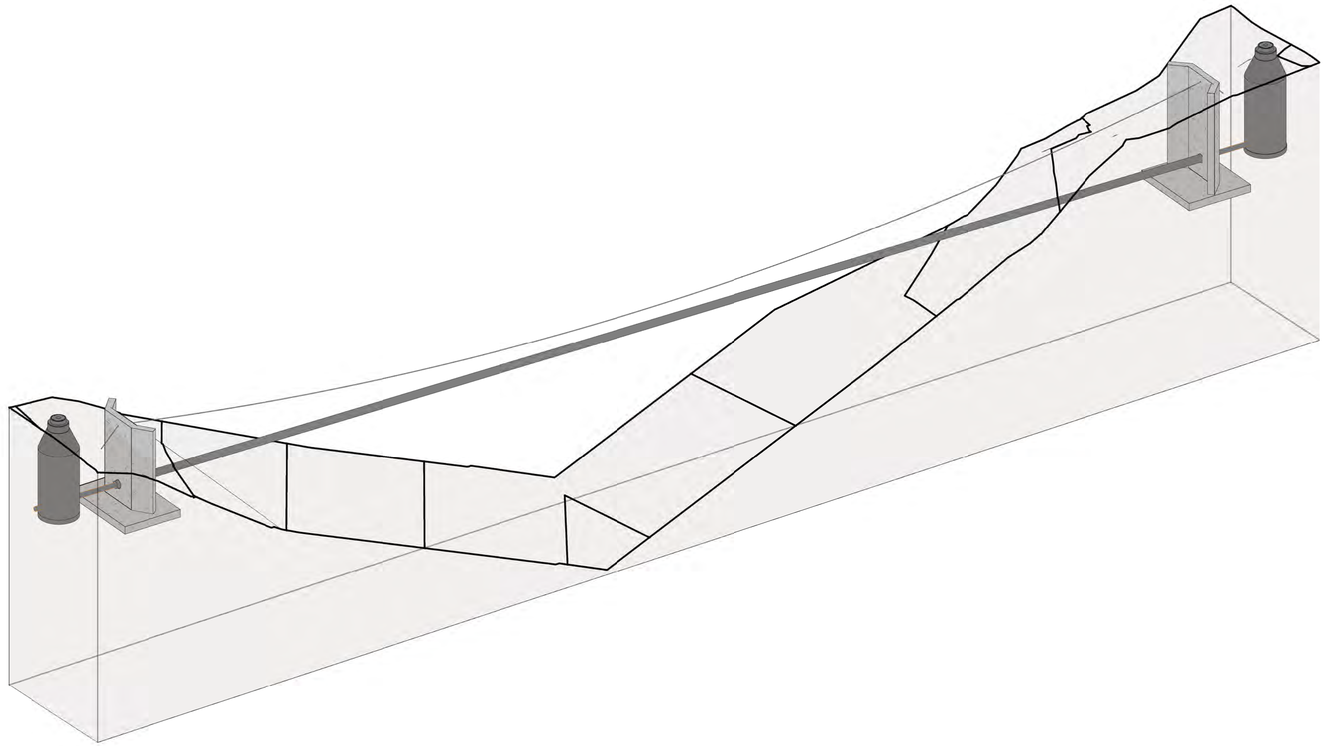
SHEET TITLE:
GENERAL NOTES

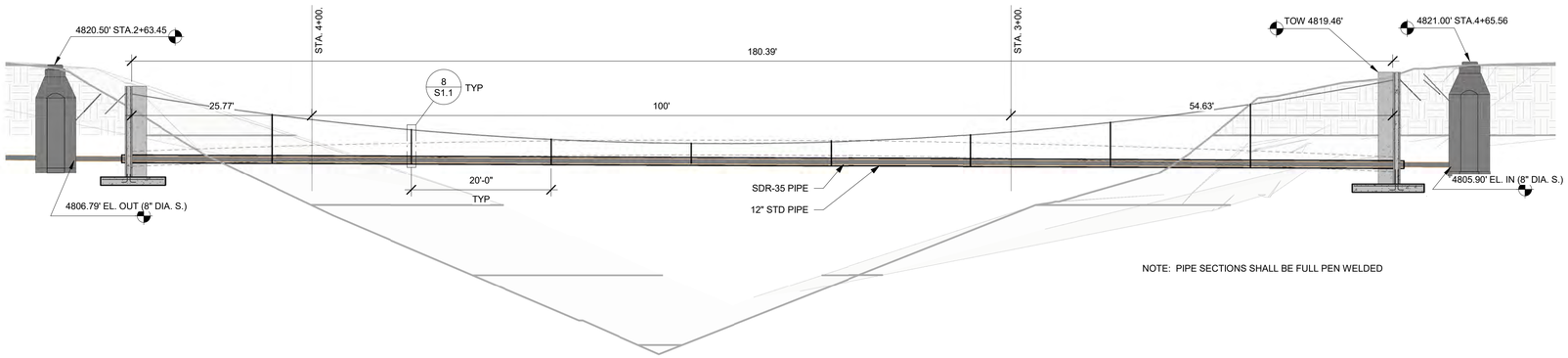
PLAN SET: PERMIT
SHEET S0.0

C:\Users\chan\Desktop\VICTOR VIEW GRAVITY SEWER R-3-2020 CABLE.rvt



1 SITE PLAN.
1" = 10'-0"





NOTE: PIPE SECTIONS SHALL BE FULL PEN WELDED

6 SECTION CUT OVERALL
1" = 10'-0"

CONSTRUCTION NOTES

1) THIS IS ONE PAGE OF A SET OF PROJECT DOCUMENTS AND MAY NOT BE USED ALONE. THE CONTRACTOR, SUBCONTRACTORS AND OWNER SHALL REVIEW AND BE RESPONSIBLE FOR ALL INFORMATION CONTAINED IN ALL PROJECT DOCUMENTS PRIOR TO INITIATION OF ANY WORK ON THE PROJECT.
2) ALL FOUNDATION WALLS SHALL BE BRACED BY FLOOR DIAPHRAGM OR BY OTHER MEANS BEFORE BACK FILLING.
3) CONTRACTOR TO VERIFY DIMENSIONS W/ ARCHITECTURAL PLANS

DATE
SEPTEMBER 2020

epic ENGINEERING

REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: CRC
DESIGNER: AJH
REVIEWED: AJH
PROJECT # 00-00-000

SCALES
As indicated
0 1"
IF BAR IS NOT 1" LONG, SCALE ACCORDINGLY

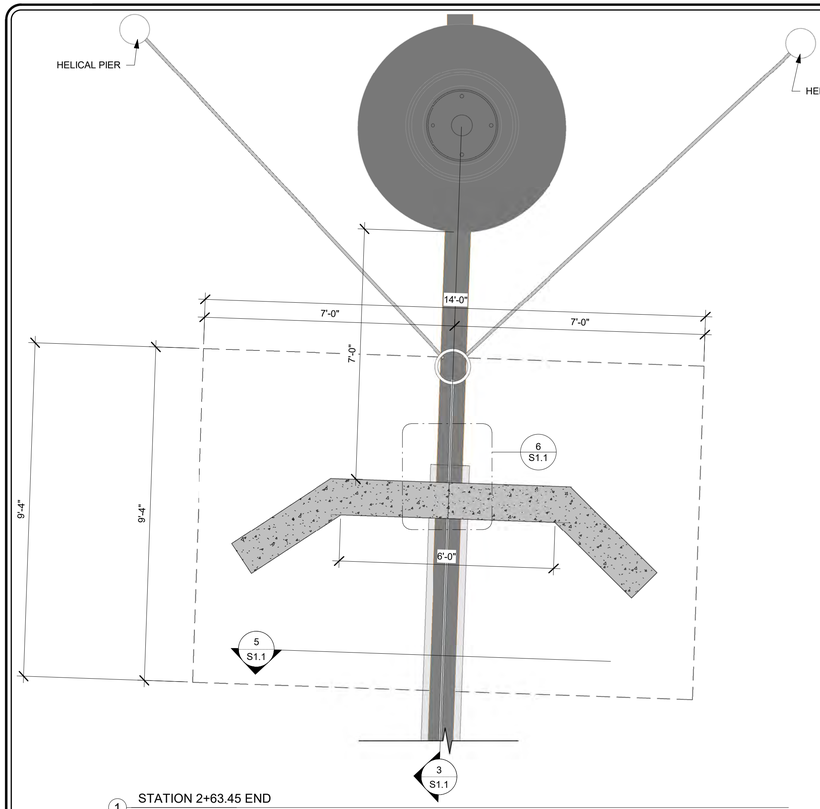
PROJECT NAME:
VICTOR VIEW GRAVITY SEWER

PROJECT LOCATION:
HIGHLAND CITY

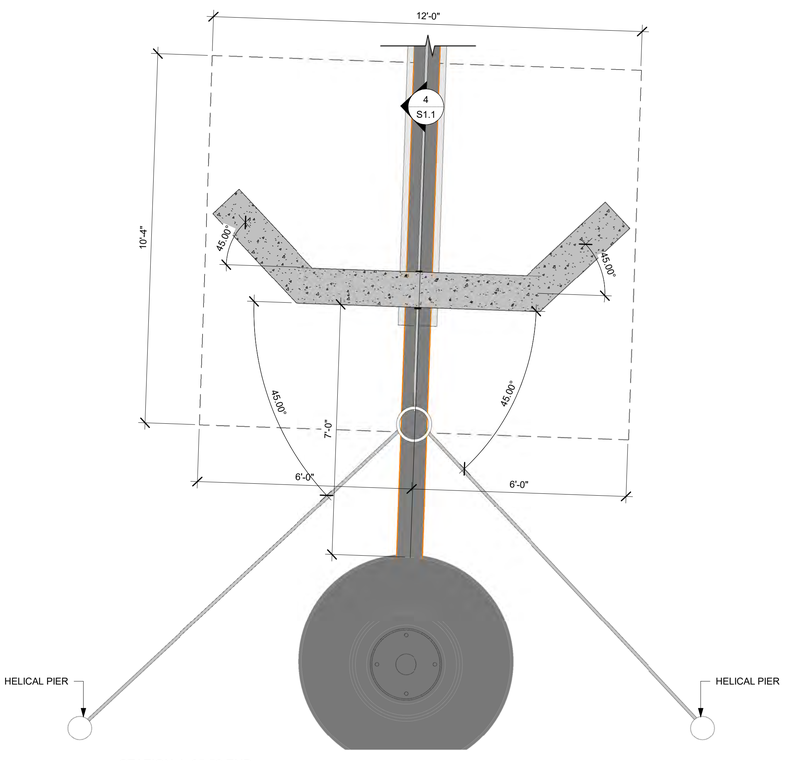
SHEET TITLE:
OVERALL LAYOUT PLAN

PLAN SET: PERMIT
SHEET S1.0

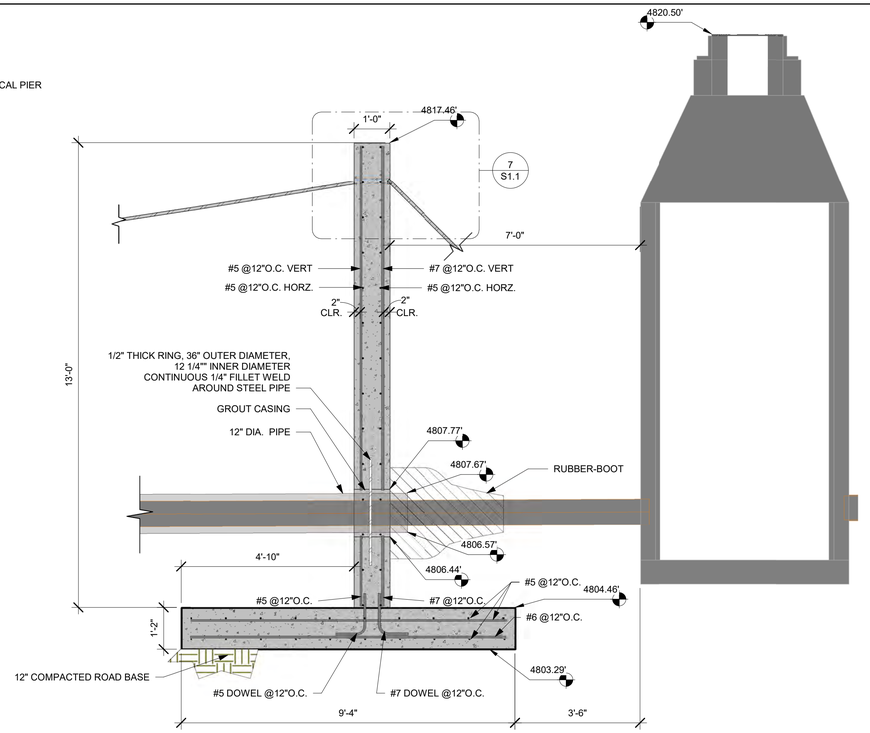
C:\Users\crac\Desktop\VICTOR VIEW GRAVITY SEWER 9-23-2020 CABLE.rvt



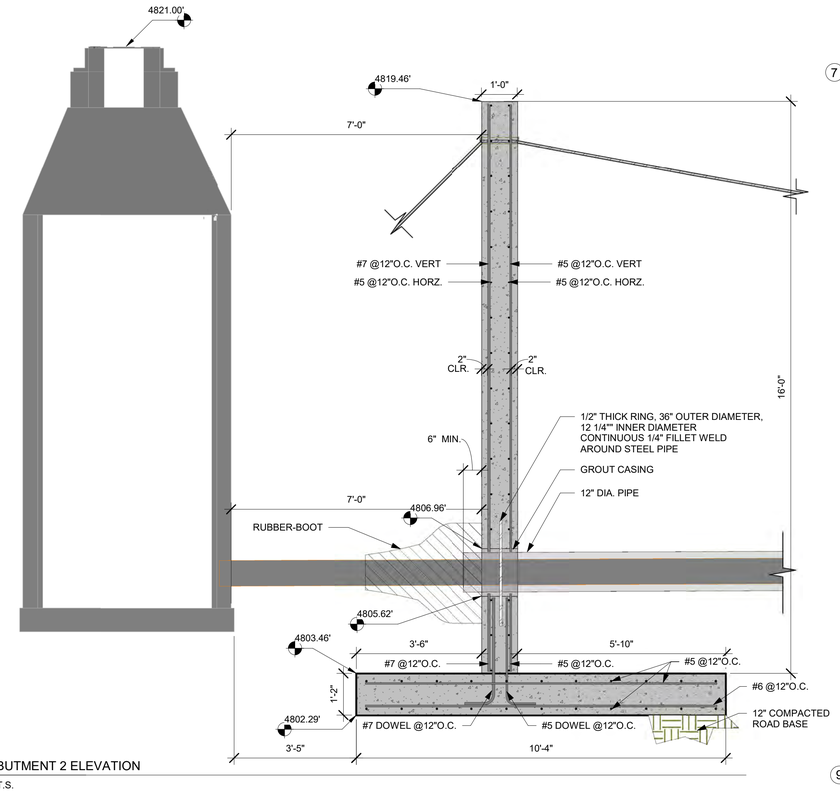
1 STATION 2+63.45 END
N.T.S.



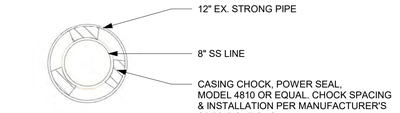
2 STATION 4=65.56 END
N.T.S.



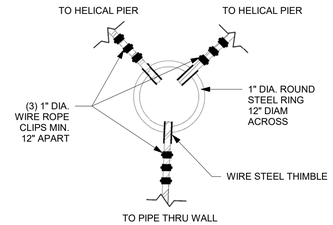
3 ABUTMENT 1 ELEVATION
N.T.S.



4 ABUTMENT 2 ELEVATION
N.T.S.



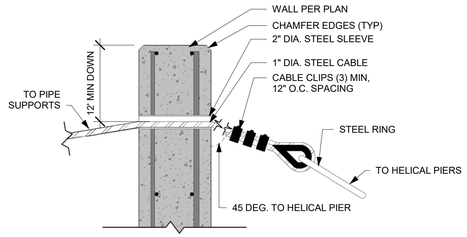
5 PIPE CASING
N.T.S.



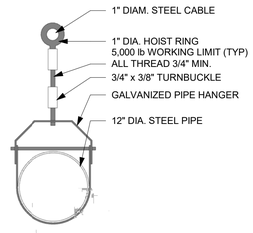
NOTE: ALL HARDWARE TO BE HOT DIPPED GALVANIZED OR STAINLESS STEEL

KEEP RING A MIN 48" FROM WALL.

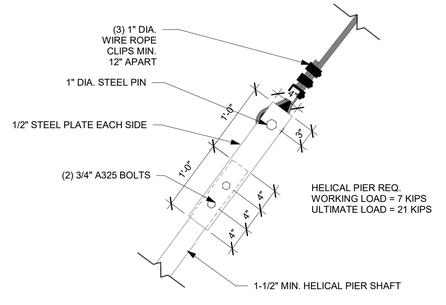
6 CABLE TO RING
N.T.S.



7 CABLE / WALL ATTACHMENT
N.T.S.



8 PIPE SUPPORTS DETAIL
1" = 1'-0"



9 HELICAL PIPER
1" = 1'-0"

CONSTRUCTION NOTES

DATE
SEPTEMBER 2020

epic ENGINEERING

REVISIONS		
MARK	DATE	DESCRIPTION

DRAWN:	CRC
DESIGNER:	AJH
REVIEWED:	AJH
PROJECT #	00-00-000

SCALES
As indicated
0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST ACCORDINGLY.

PROJECT NAME:
VICTOR VIEW GRAVITY SEWER

PROJECT LOCATION:
HIGHLAND CITY

SHEET TITLE:
FOUNDATION PLAN

PLAN SET: PERMIT
SHEET S1.1

C:\Users\ben\Desktop\VICTOR VIEW GRAVITY SEWER 9-23-2020 CABLE.rvt

AGENDA

NEXT

HIGHLAND CITY

CITY COUNCIL AGENDA REPORT
ITEM #4d

DATE: September 7, 2021

TO: Honorable Mayor and Members of the City Council

FROM: Tyler Bahr, Finance Director

SUBJECT: Approval to purchase three F-150 vehicles for the City fleet
Administrative

PURPOSE:
City Council will consider the purchase of three (3) trucks to be incorporated in the City fleet. Trucks will be used by Public Works staff to perform daily ongoing tasks. The Council will take appropriate action.

BACKGROUND:
In June, the City Council approved funding in the FY2022 budget to purchase multiple vehicles including three (3) Ford F-150 trucks for the assistant public works director, public works operator (culinary water), and public work operator floater positions. The requested vehicles are necessary for these new positions to operate effectively.

The trucks will be purchased using the State Purchasing Contract. This program allows governmental agencies to purchase items at lower prices because of statewide volume discounts. Purchasers also get better contract terms and conditions. The City does not have to solicit bids if items are purchased using the State purchasing contract since the pricing is deemed the lowest price available for the item.

FISCAL IMPACT:
The cost of the vehicles is $113,335.00. The cost of lights and equipment, which will be ordered, separately is estimated at $2,200 per vehicle and will be within the approved total budget allocated for each vehicle ($40,000).

Purchase of the vehicles will be funded as follows, consistent with the FY2022 approved budget:

- 55-40-51 (Culinary Water) – $56,667.00
- 54-40-59 (Storm Sewer) – $16,667.00
- 53-40-59 (Pressurized Irrigation) – $16,667.00
- 52-40-59 (Sewer) – $16,667.00
- 10-70-75 (General Fund, Parks) – $6,667

RECOMMENDATION:

Staff recommends approval to purchase three (3) Ford F-150 trucks to be added to the City Public Works fleet.

PROPOSED MOTION:

I move that City Council APPROVE the purchase of three (3) Ford F-150 trucks to be added to the City fleet for use by the Public Works staff, along with accessory lights and equipment.

ATTACHMENTS:

None

AGENDA

NEXT

HIGHLAND CITY

CITY COUNCIL AGENDA REPORT
ITEM #5

DATE: September 7, 2021

TO: Honorable Mayor and Members of the City Council

FROM: Kellie Smith
Planner & GIS Analyst

SUBJECT: **PUBLIC HEARING/ORDINANCE:** Right-of-Way Vacation - Sienna Subdivision *Legislative*

PURPOSE:
The City Council will hold a public hearing and consider a request by James Thomas to vacate approximately 2,120 square feet of right-of-way in the Sienna Subdivision. The City Council will take appropriate action.

BACKGROUND:
On June 20th, 2017, the City Council approved the Sienna Subdivision. 73.17 feet of right-of-way was dedicated to the City where the subdivision connects to 5890 West. The standard right-of-way width for a local street according to Section 5-8-105 of the Development Code is 56 feet.

To address this surplus of public right-of-way, James Thomas has requested to vacate the right-of-way up to the inside of the sidewalk. A plat amendment application was submitted with this request and may be reviewed by the City Council on September 21st.

Section 10-9a-609.5 of the Utah State Code describes the process for a petition to vacate some of a public street:

10-9a-609.5 Petition to vacate a public street
A petition to vacate some or all of a public street or municipal utility easement shall include:

1. the name and address of each owner of record of land that is:
    a. adjacent to the public street or municipal utility easement between the two nearest public street intersections; or
    b. accessed exclusively by or within 300 feet of the public street or municipal utility easement.
2. proof of written notice to operators of utilities and culinary water or sanitary sewer facilities located within the bounds of the public street or municipal utility easement sought to be vacated; and

3. the signature of each owner under Subsection (2)(a) who consents to the vacation.

If a petition is submitted containing a request to vacate some or all of a public street or municipal utility easement, the legislative body shall hold a **public hearing** in accordance with Section 10-9a-208 and determine whether:

a) good cause exists for the vacation; and
b) the public interest or any person will be materially injured by the proposed vacation.

If the legislative body finds that good cause exists for the vacation, and neither the public interested nor any person will be material injured by the vacation, the legislative body may adopt an ordinance granting a petition to vacate some or all of a public street or municipal utility easement.

If the legislative body adopts an ordinance vacating some or all of a public street or municipal utility easement, the legislative body shall ensure that one or both of the following is recorded in the office of the recorder of the county in which the land is located:

a) a plat reflecting the vacation; or
b) an ordinance described in Subsection (4); and a legal description of the public street to be vacated.

Right-of-way vacations are a *legislative* process.

SUMMARY OF THE REQUEST:

1. The applicant is requesting to vacate approximately 2,120 square feet of right-of-way with the intent to request a plat amendment to add the vacated right-of-way to Lot 8 in the Ruby Estates Subdivision.

2. The applicant has provided a petition with 36 signatures from property owners within the 300-ft radius of the mentioned right-of-way (see attachment #2).

CITIZEN PARTICIPATION:

Notice of this request was mailed to all property owners within 500 feet on August 26th, 2021. No comments have been received.

Section 10-9a-208 requires that a sign be posted 10 days before the public hearing on or near the public street in a manner that is calculated to alert the public. This sign was posted on August 26th, 2021.

ANAYLSIS/FINDINGS:

- Good cause exists for the vacation.
- The public interest or any person will *not* be materially injured by the proposed

vacation.

- The proposed amendment meets all requirements of the Development Code.
- There was a surplus of land dedicated as right-of-way with the Sienna Subdivision. The proposed vacation will bring the public right-of-way width to City Standard.

RECOMMENDATION AND PROPOSED MOTION:

Staff recommends the City Council hold a public hearing, accept the findings, and **APPROVE** the request to vacate the proposed right-of-way.

I move that the City Council accept the findings and **APPROVE** the request to vacate the proposed right-of-way in the Sienna Subdivision.

ALTERNATIVE MOTION:

I move that the City Council **DENY** the request to vacate the proposed right-of-way based on the following findings: (The Council will need to draft appropriate findings).

FISCAL IMPACT:

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

ATTACHMENTS:

1. Ordinance
2. Vicinity Map
3. Petition Signed by Residents in the 300 ft Radius
4. Sienna Subdivision Plat
5. Ruby Estates Subdivision Plat
6. Proposed Plat Amendment (to be reviewed by the Council on September 21st)

ATTACHMENT #1

AN ORDINANCE OF THE HIGHLAND CITY COUNCIL VACATING A PORTION OF THE 5890 WEST RIGHT OF WAY IN THE SIENNA SUBDIVISION

WHEREAS, all due and proper notices of public hearings and public meetings on this Ordinance held before the Highland City Council (the "City Council") were given in the time, form, substance and manner provided by Utah Code Section 10-9a-609; and

WHEREAS, the City Council held a public meeting on this Ordinance on September 7, 2021.

WHEREAS, the City Council finds that good cause exists for the vacation; and neither the public interest nor any person will be materially injured by the vacation.

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

SECTION 1. That a portion of Mountain View Drive is hereby closed to the public pursuant to law and the dedication thereof is hereby vacated as set forth in Exhibit A.

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

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

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

PASSED AND ADOPTED by the Highland City Council, September 7, 2021.

_____
Rodney W. Mann
Highland City Mayor

ATTEST:

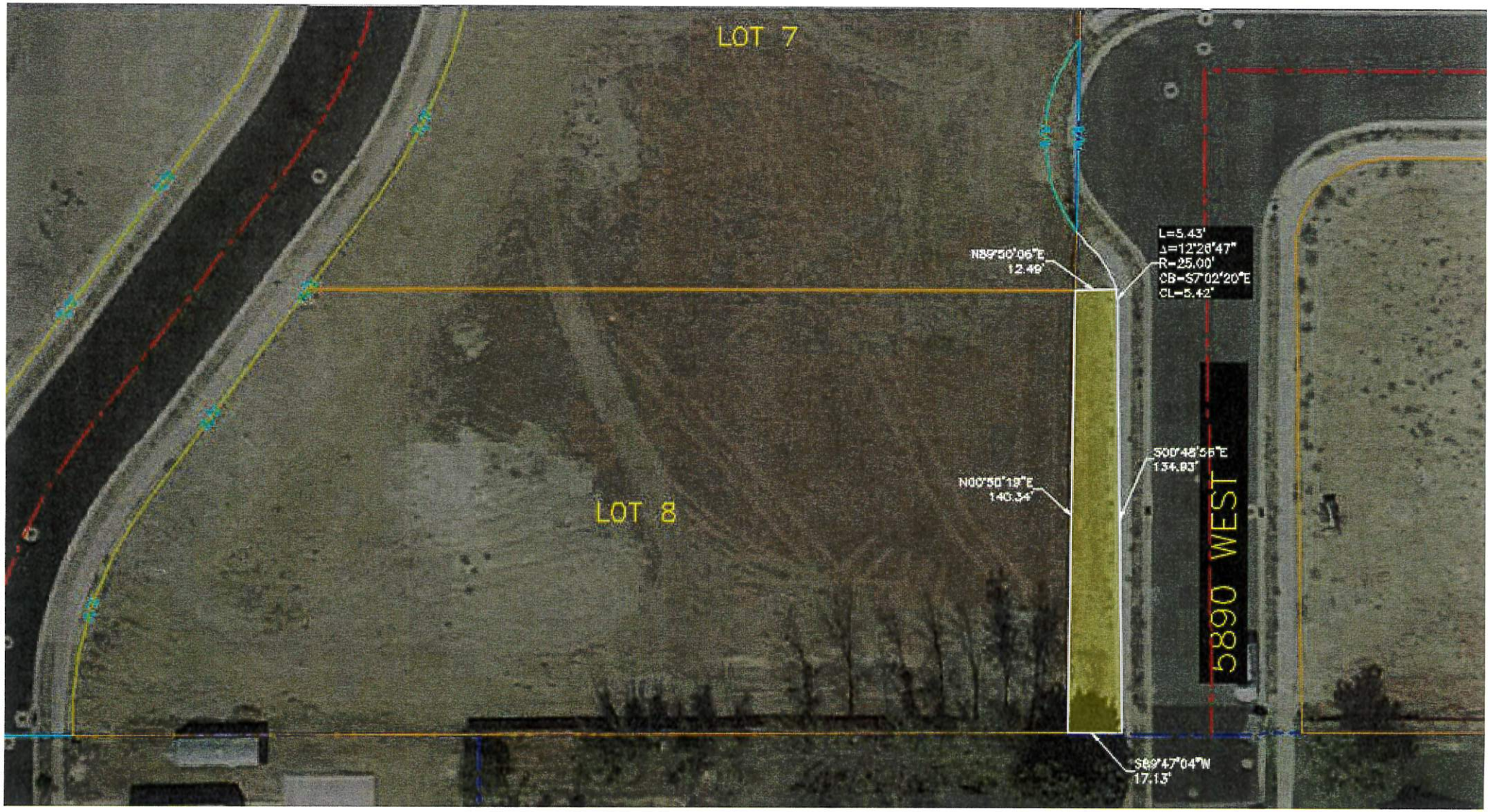
_____
Stephannie Cottle
Highland City Recorder

COUNCILMEMBER	YES	NO
Timothy A. Ball	☐	☐
Brittney P. Bills	☐	☐
Kurt Ostler	☐	☐
Kim Rodela	☐	☐
Scott L. Smith	☐	☐

EXHIBIT A

Beginning at the southeast corner of Lot 8 Ruby Estates Subdivision, thence North 00°50'19" East 140.34 feet along the east property line to the northeast corner of said lot; thence North 89°50'06" East 12.49 feet; thence southeasterly 5.43 feet along the arc of a 25.00-foot radius non-tangent curve, through a
central angle of 12°26' 47", the chord of which bears South 7°02'20" East 5.42 feet; thence South 00°48'56" East 134.93 feet; thence South 89°47'04" West 17.13 feet.

The above described parcel of land contains 2,118.75 square feet or 0.049 acres.


LOT 7
LOT 8
L=5.43'
Δ=12°26'47"
R=25.00'
CB=S7°02'20"E
CL=5.42'
N89°50'06"E
12.49'
S00°48'58"E
134.83'
N00°50'18"E
140.34'
S89°47'04"W
17.13'
5890 WEST

ATTACHMENT 2:

ATTACHMENT 3:

Vacation of Public Right-of-Way Highland City Development Code: Chapter 5-10-103(6); Utah State Code 17-27a-609.5

REAL PROPERTY OWNER NOTIFICATION

This document is a petition to vacate right-of-way within the Ruby Estates Subdivision at approximately Lot 8 @ 5890 W. The vacation of said property will allow Highland City to dispose of Right-of-Way as they determine to be in the best interest of the City as a whole.

A narrative and map fully explaining this proposed disposal action is attached and a copy provided to each property owner within the subdivision.

	Serial/Parcel #	Lot #	Subdivision	Address	Owner(s) of record as shown on the Utah County Records
				10268 N 6000 W Highland UT	Day Ivan B & Nancy B
1.	Owner Signature: Nancy B Day		Date: 7/16/21	Owner Signature:	Date:

By signing this petition, you are stating that you have read, understand and approve the vacation of right-of-way for the above reference petition.

	Serial/Parcel #	Lot #	Subdivision	Address	Owner(s) of record as shown on the Utah County Records
				5855 W Yorkshire ct	Stevenson David & Elizabeth
2.	Owner Signature:		Date:	Owner Signature:	Date:

By signing this petition, you are stating that you have read, understand and approve the vacation of right-of-way for the above reference petition.

	Serial/Parcel #	Lot #	Subdivision	Address	Owner(s) of record as shown on the Utah County Records
				10177 N 5890 W	Myers Jubal M & ANNABeth D
3.	Owner Signature: AnnaBeth D Myers		Date: 7/23/21	Owner Signature: Jubal M. Myers	Date: 7/23/21

By signing this petition, you are stating that you have read, understand and approve the vacation of right-of-way for the above reference petition.

	Serial/Parcel #	Lot #	Subdivision	Address	Owner(s) of record as shown on the Utah County Records
				10160 N 5890 W	Ellingson Grant & Mary
4.	Owner Signature: Mary Ellingson		Date: 7-28-21	Owner Signature:	Date: 7/28/21

By signing this petition, you are stating that you have read, understand and approve the vacation of right-of-way for the above reference petition.

	Serial/Parcel #	Lot #	Subdivision	Address	Owner(s) of record as shown on the Utah County Records
				10220 N 6000W	Day Clark & Linda
5.	Owner Signature: Linda K. Day		Date: 7-16-21	Owner Signature: Clark L Day	Date: 7-16-21

By signing this petition, you are stating that you have read, understand and approve the vacation of right-of-way for the above reference petition.

	Serial/Parcel #	Lot #	Subdivision	Address	Owner(s) of record as shown on the Utah County Records
				10260 N 6000W	RUFF Lynn & Joy
6.	Owner Signature: Joy D Ruff		Date: 7-16-21	Owner Signature: Lynn W. Ruff	Date: 7-16-21

By signing this petition, you are stating that you have read, understand and approve the vacation of right-of-way for the above reference petition.

Vacation of Public Right-of-Way **Highland City Development Code: Chapter 5-10-103(6); Utah State Code 17-27a-609.5**

REAL PROPERTY OWNER NOTIFICATION

This document is a petition to vacate right-of-way within the Ruby Estates Subdivision at approximately Lot 8 5820W. The vacation of said property will allow Highland City to dispose of Right-of-Way as they determine to be in the best interest of the City as a whole.

A narrative and map fully explaining this proposed disposal action is attached and a copy provided to each property owner within the subdivision.

	Serial/Parcel #	Lot #	Subdivision	Address	Owner(s) of record as shown on the Utah County Records
7.				10257 N. 5950 W	Taylor Brandon Cory
	Owner Signature		Date 7/14/21	Owner Signature	Date 7/14/21
	By signing this petition, you are stating that you have read, understand and approve the vacation of right-of-way for the above reference petition.				
	Serial/Parcel #	Lot #	Subdivision	Address	Owner(s) of record as shown on the Utah County Records
8.				10191 N 5890 W	Hunsaker Joseph & Roseanne
	Owner Signature		Date 21 JUL 2021	Owner Signature	Date 20 JUL 2021
	By signing this petition, you are stating that you have read, understand and approve the vacation of right-of-way for the above reference petition.				
	Serial/Parcel #	Lot #	Subdivision	Address	Owner(s) of record as shown on the Utah County Records
9.				10192 N 5890 W Walk	Buhler Fred & Maxine
	Owner Signature		Date 7-21-21	Owner Signature	Date 7-21-21
	By signing this petition, you are stating that you have read, understand and approve the vacation of right-of-way for the above reference petition.				
	Serial/Parcel #	Lot #	Subdivision	Address	Owner(s) of record as shown on the Utah County Records
10.				10237 N. 5800 W.	Swasey Michael & Brenda
	Owner Signature		Date 7/22/21	Owner Signature	Date 7-22-21
	By signing this petition, you are stating that you have read, understand and approve the vacation of right-of-way for the above reference petition.				
	Serial/Parcel #	Lot #	Subdivision	Address	Owner(s) of record as shown on the Utah County Records
11.				10196 N 5950 W	McWhorter Seann & Kristie
	Owner Signature		Date 7/14/2021	Owner Signature	Date 7/21/2021
	By signing this petition, you are stating that you have read, understand and approve the vacation of right-of-way for the above reference petition.				
	Serial/Parcel #	Lot #	Subdivision	Address	Owner(s) of record as shown on the Utah County Records
12.				10258 N. 5950 W.	Shipley Christopher & Lindsey
	Owner Signature		Date 7/9/21	Owner Signature	Date 7/29/21
	By signing this petition, you are stating that you have read, understand and approve the vacation of right-of-way for the above reference petition.				

Vacation of Public Right-of-Way **Highland City Development Code: Chapter 5-10-103(6); Utah State Code 17-27a-609.5**

REAL PROPERTY OWNER NOTIFICATION

This document is a petition to vacate right-of-way within the Ruby Estates Subdivision at approximately Lot 8 5890 W. The vacation of said property will allow Highland City to dispose of Right-of-Way as they determine to be in the best interest of the City as a whole.

A narrative and map fully explaining this proposed disposal action is attached and a copy provided to each property owner within the subdivision.

	Serial/Parcel #	Lot #	Subdivision	Address	Owner(s) of record as shown on the Utah County Records
				10140 N 6000 W	Huggard Craig L
13.	Owner Signature: Craig Huggard		Date: 7/16/21	Owner Signature:	Date:
	By signing this petition, you are stating that you have read, understand and approve the vacation of right-of-way for the above reference petition.				
	Serial/Parcel #	Lot #	Subdivision	Address	Owner(s) of record as shown on the Utah County Records
				10176 N 5890 W	Saunders Leslie & Susan
14.	Owner Signature: Leslie S Saunders		Date: 7/23/21	Owner Signature:	Date:
	By signing this petition, you are stating that you have read, understand and approve the vacation of right-of-way for the above reference petition.				
	Serial/Parcel #	Lot #	Subdivision	Address	Owner(s) of record as shown on the Utah County Records
			Vineyard View	10179 N 5950 W	Frason Jay & Gwen
15.	Owner Signature: Jay W Frason		Date: 7/7/21	Owner Signature: George C Frason	Date: 7/7/21
	By signing this petition, you are stating that you have read, understand and approve the vacation of right-of-way for the above reference petition.				
	Serial/Parcel #	Lot #	Subdivision	Address	Owner(s) of record as shown on the Utah County Records
				10264 N 5950 W	Brailsford Randy
16.	Owner Signature:		Date:	Owner Signature:	Date:
	By signing this petition, you are stating that you have read, understand and approve the vacation of right-of-way for the above reference petition.				
	Serial/Parcel #	Lot #	Subdivision	Address	Owner(s) of record as shown on the Utah County Records
		3	Sienna Estates	2502 Stonehaven Loop Lehi	Richards Derek & Angela
17.	Owner Signature:		Date: 7/19/21	Owner Signature:	Date:
	By signing this petition, you are stating that you have read, understand and approve the vacation of right-of-way for the above reference petition.				
	Serial/Parcel #	Lot #	Subdivision	Address 10176 N Yorkshire Ct	Owner(s) of record as shown on the Utah County Records
				[redacted]	Wirig Steven & Natalie
18.	Owner Signature:		Date: 8/1/21	Owner Signature:	Date: 8/1/21
	By signing this petition, you are stating that you have read, understand and approve the vacation of right-of-way for the above reference petition.				

Vacation of Public Right-of-Way Highland City Development Code: Chapter 5-10-103(6); Utah State Code 17-27a-609.5

REAL PROPERTY OWNER NOTIFICATION

This document is a petition to vacate right-of-way within the _____ Subdivision at approximately _____. The vacation of said property will allow Highland City to dispose of Right-of-Way as they determine to be in the best interest of the City as a whole.

A narrative and map fully explaining this proposed disposal action is attached and a copy provided to each property owner within the subdivision.

Serial/Parcel #	Lot #	Subdivision	Address	Owner(s) of record as shown on the Utah County Records
			10161 N. 5890 W	Torey James & Michelle

19. Owner Signature: Michelle Dorey Date: 7-23-21 Owner Signature: [signature] Date: 7-23-21

By signing this petition, you are stating that you have read, understand and approve the vacation of right-of-way for the above reference petition.

Serial/Parcel #	Lot #	Subdivision	Address	Owner(s) of record as shown on the Utah County Records
			5910 W 10100 N.	~~Francis J (et al)~~ Haskin?

20. Owner Signature: Date: Owner Signature: Date:

By signing this petition, you are stating that you have read, understand and approve the vacation of right-of-way for the above reference petition.

Serial/Parcel #	Lot #	Subdivision	Address	Owner(s) of record as shown on the Utah County Records
			10174 N. 5950 W	K Highland LLC

21 Owner Signature: Date: Owner Signature: [signature] Date: 7/23/21

By signing this petition, you are stating that you have read, understand and approve the vacation of right-of-way for the above reference petition.

Serial/Parcel #	Lot #	Subdivision	Address	Owner(s) of record as shown on the Utah County Records
	10	10248 N. 5880 W.	SIGNNA ESTATES ~~5855 Yorkshire Court~~	Daley Living Trust

22. Owner Signature: Kaylin Daley Date: 20 Jul 2021 Owner Signature: Cheree Daley Date: 7/20/2021

By signing this petition, you are stating that you have read, understand and approve the vacation of right-of-way for the above reference petition.

Serial/Parcel #	Lot #	Subdivision	Address	Owner(s) of record as shown on the Utah County Records
			5855 Yorkshire Ct.	David & Elizabeth Stevenson

Owner Signature: Liz Stevenson Date: 7/19/21 Owner Signature: [signature] Date: 7/19/21

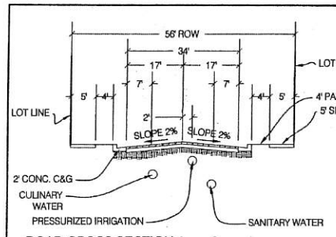
By signing this petition, you are stating that you have read, understand and approve the vacation of right-of-way for the above reference petition.

Serial/Parcel #	Lot #	Subdivision	Address	Owner(s) of record as shown on the Utah County Records

Owner Signature: Date: Owner Signature: Date:

By signing this petition, you are stating that you have read, understand and approve the vacation of right-of-way for the above reference petition.

ATTACHMENT 4:



ROAD CROSS SECTION (A)

SCALE: NTS

LOOKING NORTH OR EAST

NOTES:

THERE ARE CONDITIONS OF APPROVAL ATTACHED TO THIS SUBDIVISION WHICH ARE INDICATED ON THIS PLAT. THESE CONDITIONS HAVE ALSO BEEN RECORDED WITH THIS SUBDIVISION. POTENTIAL BUYERS ARE REQUESTED TO READ THESE CONDITIONS CAREFULLY AND OBTAIN A COPY OF THESE CONDITIONS AND RESTRICTIONS PRIOR TO PURCHASING OR CONTRACTING TO PURCHASE ANY LOTS WITHIN THIS SUBDIVISION. THESE CONDITIONS ARE BINDING AND HAVE BEEN IMPOSED BY THE LEGISLATIVE BODY OF HIGHLAND CITY. A COPY OF THESE CONDITIONS MAY BE OBTAINED THROUGH THE UTAH COUNTY RECORDERS OFFICE. IN ADDITION, HIGHLAND CITY HAS APPROVED BINDING ZONING LAWS THROUGH A LEGALLY BINDING DEVELOPMENT CODE. IT IS THE RESPONSIBILITY OF THE BUYER TO DO THEIR DUE DILIGENCE IN OBTAINING ALL ACCURATE INFORMATION AND/OR REGULATIONS THAT MAY DIRECTLY OR INDIRECTLY AFFECT THE USE OF PROPERTY PRIOR TO PURCHASING OR CONTRACTING TO PURCHASE ANY PROPRIETY ANYWHERE. SOME OF THE SIGNIFICANT ORDINANCES AND CONDITIONS OF APPROVAL CONVEYED ON THIS PROPERTY BY THE LEGISLATIVE BODY OF HIGHLAND CITY ARE AS FOLLOWS:

1. 70% OF THE FRONT YARD LANDSCAPING SHALL BE THE INSTALLED BY THE HOMEOWNER WITHIN ONE YEAR AFTER RECEIVING CERTIFICATE OF OCCUPANCY.

2. LANDSCAPING AND CONSTRUCTION MATERIALS OF ANY TYPE ARE NOT PERMITTED UPON OR WITHIN THE STREET, CURB AND GUTTER, OR SIDEWALK (STREET RIGHT OF WAY) WITH THE EXCEPTION OF THE PARKSTRIP WHICH REQUIRES 75% TO BE LANDSCAPED.

3. HIGHLAND CITY ORDINANCES RESTRICT HEIGHT OF FOUNDATION ABOVE CURB. IT IS THE RESPONSIBILITY OF THE BUYER TO CONTACT THE CITY PRIOR TO PURCHASING ANY LOT. THIS RESTRICTION APPLIES TO ALL LOTS IN THIS SUBDIVISION.

SIENNA SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH
JANUARY 2017

FINAL PLAT

OWNER/DEVELOPER
JOHNSON AND ALLPHIN PROPERTIES, LLC
10575 SOUTH RIVER FRONT PARKWAY # 110
SOUTH JORDAN, UTAH
TELEPHONE: (801) 913-1420

NORTH

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

LEGEND

- SECTION CORNER (FOUND)
- BOUNDARY CORNER (SET ⅝ REBAR AND CAP OR NAIL AND WASHER STAMPED "BENCHMARK ENG.")
- MONUMENT TO BE SET
- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- EASEMENT LINE
- PUE — PUBLIC UTILITY EASEMENT
- SETBACK

BASIS OF BEARINGS
S 00°35'54"E 2658.74' (MEAS) 2658.80 (RECORD)

NORTHEAST CORNER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN FOUND BRASS CAP MONUMENT BENCHMARK = 4971.43 PER NAVD88 GEOID 12A

EAST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN FOUND BRASS CAP MONUMENT

S 89°58'19"W 2654.97' (CALC)

TYPICAL SETBACK STANDARD LOT

TYPICAL SETBACK FOR CORNER LOT

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	44.37'	28.00'	90°48'11"	N 44°35'10" E	39.87'
C2	49.87'	122.00'	23°25'22"	N 78°18'05" W	49.53'
C3	113.65'	278.00'	23°25'27"	S 78°18'07" E	112.86'
C4	102.21'	249.90'	23°26'01"	N 78°18'07" W	101.50'
C5	61.32'	150.00'	23°25'22"	N 78°18'03" W	60.89'
C6	24.65'	15.00'	94°09'28"	N 47°03'48" E	21.97'
C7	74.66'	222.00'	19°16'05"	S 76°13'26" E	74.30'
C8	72.75'	178.00'	23°24'58"	N 78°17'52" W	72.24'
C9	43.98'	28.00'	90°00'00"	S 45°00'45" E	39.60'
C10	22.12'	15.00'	84°29'24"	S 42°13'57" W	20.17'
C11	86.49'	50.00'	99°06'51"	N 34°55'14" E	76.11'
C12	88.73'	50.00'	101°40'42"	S 65°28'32" E	77.54'
C13	25.63'	50.00'	29°22'01"	S 49°00'06" W	25.35'
C14	59.92'	100.00'	34°19'50"	N 17°09'10" E	59.03'
C15	43.98'	28.00'	90°00'00"	N 44°59'15" E	39.60'
C16	200.85'	50.00'	230°09'35"	N 30°36'08" W	90.57'

MOUNTAIN RIDGE WAY

5800 WEST (PUBLIC STREET)

10400 NORTH (PUBLIC STREET)

Yorkshire Court

10230 NORTH (PUBLIC STREET)

5880 WEST (PUBLIC STREET)

5890 WEST (PUBLIC STREET)

N 89°58'19" E 394.72'

LOT	SQ FT	ACRES	ADDRESS
LOT 1	34,932	0.802	5819 W
LOT 2	32,684	0.750	5855 W
LOT 3	32,906	0.755	5883 W
LOT 4	30,266	0.695	10255 N
LOT 5	30,018	0.689	10277 N
LOT 6	30,410	0.698	10301 N
LOT 7	30,235	0.694	10306 N
LOT 8	28,453	0.653	10282 N
LOT 9	26,986	0.620	10268 N
LOT 10	26,630	0.611	10248 N
LOT 11	32,696	0.751	10247 N
LOT 12	30,168	0.693	10267 N
LOT 13	32,847	0.754	10289 N
LOT 14	32,560	0.747	10311 N
LOT 15	112,923	2.592	5879 W

HEREBY DEDICATED TO HIGHLAND CITY 7,117 SQ. FT. OR 0.163 ACRES

HEREBY DEDICATED TO HIGHLAND CITY 78,624 SQ.FT. OR 1.805 ACRES

CORP OF PRES BISHOP CHURCH OF JESUS CHRIST OF LDS PARCEL NO. 53-472-0001 10400 NORTH SUBDIVISION

BUHLER, ELSTOP & MAXINE M PARCEL NO. 51-072-0007 RAWSON SUBDIVISION

SWASEY, MICHAEL DON & BRENDA C PARCEL NO. 49-505-0001 LOT 1 PINNACLE ESTATES PLAT B

DAY, IVAN (ET AL) PARCEL NO. 12-007-0043

D HO ENTERPRISES LLC PARCEL NO. 12-007-0046

S 00°35'01" E 533.03'

N 89°58'19" E 215.50'

N 02°17'42" E 230.75'

N 00°00'56" W 33.00'

POINT OF BEGINNING

N 00°07'22" E 165.53'

N 01°14'24" E 237.32'

N 01°30'32" E 263.11'

N 01°05'45" E 70.85'

N 00°50'19" E 235.43'

S 89°47'04" W 644.23'

DOMINION ENERGY

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

APPROVED THIS July DAY OF July 2017

DOMINION ENERGY BY Deanna Hopkins TITLE: Pre Const Specialist

UTILITIES APPROVAL

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNERS EXPENSE. AT NO TIME ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WITH INTERFERES WITH THE USE OF THE PUE WITH OUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCK MTN. POWER Carolyn A. J. DATE: 7-28-17

QWEST: DATE: 10/27/17

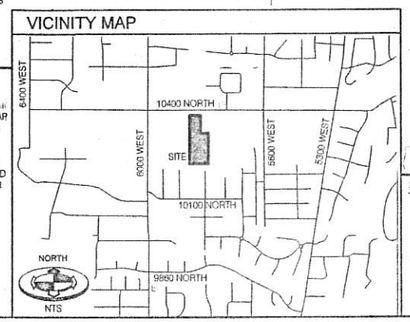
COMCAST: DATE: 7-31-2017

DOMINION ENERGY: Deanna Hopkins DATE: 7-27-17

BENCHMARK CIVIL

BENCHMARK ENGINEERING & LAND SURVEYING
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7240531 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS:

SIENNA SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT EAST 711.53 FEET FROM THE NORTH QUARTER CORNER OF SECTION 2,TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE RUNNING NORTH 89°58'19" EAST 215.50 FEET (DEED = EAST 215.49 FEET) TO THE WESTERLY LINE OF 10400 NORTH SUBDIVISION RECORDED OCTOBER 27, 2011 AS ENTRY NO. 76693:2011 AT THE UTAH COUNTY RECORDERS OFFICE; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES;,1) SOUTH 00°35'01" EAST 533.03 FEET, (DEED = ISOUTH 00°34'05" EAST 532.823 FEET); 2) NORTH 89°58'19" EAST 394.72 FEET, (DEED = NORTH 89°59'15" EAST 394.74 FEET) TO A POINT ON A BOUNDARY LINE AS DESCRIBED IN BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO. 80775:2006; THENCE SOUTH 00°00'56" EAST 800.48 FEET ALONG SAID BOUNDARY LINE TO THE NORTHERLY BOUNDARY LINE OF PINNACLE ESTATES PLAT A SUBDIVISION, ON FILE AT THE UTAH COUNTY RECORDER AS ENTRY NO. 84151:2003, (RECORD = SOUTH 787.32 FEET); THENCE SOUTH 89°47'04" WEST 644.23 FEET ALONG THE NORTHERLY BOUNDARY LINES OF THE FOLLOWING SUBDIVISIONS, SAID NORTHERLY LINE OF PINNACLE ESTATES PLAT A, AND THENCE CONTINUING ALONG PINNACLE ESTATES PLAT B SUBDIVISION, ON FILE AT THE UTAH COUNTY RECORDER AS ENTRY NO. 149592:2003, AND THENCE CONTINUING ALONG RAWSON PLAT A SUBDIVISION ON FILE AT THE UTAH COUNTY RECORDERS OFFICE AS MAP FILING NO. 1980-8, (DEED = WEST 644.01 FEET), TO A FENCE, SAID FENCE LINE IS DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO. 29493:2005; THENCE ALONG SAID FENCE AND BOUNDARY LINE AGREEMENT THE FOLLOWING SIX (6) COURSES: 1) NORTH 00°50'19" EAST 235.43 FEET, (DEED = NORTH 00°51'15" EAST 219.99 FEET); 2) NORTH 01°05'45" EAST 170.85 FEET, (DEED = NORTH 01°06'41" EAST); 3) NORTH 01°30'32" EAST 263.11 FEET, (DEED = NORTH 01°31'28" EAST 263.12 FEET); 4) NORTH 01°14'24" EAST 237.32 FEET, (DEED = NORTH 01°15'20" EAST; 5) NORTH 00°07'22" EAST 165.53 FEET, (DEED = NORTH 00°08'18" EAST); 6) NORTH 02°17'42" EAST 230.75 FEET, (DEED = NORTH 02°18'38" EAST); THENCE NORTH 00°00'56" WEST 33.00 FEET, (DEED = NORTH 32.67 FEET TO THE POINT OF BEGINNING.

CONTAINS 14.474 ACRES
15 LOTS

PROFESSIONAL LAND SURVEYOR 7240531 BRIAN A. LINAM

OWNER'S DEDICATION

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

SIENNA SUBDIVISION

DO HEREBY DEDICATE, GRANT AND CONVEY TO HIGHLAND CITY, UTAH COUNTY, UTAH, ALL PUBLIC STREETS ON THIS PLAT FOR PERPETUAL PUBLIC AND UTILITY USES. IN WITNESS WHEREBY I HAVE HEREUNTO SET MY HAND THIS 3rd DAY OF AUGUST 2017 A.D.

LISC FARMS, LLC

BY: JAMES E LOVELAND
ITS: MEMBER, MANAGER

LLC ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } S.S.

ON THE 3rd DAY OF August A.D., 2017, PERSONALLY APPEARED BEFORE ME, JAMES A. LOVELAND, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO, BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE IS THE MANAGING MEMBER OF LISC FARMS, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE OWNER'S DEDICATION WAS SIGNED BY HIM ON BEHALF OF SAID LLC, AND SAID JAMES A. LOVELAND ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

MY COMMISSION EXPIRES: April 12 2019 (DATE)

COMMISSION NUMBER: 686031

Lapisa S. Walker
PRINT NAME

NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

LEGISLATIVE BODY

THE DEPARTMENT OF PUBLIC WORKS AND ENGINEERING OF HIGHLAND CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 7 DAY OF February A.D., 2018

APPROVED BY MAYOR

APPROVED BY CITY ENGINEER (SEE SEAL BELOW)

CLERK - RECORDER (SEE SEAL BELOW)

ENT 140671:2018 Fee $ 15920
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Feb 13 4:27 pm FEE 47.00 BY DA
RECORDED FOR HIGHLAND CITY

HIGHLAND CITY ATTORNEY

APPROVED THIS 7th DAY OF December A.D., 2017

HIGHLAND CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 7th DAY OF

COMMUNITY DEVELOPMENT DIRECTOR

PLANNING COMMISSION CHAIR

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

RECORDER SEAL

CITY ENGINEER SEAL — HIGHLAND CITY ENGINEER STATE OF UTAH

SIENNA SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH

UTAH COUNTY RECORDER

RECORDED #

STATE OF UTAH, COUNTY OF UTAH, RECORDED AND FILED AT THE REQUEST OF

DATE TIME BOOK PAGE

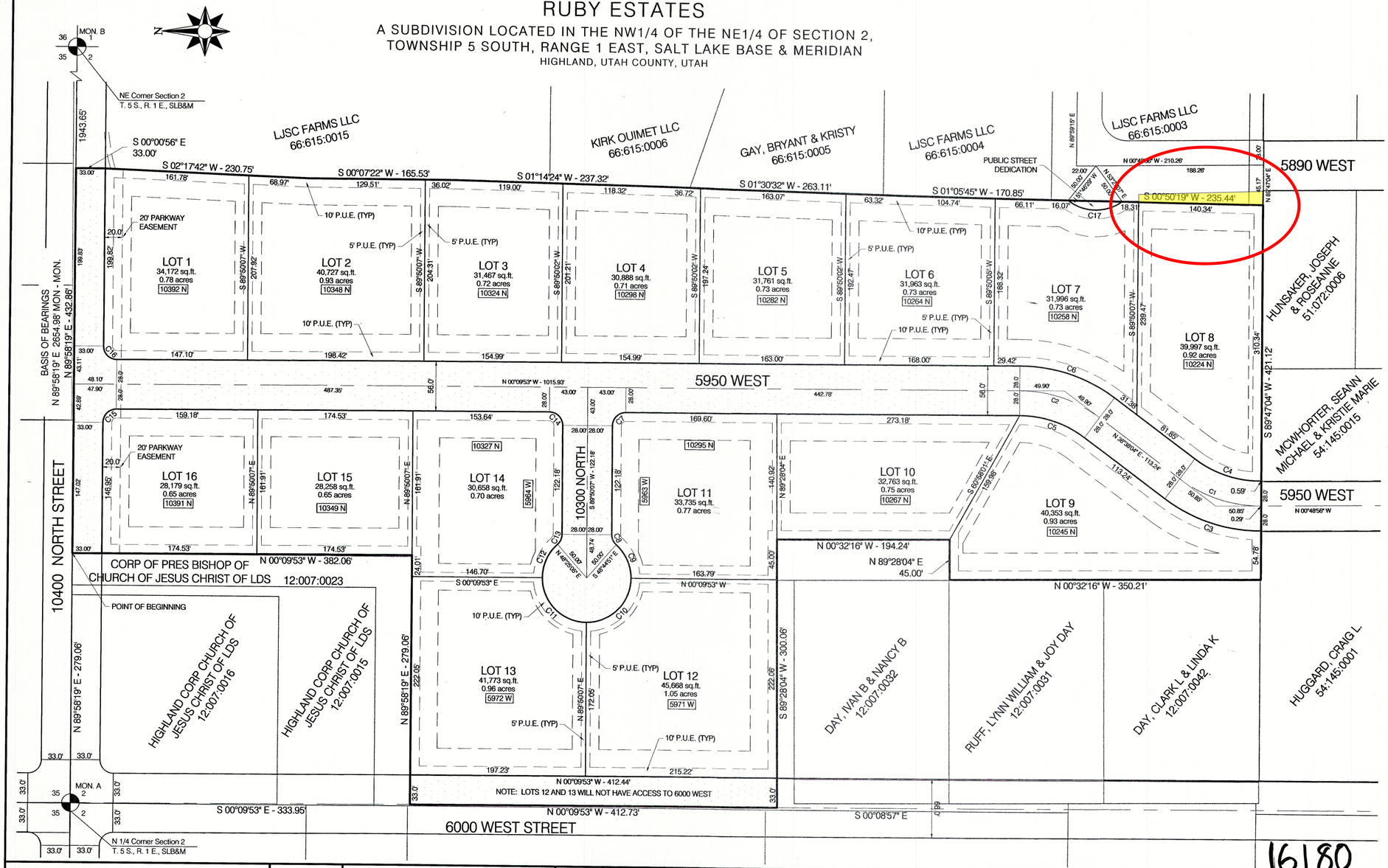
FEE $ UTAH COUNTY RECORDER

15920

1605086sp.dwg

RUBY ESTATES

A SUBDIVISION LOCATED IN THE NW1/4 OF THE NE1/4 OF SECTION 2,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
HIGHLAND, UTAH COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, TRAVIS L. HANSEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NUMBER 4854821 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS USED FOR THIS SURVEY N89°59'15"E BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AS SHOWN.

BOUNDARY DESCRIPTION

Beginning at a point N89°58'19"E along the north line of Section 2 and the centerline of 10400 North Street, 279.06 feet from the North Quarter Corner of Section 2, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence N89°58'19"E along section line 432.86 feet; thence S00°00'56"E 33.00 feet to the beginning of a boundary line agreement; thence along the boundary line agreement the following six (6) courses: 1) S02°17'42"W 230.75 feet; 2) S00°07'22" W 165.53 feet; 3) S01°14'24"W 237.32 feet; 4) S01°30'30"W 263.11 feet; 5) S01°05'45"W 170.85 feet; 6) S00°50'19"W 235.44 feet to a point on the north line of Rawson Subdivision Plat A; thence S89°47'04"W along the north line of the Rawson Subdivision Plat A and the north line of the Vineyard View Subdivision Plat A 421.12 feet; thence N00°32'16"W 350.21 feet; thence N89°28'04"E 45.00 feet; thence N00°32'16"W 194.24 feet; thence S89°28'04"W 300.06 feet to a point on the centerline of 6000 West Street; thence N00°09'53"W along the centerline of 6000 West Street 412.73 feet; thence N89°58'19"E 279.06 feet; thence N00°09'53"W 382.06 feet to the point of beginning.
Containing 15.46 acres more or less, and 16 Lots

7/13/18
Date:

Travis L. Hansen, P.L.S. (See Seal Below)

OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 19TH DAY OF JULY, A.D. 20 18.

Michael Christensen on behalf of Pyrus Holdings LLC
MICHAEL CHRISTENSEN - MANAGER

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

ON THE 19TH DAY OF JULY, A.D. 20 18 PERSONALLY APPEARED BEFORE ME, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES FEB 09, 2022

NOTARY PUBLIC
(SEE SEAL BELOW)

ENT 72338:2018 Map # 16180
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Aug 13 2:45 pm FEE 46.00 BY BA
RECORDED FOR HIGHLAND CITY

ACCEPTANCE BY LEGISLATIVE BODY

THE DEPARTMENT OF PUBLIC WORKS AND ENGINEERING OF HIGHLAND CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 5TH DAY OF December, A.D. 20 17

APPROVED BY MAYOR

APPROVED: CITY ENGINEER (SEE SEAL BELOW)

ATTEST: CLERK - RECORDER (SEE SEAL BELOW)

HIGHLAND CITY ATTORNEY

APPROVED AT TO FORM THIS 26 DAY OF July A.D. 2018.

HIGHLAND CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 25th DAY OF July A.D. 20 17.
BY THE AMERICAN FORK CITY PLANNING COMMISSION.

COMMUNITY DEVELOPMENT DIRECTOR

PLANNING COMMISSION CHAIRMAN

CONDITIONS OF APPROVAL

There are conditions of approval attached to this subdivision which are indicated on this plat. These conditions have also been recorded with this subdivision. Potential buyers are requested to read these conditions carefully and obtain a copy of these conditions and restrictions prior to purchasing or contracting to purchase any lots within this subdivision. These conditions are binding and have been imposed by the legislative body of Highland City. A copy of these conditions may be obtained through the Utah County Recorder's office or the Highland City Recorder's office. In addition, Highland City has approved binding zoning laws through a legally binding Development Code. It is the responsibility of the buyer to do their due diligence in obtaining all accurate information and or regulations that may directly or indirectly affect the use of property prior to purchasing or contracting to purchase any property anywhere. Conditions of approval conveyed on the property by the legislative body of Highland City, which are in addition to the Development Code are as follows:

1) 70% of the front yard landscaping shall be installed by the homeowner within one year after receiving a certificate of occupancy.
2) Landscaping and construction materials of any type are not permitted upon or within the street, curb & gutter, park strip or sidewalk (street right-of-way) with the exception of the park strip which requires 75% to be landscaped.
3) A fence that abuts open space or has a trail has additional restrictions of size and opacity. Fences along open space or a trail must comply with Highland City Ordinance. A fence permit is required for all fences.
4) Highland City Ordinances restrict height of foundation above curb. It is the responsibility of the buyer to contact the city prior to purchasing any lot. This restriction applies to all lots in this subdivision.

CURVE TABLE

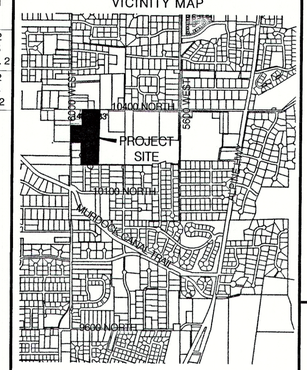
Curve #	Length	Tangent	Radius	Delta	Chord Direction	Cd Length
C1	98.04'	50.85'	150.00'	37°27'00"	S17°54'34"W	96.31'
C2	96.34'	49.90'	150.00'	36°47'57"	S18°14'05"W	94.69'
C3	116.35'	60.34'	178.00'	37°27'00"	S17°54'34"W	114.29'
C4	79.74'	41.35'	122.00'	37°27'00"	N17°54'34"E	78.33'
C5	78.36'	40.58'	122.00'	36°47'57"	S18°14'05"W	77.02'
C6	114.32'	59.21'	178.00'	36°47'57"	N18°14'05"E	112.37'
C7	23.56'	15.00'	15.00'	90°00'00"	S45°09'53"E	21.21'
C8	12.72'	6.77'	15.00'	48°34'58"	N65°32'38"E	12.34'
C9	42.40'	22.57'	50.00'	48°34'58"	N65°32'38"E	41.14'
C10	78.54'	50.00'	50.00'	90°00'00"	S45°09'53"E	70.71'
C11	78.54'	50.00'	50.00'	90°00'00"	S44°50'07"W	70.71'
C12	42.40'	22.57'	50.00'	48°34'58"	N65°52'24"W	41.14'
C13	12.72'	6.77'	15.00'	48°34'58"	N65°52'24"W	12.34'
C14	23.56'	15.00'	15.00'	90°00'00"	S44°50'07"W	21.21'
C15	23.53'	14.96'	15.00'	89°51'48"	S45°05'47"E	21.19'
C16	23.60'	15.04'	15.00'	90°08'12"	N44°54'13"E	21.24'
C17	65.25'	38.21'	50.00'	74°46'23"	S00°50'19"W	60.72'

MONUMENT TABLE

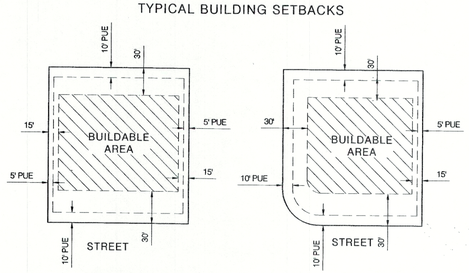
N: 7,322,179.22
A E: 1,556,325.95
N1/4 COR.SEC. 2

N: 7,322,180.52
B E: 1,558,980.18
NE COR. SEC. 2

VICINITY MAP

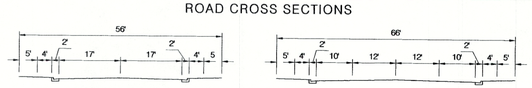


TYPICAL BUILDING SETBACKS



0 30' 60' 120'
1"=60'

ROAD CROSS SECTIONS



DOMINION ENERGY

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

Approved this 13 day of July 20 18. DOMINION ENERGY By Jodi Sneed Title Pro Coord

UTILITIES APPROVAL

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE SUCH STRUCTURES AT THE OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNERS EXPENSE. AT NO TIME ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WITCH INTERFERES WITH THE USE OF THE PUE WITH OUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

Rocky Mt. Power Date 7/16/18
Qwest Date
Comcast Date 7-16-18

ARISE Engineering & Surveying, LLC
42 N 200 E, Suite 1, American Fork, Utah 84003
tel: 801-216-4613 www.arise-eng.com

RUBY ESTATES

A SUBDIVISION LOCATED IN THE NW1/4 OF THE NE1/4 OF SECTION 2,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

HIGHLAND, UTAH COUNTY, UTAH
SCALE 1 INCH = 60 FEET

SURVEYOR'S SEAL — PROFESSIONAL LAND SURVEYOR TRAVIS L. HANSEN #4854821 STATE OF UTAH — 7/16/18

NOTARY PUBLIC'S SEAL — JOHNY FREDRICK, Notary Public, State of Utah, Commission #698956, My Commission Expires February 09, 2022

CITY ENGINEER'S SEAL — HIGHLAND CITY, CITY ENGINEER, STATE OF UTAH

CLERK-RECORDER SEAL — CORPORATE SEAL, HIGHLAND CITY, UTAH COUNTY, UTAH

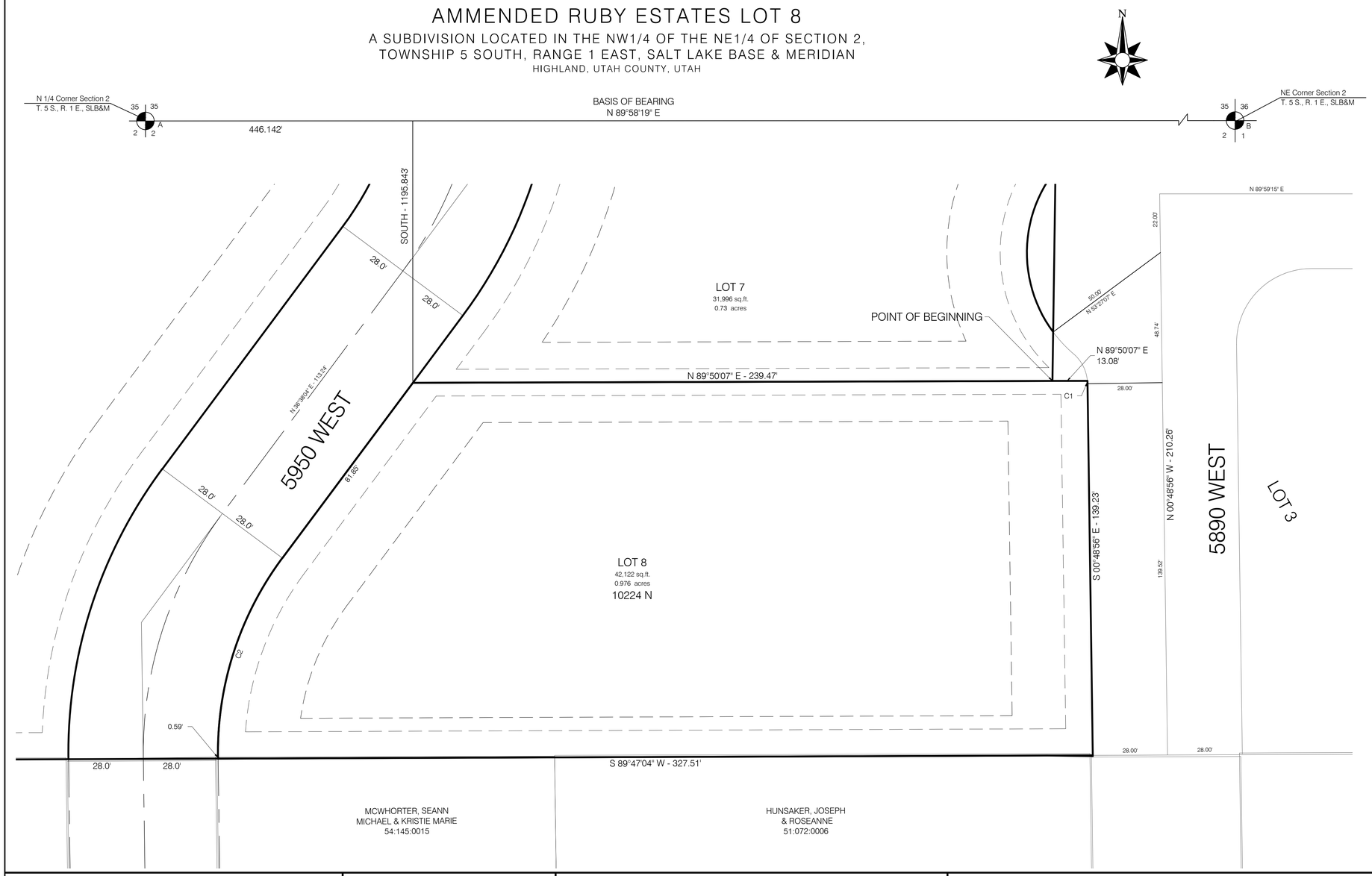
16180

SEC 2 T5S R1E TUOMS DG

ATTACHMENT 6:

AMMENDED RUBY ESTATES LOT 8

A SUBDIVISION LOCATED IN THE NW1/4 OF THE NE1/4 OF SECTION 2,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
HIGHLAND, UTAH COUNTY, UTAH



Curve Table

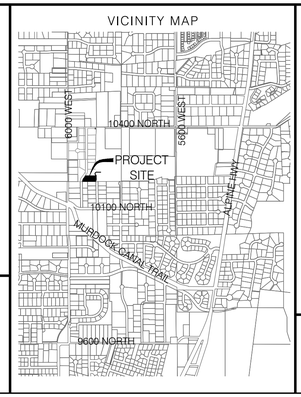
Curve #	Length	Tangent	Radius	Delta	Chord Direction	Chord Length
C1	1.09'	0.55'	15.00'	4°09'53"	N02°53'53"W	1.09'
C2	79.74'	41.35'	122.00'	37°27'00"	N17°54'34"E	78.33'

Monument Table

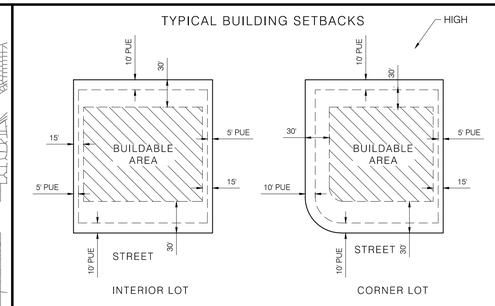
A	N: 7,322,180.52 E: 1,558,980.18
B	N: 7,322,179.22 E: 1,556,325.95

ARISE Engineering & Surveying, LLC
42 N 200 E, Suite 1, American Fork, Utah 84003
tel: 801-216-4613 www.arise-eng.com

VICINITY MAP

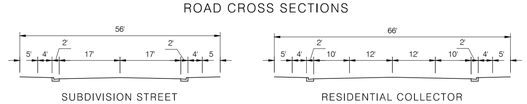


TYPICAL BUILDING SETBACKS



0 30' 60' 120'
1"=60'

ROAD CROSS SECTIONS



SUBDIVISION STREET RESIDENTIAL COLLECTOR

DOMINION ENERGY

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

Approved this____day of ____20____ DOMINION ENERGY By_____ Title_____

UTILITIES APPROVAL

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACULTIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE SUCH STRUCTURES AT THE OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNERS EXPENSE. AT NO TIME ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WITCH INTERFERES WITH THE USE OF THE PUE WITH OUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

Rocky Mt. Power_____ Qwest_____ Comcast_____
Date_____ Date_____ Date_____

SURVEYOR'S CERTIFICATE

I, _____ DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NUMBER _____ AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS USED FOR THIS SURVEY N89°59'15"E BETWEEN THE NORTH QUARTER CORNER AND THE NORTH EAST CORNER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AS SHOWN. THIS IS BASED ON NAD 83 STATE PLANE COORDINATES, UTAH, CENTRAL ZONE, AND INFORMATION AVAILABLE AT THE UTAH COUNTY RECORDER'S OFFICE.

BOUNDARY DESCRIPTION

Beginning at a point N89°58'19"E along the north section line of said Section 2 and the centerline of 10400 North Street, 446.142 feet and South 1195.843 feet from the North Quarter Corner of Section 2, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence N89°50'17"E 239.47 feet to a point on a non-tangent curve to the right, having a radius of 15.00 feet; thence along the arc of said curve a length of 1.09 feet, passing through a central angle of 4°09'53", chord bears S02°53'53"E 1.09 feet; thence S00°48'56"E 139.23' feet along the westerly right-of-way of 5890 West Street; thence S89°47'04"W 327.51 feet to the easterly right-of-way of 5950 West Street; thence N00°48'56"W 0.59 feet to the beginning of a tangent curve to the right, having a radius of 122.00 feet; thence along the arc of said curve a length of 79.74 feet, passing through a central angle of 37°27'00", chord bears N17°54'34"E 78.33 feet; thence N36°38'04"E 81.85 feet to the point of beginning.
Containing 0.967 acres more or less.

Date: P.L.S. (See Seal Below)

OWNER'S DEDICATION

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

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

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

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

MY COMMISSION EXPIRES _____

NOTARY PUBLIC
(SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE DEPARTMENT OF PUBLIC WORKS AND ENGINEERING OF HIGHLAND CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS_____ DAY OF_____, A.D. 20_____

APPROVED BY MAYOR _____

APPROVED: _____ ATTEST: _____
CITY ENGINEER (SEE SEAL BELOW) CLERK - RECORDER (SEE SEAL BELOW)

HIGHLAND CITY ATTORNEY

APPROVED AT TO FORM THIS___DAY OF_____A.D. 20____. _____
HIGHLAND CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20 _____.
BY THE AMERICAN FORK CITY PLANNING COMMISSION.

COMMUNITY DEVELOPMENT DIRECTOR PLANNING COMMISSION CHAIRMAN

CONDITIONS OF APPROVAL

There are conditions of approval attached to this subdivision which are indicated on this plat. These conditions have also been recorded with this subdivision. Potential buyers are requested to read these conditions carefully and obtain a copy of these conditions and restrictions prior to purchasing or contracting to purchase any lots within this subdivision. These conditions are binding and have been imposed by the legislative body of Highland City. A copy of these conditions may be obtained through the Utah County Recorder's office or the Highland City Recorder's office. In addition, Highland City has approved binding zoning laws through a legally binding Development Code. It is the responsibility of the buyer to do their due diligence in obtaining all accurate information and or regulations that may directly or indirectly affect the use of property prior to purchasing or contracting to purchase any property anywhere. Conditions of approval conveyed on the property by the legislative body of Highland City, which are in addition to the Development Code are as follows:

1) 70% of the front yard landscaping shall be installed by the homeowner within one year after receiving a certificate of occupancy.
2) Landscaping and construction materials of any type are not permitted upon or within the street, curb & gutter, park strip or sidewalk (street right-of-way) with the exception of the park strip which requires 75% to be landscaped.
3) A fence that abuts open space or has a trail has additional restrictions of size and opacity. Fences along open space or a trail must comply with Highland City Ordinance. A fence permit is required for all fences.
4) Highland City Ordinances restrict height of foundation above curb. It is the responsibility of the buyer to contact the city prior to purchasing any lot. This restriction applies to all lots in this subdivision.

AMMENDED RUBY ESTATES LOT 8

A SUBDIVISION LOCATED IN THE NW1/4 OF THE NE1/4 OF SECTION 2,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

HIGHLAND, UTAH COUNTY, UTAH
SCALE 1" = 20 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC'S SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL

AGENDA

NEXT

HIGHLAND CITY

CITY COUNCIL AGENDA REPORT
ITEM #6

DATE: September 7, 2021

TO: Honorable Mayor and Members of the City Council

FROM: Tyler Bahr, Finance Director

SUBJECT: **LETTER OF SUPPORT -** TSSD Applications for Utah State Matching Grant of American Rescue Plan Act (ARPA) funding *Administrative*

PURPOSE:

Staff is requesting that the City Council review a request by Timpanogos Special Service District (TSSD) to support TSSD's applications for Utah State Matching Grant funds associated with the American Rescue Plan Act (ARPA). The Council will take appropriate action.

BACKGROUND:

As previously discussed with the Council, state and local governments have received funding from the federal government through ARPA. The State has announced a local match grant program to which $50 million has been allocated. Local governments and special service districts are eligible to apply for this additional grant and funds will be awarded according to the timeline laid out in the July 20, 2021, letter to Local Leaders and Elected Officials:

- August 16 to September 15 – Online application portal opens
- September 15 to October 15 – Committee reviews and evaluates applications
- October 19 – Committee reports selections to Executive Committee
- Mid-November – Applicants notified of project funding
- Mid-November – Funds dispersed to local entities

The Governor's Office of Planning and Budget in partnership with the Utah League of Cities and Towns has emphasized and encouraged applicants to partner with other entities in funding projects that will benefit multiple communities. Projects that leverage other funding sources and demonstrate a collaborative effort with multiple entities will score higher and have a better chance of receiving matching grant funds.

Staff received requests to support TSSD's applications for Utah State Matching Grant funds associated with the American Rescue Plan Act (ARPA). Project descriptions are attached to this report (Attachments 1 and 2). Brian Braithwaite, Highland City's representative on the TSSD Board will be on hand at the Council meeting to discuss this item with the Council.

FISCAL IMPACT:
No direct impact to Highland City's budget is noted.

RECOMMENDATION AND PROPOSED MOTION:
The Council should discuss the proposed projects and determine if the City will support TSSD's application for the State's matching grant.

I move that the Council direct the Mayor to sign letters of support for Timpanogos Special Service District's applications for American Rescue Plan Act matching funds to the State of Utah for Utah Lake Engineered Wetlands and Tertiary Filtration of Treated Wastewater.

ATTACHMENTS:
1. TSSD – Tertiary Building project description
2. TSSD – Engineered Wetlands project description

TIMPANOGOS SPECIAL SERVICE DISTRICT

District contact information: Richard Mickelsen, 801-756-5231, richard.mickelsen@timpssd.org

Wastewater

Project Name: TSSD Tertiary Filtration of Treated Wastewater

Project Address: 6400 N. 5050 W., Utah County

Description of your project:

- Tertiary filter system. Provides additional treatment to meet water reuse criteria and the ability to remove additional phosphorus if discharged to Utah Lake. This project accomplishes two goals:
  - Meets treatment requirements allowing for the reuse of wastewater in secondary water systems. Utah County is a high growth area and water reuse will be needed to support this growth.
  - Allows for additional removal of nutrients in treated effluent discharge above current regulatory requirements.
- Water reuse of treated sewer water for agriculture and public landscapes. Relieving drinking water shortages. Removing phosphorus to less than 0.1 mg/L phosphorus may inhibit harmful algal blooms.

Timeline of project work: Completion 2023

Amount Requested: $19,850,000

Total Project Cost: $39,700,000

Sources of funding: TSSD

Attachments:

Project Phase: Phase I

Other – Details

NEPA action:

Status of Environmental Review:

Letter(s) of support: TSSD member cities, Utah County

Regional plan: Area/communities served by your district: Alpine, American fork, Cedar Hills, Eagle Mountain, Highland, Lehi, Pleasant Grove, Saratoga Springs, Draper, and Vineyard.

Mailing: P.O Box 923, American Fork, Utah 84003
Physical: 6400 North 5050 West, Utah County, Utah

Phone: (801) 756-5231
Fax: (801) 756-1472

Timpanogos Special Service District

Alpine • American Fork • Cedar Hills • Eagle Mountain • Highland • Lehi • Pleasant Grove • Saratoga Springs • South Valley • Vineyard

TIMPANOGOS SPECIAL SERVICE DISTRICT

District contact information: Richard Mickelsen, 801-756-5231, richard.mickelsen@timpssd.org

Wastewater

Project Name: Utah Lake Engineered Wetlands

Project Address: 6400 N. 5050 W., Utah County

Project Description: The Timpanogos Special Service District (TSSD) is nearing completion of a master plan to position its communities to successfully overcome the combined challenges of aging infrastructure, anticipated population growth and an uncertain regulatory climate. Expansion of existing facilities does, however, come with anticipated impacts to existing jurisdictional wetlands. TSSD is developing a plan to minimize and mitigate for unavoidable impacts to existing wetlands while increasing the value of existing lands to Utah Lake's ecology and communities. TSSD is seeking partners with whom it can work to acquire the required lands and funding to fully realize its vision for Utah Lake's shoreline.

Objectives:

1. Provide wetland mitigation credits for anticipated and unavoidable impacts to existing jurisdictional wetlands that allow for TSSD to enable its communities' vision for growth into the future.
2. Preserve existing open space in these shoreline lands and protect from future development.
3. Restore the connectivity, hydrology and habitat of these critical shoreline lands.
4. Expand access and recreational opportunities along Utah Lake's shoreline by extending the existing Utah Lake shoreline trail system to connect the Lindon Marina with the American Fork Boat Harbor.
5. Provide new educational opportunities highlighting the importance of habitat and water reclamation facilities to the water quality and ecology of Utah Lake.

Timeline of project work: Completion 2023

Amount Requested: $5,000,000

Total Project Cost: $10,000,000

Sources of funding: TSSD, Utah County

Attachments:

Project Phase: Complete

Other – Details

NEPA action?

Status of Environmental Review:

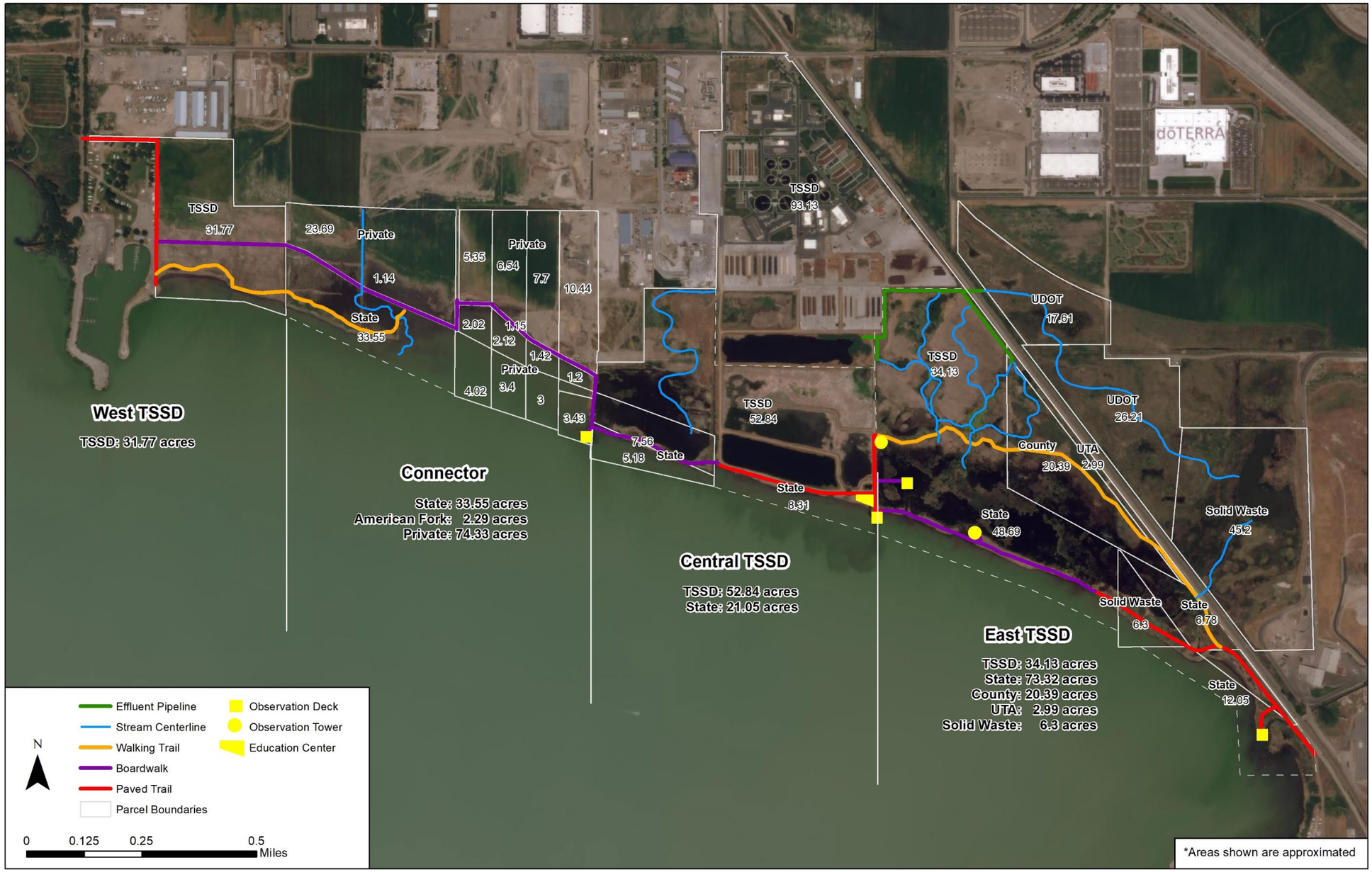
Letter(s) of support: TSSD member cities, Utah County, Lindon

Regional plan: Area/communities served by your district: Alpine, American fork, Cedar Hills, Eagle Mountain, Highland, Lehi, Pleasant Grove, Saratoga Springs, Draper, and Vineyard.

Timpanogos Special Service District

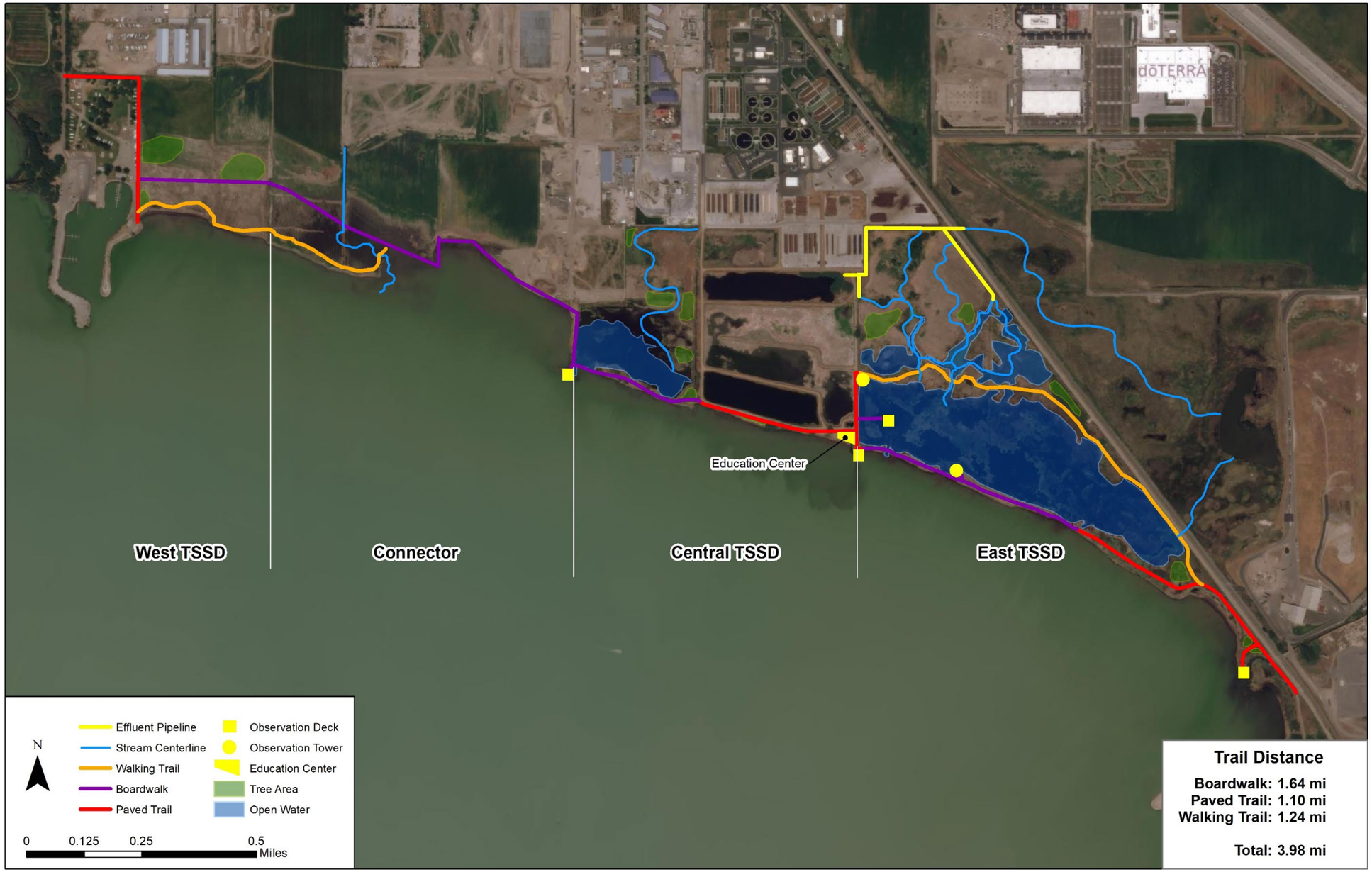
Alpine • American Fork • Cedar Hills • Eagle Mountain • Highland • Lehi • Pleasant Grove • Saratoga Springs • South Valley • Vineyard

Attachment A:
Conceptual Northeast Utah Lake Shoreline Improvements w/land owners



Attachment B:

Conceptual Northeast Utah Lake Shoreline Improvements w/trail



AGENDA

NEXT

HIGHLAND CITY

CITY COUNCIL AGENDA REPORT
ITEM #7

DATE: September 7, 2021

TO: Honorable Mayor and Members of the City Council

FROM: Tyler Bahr, Finance Director

SUBJECT: **ACTION:** American Rescue Plan Act (ARPA) Funding and Application for Utah State Matching Grant *Administrative*

PURPOSE:
Staff is requesting approval to use the City's American Rescue Plan Act (ARPA) funding to develop Mountain Ridge Park and determine if the City will apply for the State of Utah's matching grant program. The Council will take appropriate action.

PRIOR REVIEW:
During the August 17 Council meeting and in subsequent feedback, the City Council discussed using the City's ARPA funding to develop Mountain Ridge Park, including all-abilities elements and other ADA-friendly accommodations.

BACKGROUND:
In July, Highland City received $1,134,686.50 in federal grant money authorized by ARPA. This represents the first of two equal payments totaling $2,269,373, with the second scheduled to be made available one year following the first at the beginning of FY2023.

ARPA Requirements
ARPA funds must be obligated by December 31, 2024 and spent by December 31, 2026. The City must file an annual report with the Federal Government each October on the disposition of these funds which can be used for the following purposes:

- **Support public health expenditures,** by funding COVID-19 mitigation efforts, medical expenses, behavioral healthcare, and certain public health and safety staff;
- **Address negative economic impacts caused by the public health emergency,** including economic harms to workers, households, small businesses, impacted industries, and the public sector;
- **Replace lost public sector revenue**, using this funding to provide government services to the extent of the reduction in revenue experienced due to the pandemic;
- **Provide premium pay for essential workers**, offering additional support to those who have borne and will bear the greatest health risks because of their service in critical infrastructure sectors; and,

- **Invest in water, sewer, and broadband infrastructure**, making necessary investments to improve access to clean drinking water, support vital wastewater and stormwater infrastructure, and to expand access to broadband internet.

Subsequent guidance from the U.S. Treasury Department indicates that "improving outdoor spaces (e.g. parks) (would) be an eligible use of funds as a response to the public health emergency and/or its negative economic impacts," provided that the improvements benefit "populations, households, or geographic areas disproportionately impacted by the pandemic," (see "Coronavirus State and Local Fiscal Recovery Funds: Frequently Asked Questions." U.S. Department of the Treasury. Pg. 11. https://home.treasury.gov/system/files/136/SLFRPFAQ.pdf?utm_medium=email&utm_source=govdelivery. Accessed 1 September 2021.)

Local Match Grant

In addition to the funding received through the State from the federal government, the State has announced a local match grant program to which $50 million has been allocated. Local governments will be able to apply for this additional grant and funds will be awarded according to the timeline laid out in the July 20, 2021, letter to Local Leaders and Elected Officials:

- August 16 to September 15 – Online application portal opens
- September 15 to October 15 – Committee reviews and evaluates applications
- October 19 – Committee reports selections to Executive Committee
- Mid-November – Applicants notified of project funding
- Mid-November – Funds dispersed to local entities

In a recent online town hall, the Governor's Office of Planning and Budget in partnership with the Utah League of Cities and Towns repeatedly encouraged applicants to partner with other entities in funding projects that will benefit multiple communities. Projects that leverage other funding sources and demonstrate a collaborative effort with multiple entities will score higher and have a better chance of receiving matching grant funds.

FISCAL IMPACT:

The cost of developing Mountain Ridge Park was estimated at approximately $5.4MM in September 2020. Based on more recent estimates, the Council has approved soliciting bids for an initial phase estimated at a cost of $2.3MM. As noted above, Highland City will receive a total of $2,269,373 in ARPA funding. The City may also receive matching funds from the State. Costs not covered by ARPA or other grant funding will be paid through the City's general and enterprise funds as previously identified, pending Council approval of future construction plans and bids.

RECOMMENDATION:

Staff requests approval to use the City's ARPA funding to develop Mountain Ridge Park. The Council should also determine if the City will apply for the State of Utah's matching

grant program.

Proposed motion:
I move that the City Council (1) approve use of the City's ARPA funding to develop Mountain Ridge Park; and (2) direct staff to [apply/not apply] for the State's matching grant program.

ATTACHMENTS:

1. COVID-19 Local Assistance Matching Grant Program Guidance

GOVERNOR'S OFFICE OF
Planning & Budget

COVID-19 Local Assistance Matching Grant Program Guidance

BACKGROUND

The COVID-19 Local Assistance Matching Grant Program,established by HB 1004, COVID-19 Grant Program Amendments (M. Schultz, K. Cullimore), seeks to leverage American Rescue Plan Act (ARPA) funds by using both state and local monies on projects which will have high return on investment for residents.

Utah has a long history of effectively managing government finances and maximizing the impact of taxpayer funds. Through this grant program, we will continue our legacy of fiscal responsibility and collaboration to ensure federal monies are spent on projects that will make the most difference for our communities. A five member selection committee, along with experts in ARPA eligibility areas, will review and rank each application using the guidance in this document before making final selections.

Selection Committee

1. Sen. Kirk Cullimore, Utah State Senate
2. Rep. Carl Albrecht, Utah House of Representatives
3. Sophia DiCaro, Executive Director, Governor's Office of Planning and Budget
4. Cameron Diehl, Executive Director, Utah League of Cities and Towns
5. Brandy Grace, CEO, Utah Association of Counties

SCORING

Points will be awarded to projects in a general category (75 points), and in project-specific scoring categories (25 points). In the case that more than one category applies to a project, the top scoring category will be used. The maximum number of points which can be awarded to any project is 100. Applications that select an "Other" category will be eligible for up to 25 points based on comparison to other projects.

ARPA TREASURY ELIGIBILITY

Please note that no application will be considered which does not meet ARPA eligibility guidance as established by the U.S. Treasury.

APPLICATION PROCESS

COVID-19 Local Assistance Matching Grant Program application can be accessed at gopb.utah.gov/localmatch. The maximum upload size for supporting documents is 10 megabytes. Any documents larger than that may be added as a link. The portal will close on September 15, 2021. After that date, late applications will not be accepted.

With any questions, please contact Sarah Wright at smwright@utah.gov or 801-538-1418.

SCORING MATRIX

General	
The project has clear long-term benefits that are defined and measurable	25
The project is innovative	10
The project leverages other funding sources	10
The project has a sound plan and budget	10
The project benefits vulnerable populations that have been affected adversely by the COVID-19 pandemic	10
The project does not create a funding dependency	5
The project is a collaborative effort with multiple entities	5
	75

Project-Specific Category: Housing	
The project, if located with in an MPO boundary area, is in proximity to transit corridors*	10
The project serves individuals and families whose income is 50% or below Area Median Income (AMI)	10
The project has a gross rent no greater than 30% of household income	2.5
The project has a deed restriction to maintain affordability	2.5
**If not located within an MPO boundary area, the applicant will receive an automatic 10 points*	**25**

Project-Specific Category: Water & Sewer	
The project mitigates a public health challenge	5
The project supports community resilience related to water, drought, or climate change	5
The project provides a substantive water quality benefit	5
The project benefits a hardship community	2.5
The project conserves or expands current water storage capacity	2.5
The project integrates land use and water use planning	2.5
The project addresses an existing or impending water supply need	2.5
	25

Project-Specific Category - Broadband	
The project targets unserved or underserved areas	10
The project is located in an economically distressed area of the state	5
The project targets last-mile gaps in network connection	2.5
The project is unlikely to be funded by the private sector	5
The project addresses digital equity	2.5
	25

Project-Specific Category: Public Health Impact	
The project mitigates COVID-19 cases, hospitalizations, or deaths, or increases vaccination rates	10
The project addresses (a) physical or behavioral issue(s) exacerbated by the COVID-19 pandemic	5
The project addresses a need related to the COVID-19 pandemic not funded elsewhere	5
The project targets (a) population group(s) at higher risk of being impacted by the COVID-19 pandemic	5
	25

Project-Specific Category: Economic Opportunities and Recovery	
The project has a firm timeline to reach full impact	5
The project demonstrates capacity for impact with longevity	5
The project increases economic stabilization	5
The project targets areas of lowest recovery and highest geographical impact	5
The project increases capacity to recruit or retain employees	2.5
The project aligns with existing projects and programs	2.5
	25

AGENDA

HIGHLAND CITY

CITY COUNCIL AGENDA REPORT
ITEM #8

DATE: September 7, 2021
TO: Honorable Mayor and Members of the City Council
FROM: Kellie Smith
Planner and GIS Analyst
SUBJECT: **DISCUSSION** – Ridgeview Update

PURPOSE:
Presentation and discussion of the proposed minor amendment to the Ridgeview Planned Development District and Phase 1 Commercial Site Plan. This item is bring presented for discussion only.

BACKGROUND:
The Ridgeview Planned Development District was approved by the City Council on May 21st, 2019. Ridgeview PD District included 7.4-acre for commercial development and 107.6 acres for a maximum 699 single-family units. The PD District allowed for a mix of housing types consisting of town homes, cluster homes, carriage homes, and estate homes. Details regarding density, development standards, architectural design, and use, for these housing types and commercial uses are outlined in the PD District.

The applicant proposed and the Council approved an approval process after the zoning was approved. The preliminary plat approval shall be granted by City Council upon receiving a recommendation from the Planning Commission. Final plat approval shall be granted by City Council. Site plans for the non-residential uses shall be approved administratively by staff.

In addition, Section 3-510 of the Development Code describes the process for major and minor and major amendment to an approved PD District. A major amendment is defined as follows:

1. A ten percent (10%) or more increase in the number of dwelling units.
2. Any reduction in acreage devoted to commercial uses.
3. A significant change in boundary lines of development units.
4. Any change which could have significant impact on areas adjoining the PD.
5. Any change which could have a significant traffic impact on roadways adjacent or external to the PD.
6. Amending the uses allowed by adding a permitted use, a use permitted with

conditions or a use requiring a Conditional Use Permit, unless the Zoning Administrator has determined that the use to be added is analogous to a permitted use.

7. Changes to, or addition of, phasing for a PD when such changes impact twenty-five percent (25%) or more of the land area contained within the PD district.

Major Amendments are a legislative action and require Council approval after receiving a recommendation from the Planning Commission. Major Amendments are processed the same as a rezoning.

A Minor Amendment is described as any amendment of a PD District not determined by the Zoning Administrator to be a Major Amendment. Minor Amendments do not change the overall approvals and are approved administratively by staff.

DISCUSSION:

Minor PD Amendments

The Boyer Group has proposed several minor changes to the Ridgeview PD District. These include the following:

- A reduction in the total number of units from 699 to 689.
- Increase the size of the community park from 5.5 acres to 5.8 acres.
- Removal of a row of lots that backed onto the Community Park.
- Increasing the lot size in Pod 12, thereby reducing the number of lots from 161 to 114 and the density from 6.54 units per acre to 4.63.
- Pod 6 will change from carriage lots to town homes. This is allowed within the current density however townhomes were originally contemplated primarily along North County Boulevard.
- None of the changes will impact the required amount of Recreation Areas. The project will meet the minimum requirement of 20%.

While these changes do not meet the requirements for a Major Amendment, staff and the applicant felt that it was important to present the proposal to the Council.

Commercial Site Plan Update

A site plan has been submitted for Phase 1 which is located at the southwest corner of North County Boulevard and Canal Boulevard. The site includes 2.32 acres and four lots. There are two fast food restaurants totaling 6,300 square feet that will be located on lots 2 and 3. Lots 1 and 4 are being reserved for future development. Access to the site comes from the round-about west of the property that connects to Canal Blvd. The second access is a right-in-right-out onto Canal Blvd. Each site contains a drive thru.

FISCAL IMPACT:

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

ATTACHMENTS:

1. Approved Ridgeview PD Master Plan and Densities
2. Ridgeview PD Density Analysis
3. Ridgeview Phase 2 Master Plan Dated August 16, 2021
4. Ridgeview Open Space Analysis Dated August 26, 2021
5. Ridgeview Community Park Concept Plan Dated August 11, 2021
6. Ridgeview Phase 1 Commercial Site Plan August 3, 2021
7. Ridgeview Phase 1 Commercial Landscape Plan August 3, 2021
8. Ridgeview Phase 1 Architectural Elevations Dated September 2, 2021

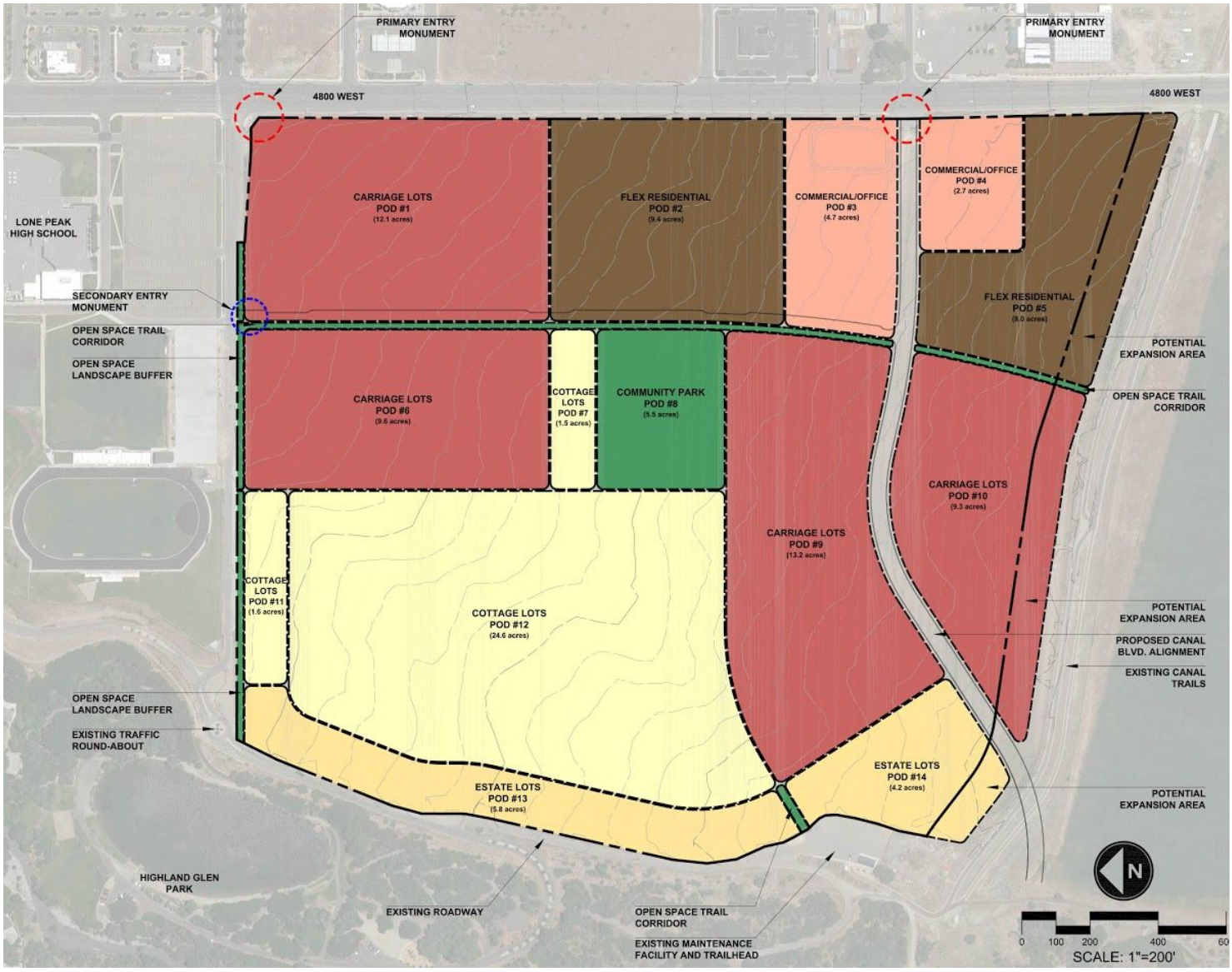
ATTACHMENT 1:

DENSITY TABULATIONS						
			DWELLING UNITS PER ACRE		ESTIMATED UNITS	
POD #	LAND USE	ACRES	MIN. DENSITY	MAX. DENSITY	MIN. DENSITY	MAX. DENSITY
1	CARRIAGE LOTS	12.1	6	12	73	145
2	FLEX RESIDENTIAL	9.4	8	12	75	113
3	COMMERCIAL/OFFICE	4.7	3	4	14	19
4	COMMERCIAL/OFFICE	2.7	3	4	8	11
5	FLEX RESIDENTIAL	8.0	8	12	64	96
6	CARRIAGE LOTS	9.6	6	12	58	115
7	COTTAGE LOTS	1.5	4	10	6	15
8	COMMUNITY PARK	4.0	0	0	0	0
9	CARRIAGE LOTS	13.2	6	12	79	158
10	CARRIAGE LOTS	9.3	6	12	56	112
11	COTTAGE LOTS	1.6	4	10	6	16
12	COTTAGE LOTS	24.6	4	10	98	246
13	ESTATE LOTS	5.8	2	4	12	23
14	ESTATE LOTS	4.2	2	4	8	17
	OPEN SPACE	1.5	0	0	0	0
	ROADWAYS	2.8	0	0	0	0
	TOTALS:	**115.0**			**557**	**1,086**

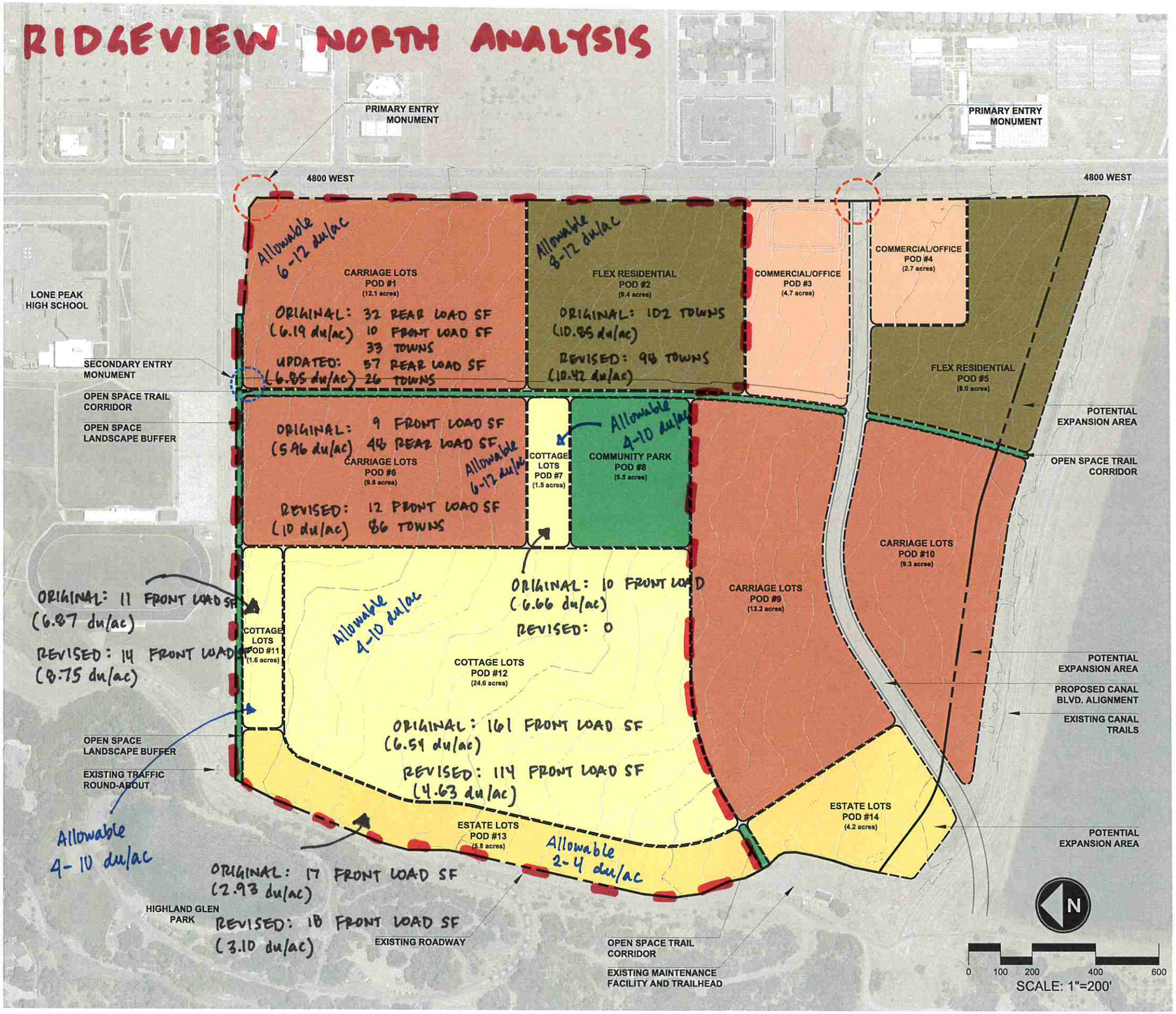
FINAL DOCUMENT WILL INCLUDE AN 11x17 PDF TITLED "CONCEPTUAL BUBBLE DIAGRAM"

Actual project density will not exceed 699 dwelling units.

Bubble diagram layout, density calculations, and open space areas are for illustration purposes only. Final master plan is subject to change during the planning, design, and approvals process.



ATTACHMENT 2:



DENSITY TABULATIONS

POD #	LAND USE	ACRES	DWELLING UNITS PER ACRE MIN. DENSITY	DWELLING UNITS PER ACRE MAX. DENSITY	ESTIMATED UNITS MIN. DENSITY	ESTIMATED UNITS MAX. DENSITY
1	CARRIAGE LOTS	12.1	6	12	73	145
2	FLEX RESIDENTIAL	9.4	8	12	75	113
3	COMMERCIAL/OFFICE	4.7	3	4	14	19
4	COMMERCIAL/OFFICE	2.7	3	4	8	11
5	FLEX RESIDENTIAL	8.0	8	12	64	96
6	CARRIAGE LOTS	9.6	6	12	58	115
7	COTTAGE LOTS	1.5	4	10	6	15
8	COMMUNITY PARK	4.0	0	0	0	0
9	CARRIAGE LOTS	13.2	6	12	79	158
10	CARRIAGE LOTS	9.3	6	12	56	112
11	COTTAGE LOTS	1.6	4	10	6	16
12	COTTAGE LOTS	24.6	4	10	98	246
13	ESTATE LOTS	5.8	2	4	12	23
14	ESTATE LOTS	4.2	2	4	8	17
	OPEN SPACE	1.5	0	0	0	0
	ROADWAYS	2.8	0	0	0	0
	TOTALS:	115.0			557	1,086

Actual project density will not exceed 699 dwelling units.

Bubble diagram layout, density calculations, and open space areas are for illustration purposes only. Final master plan is subject to change during the planning, design, and approvals process.

BOYER

OVERALL

ORIGINAL CONCEPT (PODS 1,2,6,7,11,12,13) : 433 UNITS ; 6.70 du/ac

REVISED CONCEPT (PODS 1,2,6,7,11,12,13) : 425 UNITS ; 6.57 du/ac

RIDGEVIEW PLANNED COMMUNITY
CONCEPTUAL BUBBLE DIAGRAM

APRIL 16, 2019

ATTACHMENT 3:

N

S

GRAPHIC SCALE

150 0 75 150 300 600

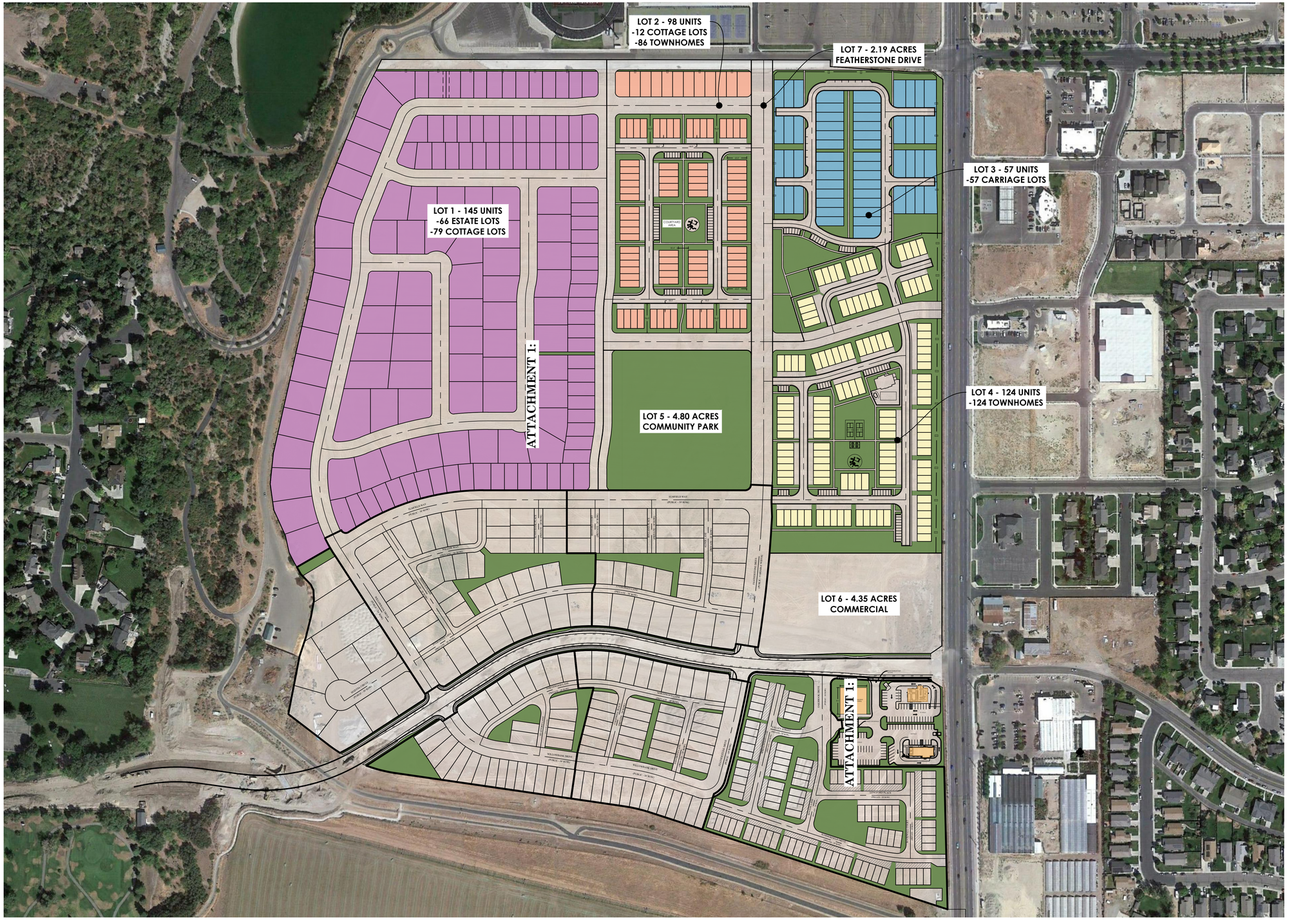
(IN FEET)
1 inch = 150ft.

PROPERTY OVERVIEW

TOTAL ACREAGE	±116.78 ACRES
NET DEVELOPABLE ACREAGE	81.94 ACRES
OPEN SPACE	19.67 ACRES (24.0%)

UNIT SUMMARY

TOTAL RESIDENTIAL UNITS	689
-PLATTED UNITS	265
-PROPOSED UNITS	424
ESTATE LOTS	76
-PLATTED LOTS	10
-PROPOSED LOTS	66
COTTAGE LOTS	139
-PLATTED LOTS	48
-PROPOSED LOTS	91
CARRIAGE LOTS	88
-PLATTED LOTS	31
-PROPOSED LOTS	57
AGE TARGETED LOTS	80
-PLATTED LOTS	80
TOWNHOME UNITS	306
-PLATTED UNITS	96
-PROPOSED UNITS	210



RIDGEVIEW master plan

HIGHLAND CITY, UTAH COUNTY
8/16/2021
19-0084

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.

FOCUS ENGINEERING AND SURVEYING, LLC

Z:_2019\19-0084 Highland Ridgeview\design 19-0084\dwg\concept\overall concept\19-0084 Overall Concept F.dwg

N

S

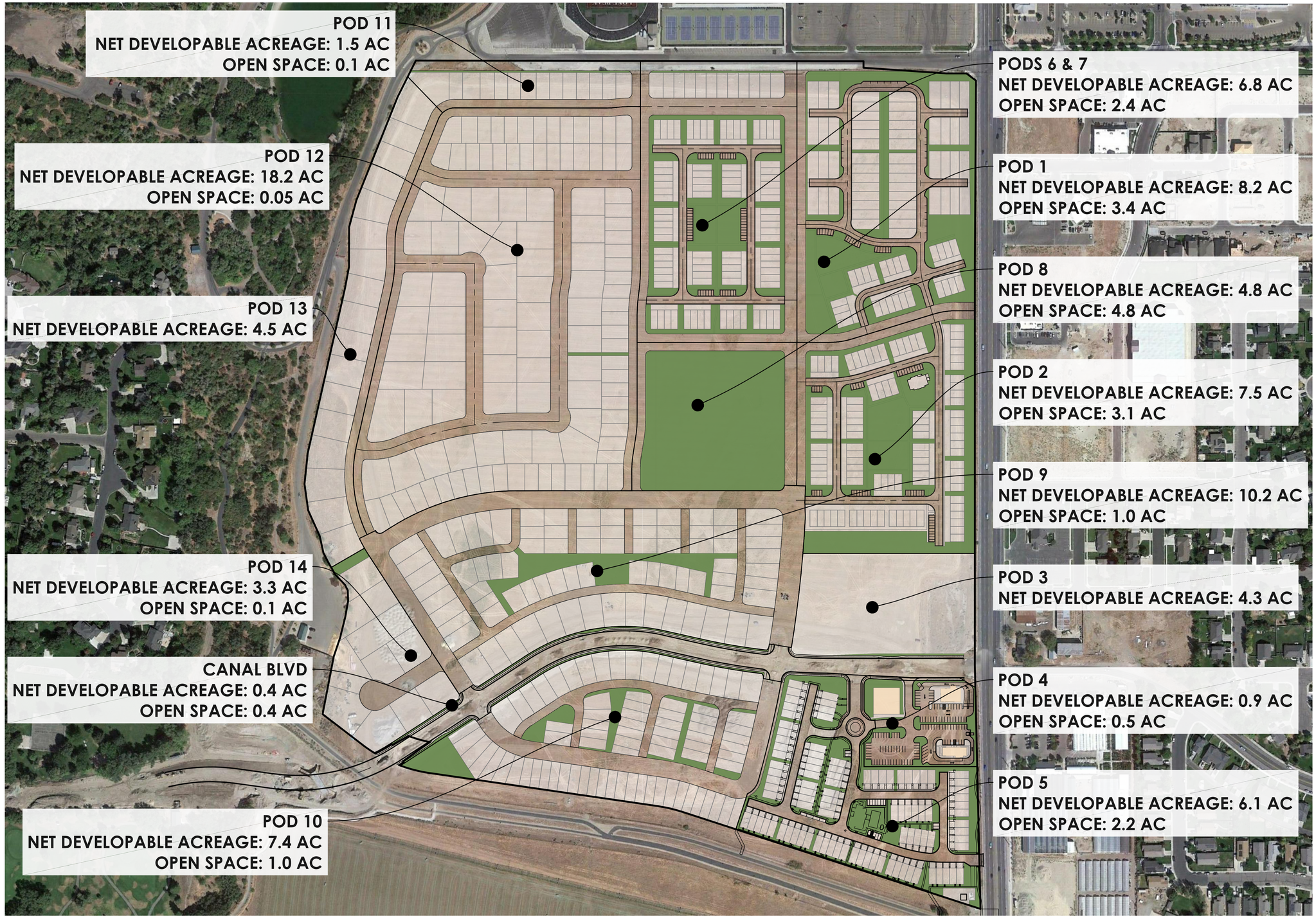
GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150ft.

TOTAL DEVELOPABLE ACREAGE:
83.4 AC

TOTAL OPEN SPACE:
19.3 AC (23.2%)



RIDGEVIEW open space exhibit

HIGHLAND CITY, UTAH COUNTY
8/26/2021
19-0084

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.

FOCUS ENGINEERING AND SURVEYING, LLC

Z:_2019\19-0084 Highland Ridgeview\design\19-0084 dwg\exhibits\Open Space Exhibit 082421.dwg

ATTACHMENT 5:

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PROPERTY OVERVIEW

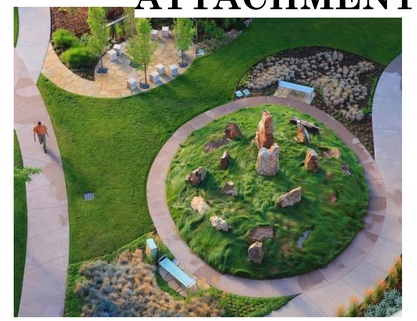
TOTAL ACREAGE	4.8 ACRES

CONCEPT PLANT SCHEDULE

CANOPY TREE 2" CAL.	32
ORNAMENTAL TREE 1.5" CAL.	22
EVERGREEN TREES 6' HEIGHT AT PLANTING	20
ENHANCED WATER-WISE PLANTING AREA -SHRUBS -PERENNIALS -ORNAMENTAL GRASSES -RIVER COBBLE MULCH	10,051 sf
TURF SOD KENTUCKY BLUEGRASS BLEND	97,049 sf
NATIVE MEADOW GRASS & WILDFLOWERS HYDROMULCH SEE MIX	68,667 sf

LANDSCAPE LEGEND

LANDSCAPE BOULDERS (2' TO 3' SIZE - 47 TOTAL)
BOULDERS SHALL BE BROWNS CANYON BOULDERS
FROM UTAH LANDSCAPING ROCK, NEPHI UTAH OR APPROVED EQUAL.



NATIVE PLANTING BERMS AND BOULDERS ALONG PATHS

NATIVE WILDFLOWER & GRASS SEED MIX (POLLINATOR PATHWAYS)

LARGE TURF OPEN SPACE

PICKLEBALL COURT

SHADE SAILS

PLAYGROUND

PICNIC SHELTERS

UNIQUE PATHWAYS ALONG NATIVE PLANT BEDS

RIDGEVIEW - park concept

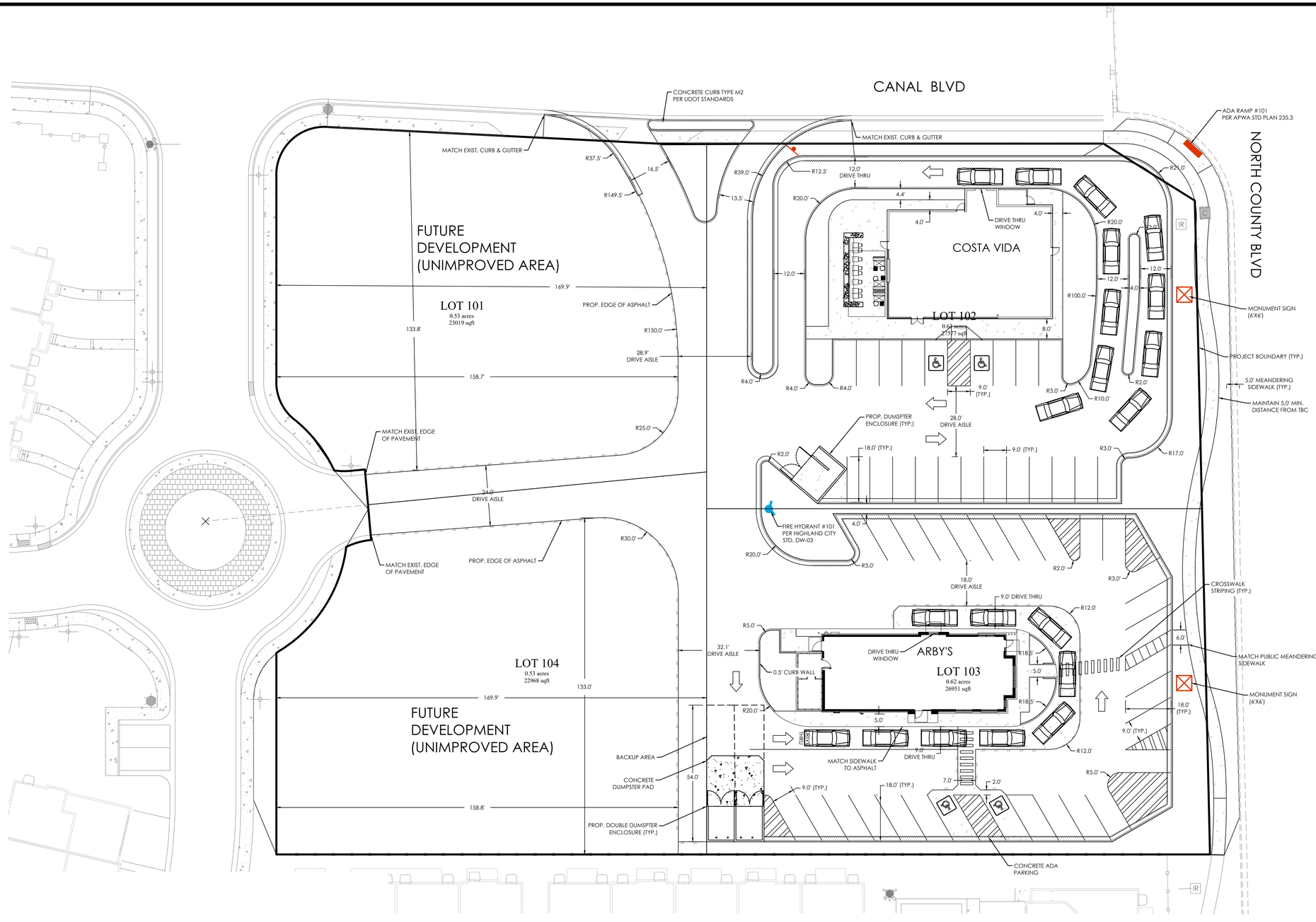
HIGHLAND CITY, UTAH COUNTY
8/11/2021
19-0084

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.

FOCUS ENGINEERING AND SURVEYING, LLC

Z:_2021\21-0392 Ridgeview Pod B Preliminary\design 21-0392\dwg\concept\concept base\19-0084 Park Concept.dwg

ATTACHMENT 6:



LEGEND

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

PROPERTY OVERVIEW

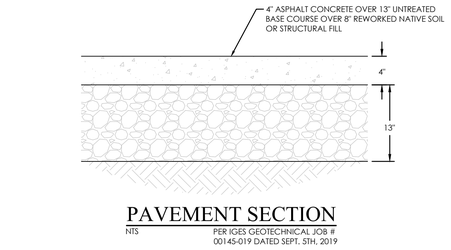
TOTAL ACREAGE	±2.32 ACRES
COMMERCIAL LOTS	4

PRELIMINARY - LAND USE DISTRIBUTION

TOTAL ACREAGE = 2.32 ACRES	PERCENT %
BUILDINGS 6,300 SF	6.2
HARDSCAPE 52,370 SF	51.8
LANDSCAPE 12,500 SF	12.4
UNIMPROVED 29,853 SF	29.5

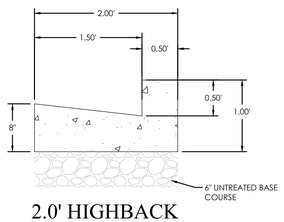
PHASE 2 - OVERALL PARKING

	RATIO	COUNT
REQ PARKING	4 / 1000 SF	28
REQ ADA PARKING	2% OR 1 MIN.	1 STALLS
PARKING PROVIDED		50 STALLS
ADA PARKING PROVIDED		4 STALLS



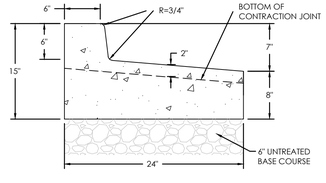
PAVEMENT SECTION

NTS PER IGES GEOTECHNICAL JOB # 00145-019 DATED SEPT. 5TH, 2019



2.0' HIGHBACK

NTS



REVERSE PAN CURB AND GUTTER

NTS

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
05/03/21
STATE OF UTAH

RIDGEVIEW RETAIL

HARVEY BLVD & N. COUNTY BLVD, HIGHLAND, UTAH

SITE PLAN

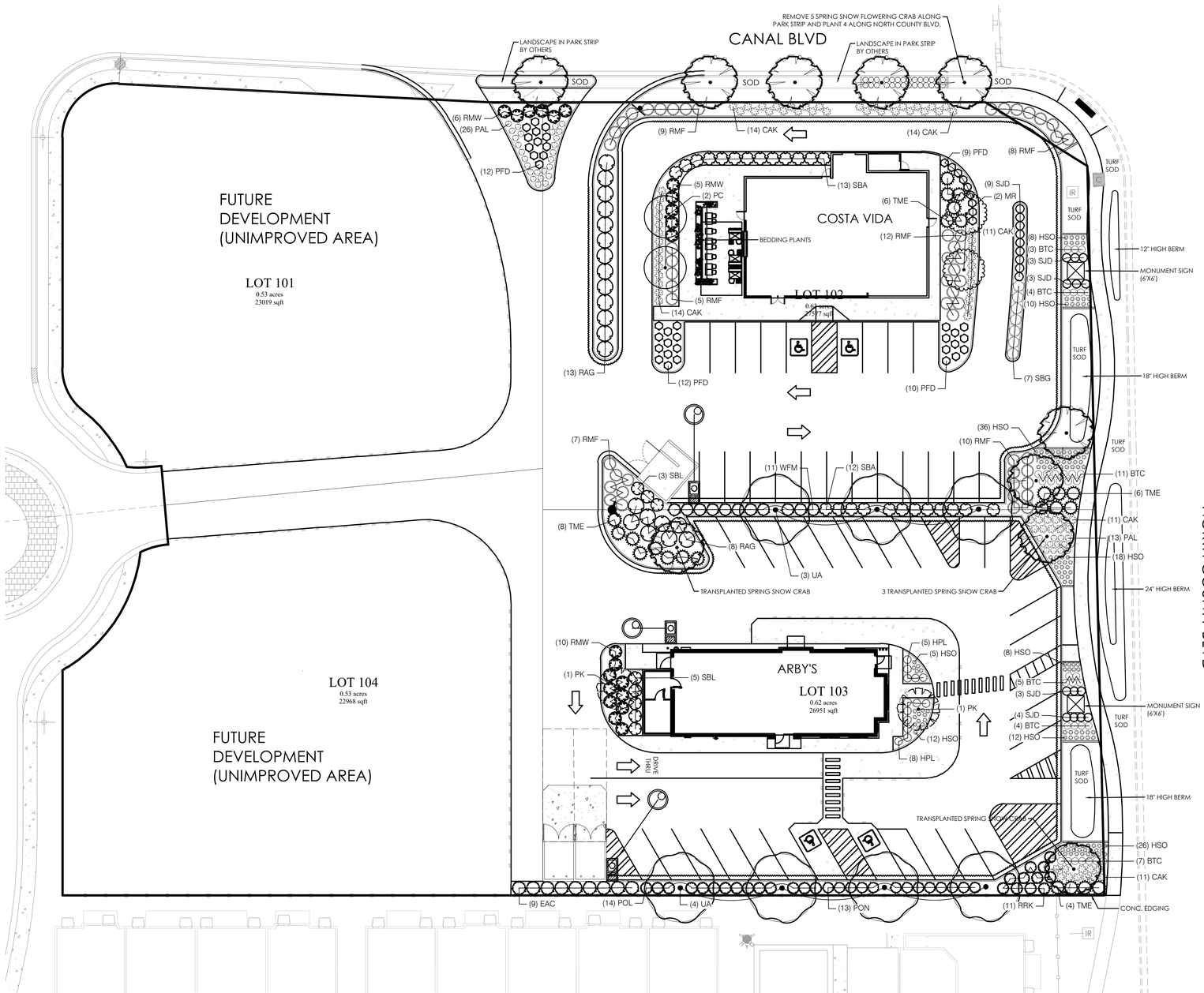
REVISION BLOCK

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

SITE PLAN

Scale:	1"=20'	Drawn:	CFT
Date:	8/3/2021	Job #:	21-0212
Sheet:	C3		

Z:\...2021\21-0212 Ridgeview Retail\design 21-0212\dwg\sheets\C3 - SITE PLAN.dwg

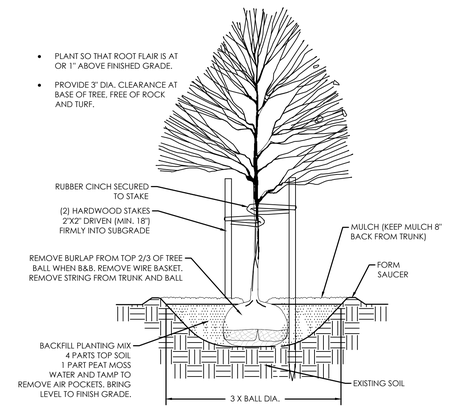


PLANT SCHEDULE

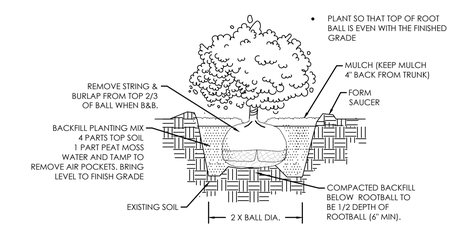
TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
MR	Malus x `Royal Raindrops`	Royal Raindrops Crabapple	1.5" Cal.	2
PK	Prunus serrulata `Kwanzan`	Kwanzan Japanese Flowering Cherry	1.5" Cal.	2
PC	Pyrus calleryana `Chanticleer`	Chanticleer Flowering Pear	1.5" Cal.	2
UA	Ulmus x `Accolade`	Accolade Elm	1.5" Cal.	7
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**
BTC	Berberis thunbergii `Concorde`	Concorde Japanese Barberry	2 gal.	34
EAC	Euonymus alatus 'Grove Compactus'	Grove Compact Burning Bush	5 gal.	9
HPL	Hydrangea paniculata `Kolmavesu` TM	Lava Lamp Flare Hydrangea	2 gal.	13
POL	Physocarpus opulifolius `Donna May` TM	Little Devil Ninebark	5 gal.	14
PON	Physocarpus opulifolius `Nugget`	Nugget Ninebark	5 gal.	13
PFD	Potentilla fruticosa `Dakota Sunspot`	Dakota Sunspot Bush Cinquefoil	2 gal.	43
RAG	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	5 gal.	21
RMW	Rosa Meidiland `White`	White Meidiland Rose	5 gal.	21
RMF	Rosa x `Meipsidue` Fire Meidiland	Fire Red Meidiland Rose	5 gal.	51
RRK	Rosa x `Red Knock Out`	Red Knock Out Rose	5 gal.	11
SJD	Spiraea japonica `Double Play Doozie`	Doozie Spirea	2 gal.	22
SBA	Spiraea x bumalda `Anthony Waterer`	Anthony Waterer Bumald Spiraea	5 gal.	25
SBG	Spiraea x bumalda `Goldflame`	Goldflame Spirea	2 gal.	7
SBL	Syringa x `SMSJBP7` `Bloomerang`	Bloomerang Dark Purple Lilac	5 gal.	8
TME	Taxus x media `Everlow`	Everlow Yew	5 gal.	24
WFM	Weigela florida `Minuet`	Minuet Weigela	5 gal.	11
ORNAMENTAL GRASSES	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**
CAK	Calamagrostis x acutiflora `Karl Foerster`	Karl Foerster Feather Reed Grass	1 gal.	75
PERENNIALS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**
HSO	Hemerocallis x `Stella de Oro`	Stella de Oro Daylily	1 gal.	135
PAL	Perovskia atriplicifolia `Little Spire`	Little Spire Russian Sage	1 gal.	39

LANDSCAPE NOTES:

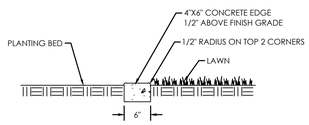
1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. ALL PLANTING BEDS WILL HAVE 2" TO 3" SOUTH TOWN COBBLE AT 3" DEPTH.
3. INSTALL 4"X 6" CONCRETE EDGING BETWEEN LAWN AREAS AND PLANTING BEDS.



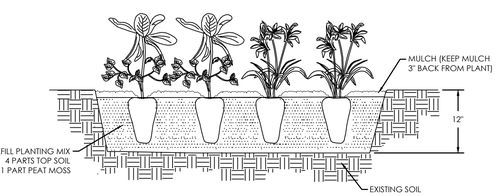
A TREE PLANTING & STAKING
NOT TO SCALE



B SHRUB PLANTING
NOT TO SCALE



C CONCRETE EDGING
NOT TO SCALE



D PERENNIAL PLANTING
NOT TO SCALE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

RIDGEVIEW RETAIL

HARVEY BLVD & N. COUNTY BLVD, HIGHLAND, UTAH

LANDSCAPE PLAN

REVISION BLOCK

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

LANDSCAPE PLAN

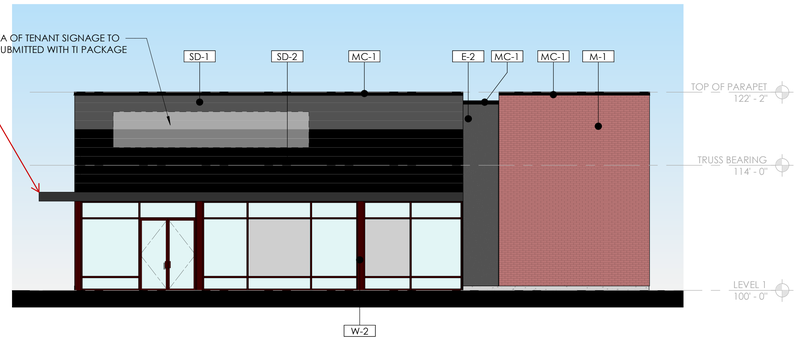
Scale:	1"=20'	Drawn:	AW
Date:	8/3/2021	Job #:	21-0212
Sheet:	L1		

Z:_2021\21-0212 Ridgeview Retail\design 21-0212\cdwg\sheets\L1 - LANDSCAPE PLAN.dwg

ATTACHMENT 8:

EIFS	65%
FIBER CEMENT PAINTED	27%
THIN BRICK	0%
GLAZING	8%

1 NORTH ELEVATION PRESENTATION
1/8" = 1'-0"



EIFS	6%
FIBER CEMENT PAINTED	37%
THIN BRICK	26%
GLAZING	31%

2 SOUTH ELEVATION PRESENTATION
1/8" = 1'-0"

EIFS	44%
FIBER CEMENT PAINTED	16%
THIN BRICK	40%
GLAZING	0%

3 EAST ELEVATION PRESENTATION
1/8" = 1'-0"

EIFS	28%
FIBER CEMENT PAINTED	47%
THIN BRICK	0%
GLAZING	25%

4 WEST ELEVATION PRESENTATION
1/8" = 1'-0"

W-2 ALUMINUM STOREFRONT EXTRA DARK BRONZE

W-2 DRIVE UP WINDOW EXTRA DARK BRONZE

M-1 HARRISTONE COLORADO USED

E-2 EIFS: COLOR SW 7069 IRON ORE

HM-1 HOLOW METAL DOOR & FRAME: PAINT SW6991 BLACK MAGIC

SD-2 HARDIE BOARD LAP SIDING (9.25") PAINT SW6991 BLACK MAGIC

SC-1 STEEL CANOPY: PAINT SW6991 BLACK MAGIC

MC-1 PREFINISHED METAL CAP: CMG METALS, MATTE BLACK

E-1 EIFS: COLOR SW7066 GRAY MATTERS

SD-1 HARDIE BOARD LAP SIDING (9.25") PAINT SW7066 GRAY MATTERS

Babcock Design

RIDGEVIEW RETAIL (COSTA VIDA)

3D VIEWS AND RENDERINGS

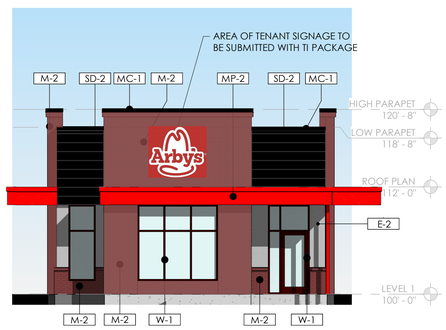
Salt Lake City 52 Exchange Place Salt Lake City, UT 84111 801.531.1144 | **Boise** 800 W. Main Street Suite 940 Boise, ID 83702 208.424.7675 | babcock**design**.com

EIFS	52%
METAL PANEL PAINTED	5%
BRICK	11%
GLAZING	12%
PAINTED BRICK	14%
INSULATED METAL PANEL	6%

1 NORTH ELEVATION PRESENTATION
1/8" = 1'-0"

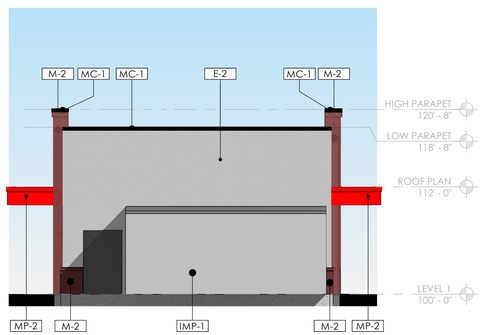
EIFS	55%
METAL PANEL PAINTED	2%
BRICK	12%
GLAZING	5%
PAINTED BRICK	20%
INSULATED METAL PANEL	6%

2 SOUTH ELEVATION PRESENTATION
1/8" = 1'-0"



EIFS	21%
METAL PANEL PAINTED	10%
BRICK	4%
GLAZING	23%
PAINTED BRICK	42%
INSULATED METAL PANEL	0%

3 EAST ELEVATION PRESENTATION
1/8" = 1'-0"



EIFS	53%
METAL PANEL PAINTED	0%
BRICK	3%
GLAZING	0%
PAINTED BRICK	8%
INSULATED METAL PANEL	36%

4 WEST ELEVATION PRESENTATION
1/8" = 1'-0"

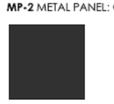
W-1 ALUMINUM STOREFRONT EXTRA DARK BRONZE

W-1 DRIVE UP WINDOW EXTRA DARK BRONZE

M-2 HARRISTONE COLORADO USED

E-2 EIFS: COLOR SW7066 GRAY MATTERS

MP-2 METAL PANEL: COLOR SW6869 STOP



MC-1 PREFINISHED METAL CAP: CMG METALS, MATTE BLACK
HM-1 HOLOW METAL DOOR & FRAME: PAINT SW6991 BLACK MAGIC
SD-2 HARDIE BOARD LAP SIDING (9.25") PAINT SW6991 BLACK MAGIC

Babcock Design

RIDGEVIEW RETAIL (ARBY'S)
3D VIEWS AND RENDERINGS

Salt Lake City 52 Exchange Place Salt Lake City, UT 84111 801.531.1144 | **Boise** 800 W. Main Street Suite 940 Boise, ID 83702 208.424.7675 | babcock**design**.com