AGENDA

HIGHLAND CITY PLANNING COMMISSION
Tuesday, April 23, 2013 – Regular Meeting 7:00 p.m.

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

CALL TO ORDER: Chris Kemp, Chair

- Attendance – Chris Kemp, Chair
- Invocation – Commissioner Tim Heyrend
- Pledge of Allegiance – Commissioner Abe Day

APPEARANCES:

Time has been set aside for the public to express their ideas, concerns, and comments on non-agenda items. Speakers will be limited to three (3) minutes.

PUBLIC HEARING ITEMS:

1. TA-13-01 Jay Roundy is requesting to amend the Highland City Development Code Section 3-4209 Accessory Building to increase the size of accessory buildings in the R-1-20 District. *Legislative*

2. PP-13-02 Ivory Homes is requesting approval on a seven lot preliminary plat on approximately 5.36 acres. The property is located at 9976 N Alpine Hwy. *Administrative*

APPROVAL OF MINUTES:

- March 26, 2013 – Regular Meeting

PLANNING STAFF REPORT:

- Review of recent City Council Actions

COMMISSION COMMENTS AND SUGGESTIONS:

NEXT MEETING: To be announced

Legislative: An action of a legislative body to adopt laws or polices.
Administrative: An action reviewing an application for compliance with adopted laws and policies.

FOR SPECIAL ACCOMMODATIONS

Any individual with a qualified disability may request a reasonable accommodation by contacting the City Recorder at (801) 772-4505 at least 48 hours prior to the Commission meeting.

CERTIFICATE OF POSTING

The undersigned does hereby certify that the above agenda notice was posted in three public places within Highland City limits on this 18th day of April, 2013. These public places being bulletin boards located inside the City offices and located in the Highland Justice Center, 5400 W. Civic Center Drive, Highland, UT; and the bulletin board located inside Lone Peak Fire Station, Highland, UT. On this 18th day of April, 2013 the above agenda notice was posted on the Highland City website at www.highlandcity.org.

Dorinda King, Secretary

HIGHLAND CITY **PLANNING COMMISSION MEETING** APRIL 23, 2013			
REQUEST:	PUBLIC HEARING – An amendment to Highland City Development Code Section 3-4209, Accessory Buildings increasing the size of accessory building from 5% to 7% of the gross lot area in the R-1-20 District. (TA-13-04)		
APPLICANT:	Highland City		
FISCAL IMPACT:	None		
GENERAL PLAN DESIGNATION N/A	CURRENT ZONING N/A	ACREAGE N/A	LOCATION Citywide

BACKGROUND:

A development code amendment is a legislative process.

SUMMARY OF REQUEST:

1. The purpose of the amendment is to increase the size of accessory building from 5% to 7% of the gross lot area in the R-1-20 District. The amendment is as follows:

   Section 3-4209 Accessory Buildings
   …
   (2) Size: Accessory buildings shall not cover more than ~~five percent (5%)~~ SEVEN PERCENT (7%) of the total gross lot area.
   …

ANALYSIS:

- The purpose of limiting the size of accessory buildings is to ensure that the accessory buildings do not exceed the size of the home and to maintain and open/large lot character.

- The minimum lot size in the R-1-20 District is 20,000 square feet. However many of the lots in the R-1-20 District range from 11,500 square feet to 16,000 square feet. These are located in subdivisions that were either approved prior to incorporation of the City. The following chart illustrates the size of accessory building permitted based on lot size:

Lot Size	Accessory Building Square Footage at 5%	Accessory Building Square Footage at 7%
11,500	575	805
12,000	600	840
13,000	650	910
14,000	700	980

15,000	750	1050
16,000	800	1120
17,000	850	1190
18,000	900	1260
19,000	950	1330
20,000	1,000	1400

- There is no limit on the number of buildings if they are less than 200 square feet.

- The Commission will need to discuss whether or not there is a need to increase the size of accessory building and whether or not it is in the best interest of the community.

CITIZEN PARTICIPATION:

A notice of the Planning Commission public hearing was published in the Daily Herald on April 7, 2013. No comments have been received.

RECOMMENDATION:

The Planning Commission should conduct a public hearing and determine if:

- The proposed amendment is consistent with the purpose of the Development Code.
- The proposed amendment will not adversely affect the community.
- The proposed amendment will result in compatible land use relationships.
- The proposed amendment is needed to update the Zoning Ordinance.

If the Planning Commission determines that the amendment is in the best interest of the community, the Commission should draft findings and recommend approval of the proposed amendment.

ATTACHMENTS:

Attachment A – Section 3-4209 Accessory Buildings
Attachment B – Highland City Zoning Map

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

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

(2) **Size.** Accessory buildings shall not cover more than five percent (5%) of the total gross lot area.

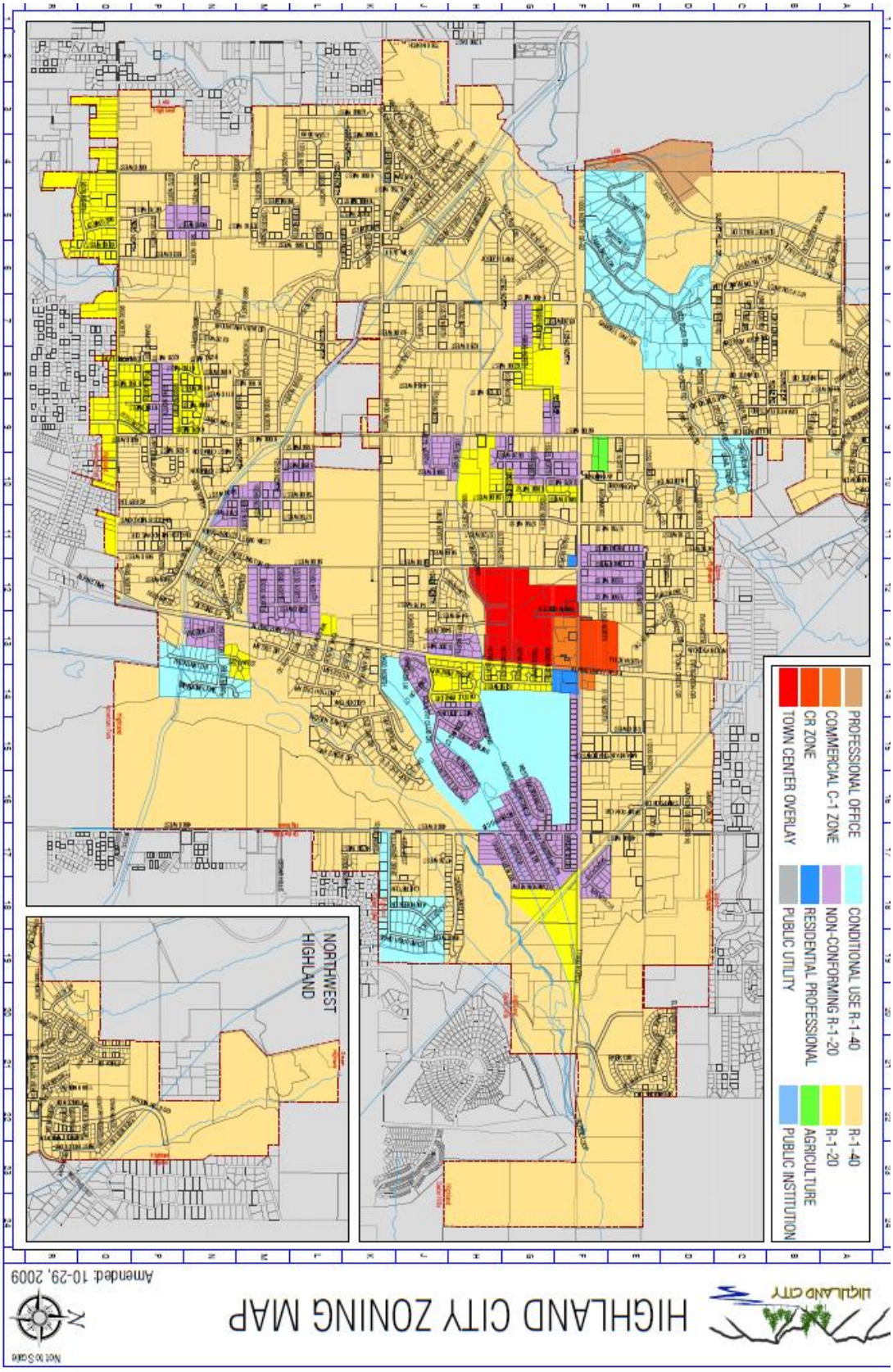
(3) **Height.** No accessory building shall be erected to a height greater than twenty-five feet (25') from grade.

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

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

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

ATTACHMENT B



HIGHLAND CITY **PLANNING COMMISSION MEETING** APRIL 23, 2013			
REQUEST:	PUBLIC HEARING – Preliminary Plat Approval – Timp Shadows Subdivision, a seven lot residential subdivision (PP-13-02).		
APPLICANT:	Daron Young, Ivory Development		
FISCAL IMPACT:	Unknown		
GENERAL PLAN DESIGNATION	CURRENT ZONING	ACREAGE	LOCATION
Low Density Residential	R-1-40	5.36	9976 North Alpine Highway

PRIOR REVIEW:

The public hearing for this item was continued from the April 9, 2013 Planning Commission meeting to the April 23, 2013 Planning Commission meeting.

BACKGROUND:

The property was zoned R-1-20 on November 17, 2013. The rezoning limited the maximum number of lots to seven.

A preliminary plat is an administrative process.

SUMMARY OF REQUEST:

1. The applicant is requesting preliminary plat approval for a seven lot residential subdivision at a density of 1.30 units per acre. The lot sizes are as follows:

Lot	Square Feet
101	21,080
102	24, 678
103	31,318
104	38,212
105	35,823
106	32,411
107	25,782

2. Access to the site will be available from Alpine Highway via Timp Shadows Lane road which will align with Windsor Park Drive.

CITIZEN PARTICIPATION:

Notice of the March 27, 2013 Development Review Committee meeting was mailed to all property owners within 500' of the proposed plat on March 12, 2013. No residents attended the meeting.

Notice of the Planning Commission public hearing was published in the Daily Herald on March 24, 2013 and mailed to all property owners within 500' of the proposed plat on March 25, 2013. No comments have been received.

ANALYSIS:

- The property is designated as low density residential on the General Plan Land Use Map. The proposed subdivision density of 1.30 units per acre is consistent with the General Plan.

- The property to the north is zoned R-1-40 and is part of the Quail Hollow Subdivision. The density of this development is: 1.3 units per acre. The two lots immediately adjacent to the parcel are 1.076 acres and 1.32 respectively.

- The property to the east is zoned R-1-20 and is part of the Mystic Cove Subdivision. The density of this development is: 1.12 units per acre. The three lots immediately adjacent to the parcel are 0.91, 0.67, and 0.69 acres.

- The property to the west is zoned R-1-40 and is part of the Windsor Meadows Subdivision. The Windsor Meadows Subdivision is an open space subdivision with lot sizes ranging from 0.25 to 0.42 acres. The density of this development is: 1.6 units per acre.

- The property to the south is zoned R-1-20 and is part of the Cobble Creek Subdivision. The density of this development is: 2.4 units per acre. The three lots immediately adjacent to the parcel are 0.34, 0.37, and 0.51 acres.

- The proposed subdivision is compatible with the existing surrounding uses.

- Utilities will be extended into the site by existing water, and pressurized irrigation lines in Alpine Highway. A sewer line will be extended through a public utility easement between lots 102 and 103 south through lot 4 Cobble Creek Subdivision. The developer has entered into an agreement with the owner of lot 4 and the City Attorney is reviewing the easement. A stipulation has been included requiring the recording of the agreement prior to the final plat recordation or issuance of a permit for site construction.

- The applicant has proposed an entry monument and perimeter fence. The fence will be installed along SR74.

- Water shares are required to be dedicated/paid as part of the approval.

FINDINGS:

The proposed plat meets the following findings with stipulations:

- It is in conformance with the General Plan, the R-1-20 District, and the Highland City Development Code.
- It is in conformance with the approved rezoning.

RECOMMENDATION AND PROPOSED MOTION:

Staff recommends that the Planning Commission hold a public hearing and recommend **APPROVAL** of the proposed preliminary plat to the following stipulations:

1. The recorded plat shall conform to the final plat date stamped April 18, 2013 except as modified by these stipulations.
2. Water shares shall be dedicated, or documentation of dedication shall be provided, prior to recordation of the final plat as required by the Development Code.
3. All required public improvements shall be installed as required the City Engineer.
4. The civil construction plans shall meet all requirements as determined by the City Engineer.
5. Prior to final plat recordation or issuance of a permit for site construction, the sewer agreement shall be recorded.
6. The owner shall provide a letter from UDOT approving the location of Timp Shadow Lane. Prior to the issuance a permit for site construction or recording of the final plat.
7. The perimeter fence and entry monuments shall be installed in the first phase and completed prior to the issuance of a certificate of occupancy. The entry monuments shall be located within an appropriate easement. Further, the perimeter wall and entry monuments shall be owned and maintained by a private entity.
8. The design of the wall shall meet the requirements of Section 3-612 of the Development Code.

I move that the Planning Commission accept the findings and recommend **APPROVAL** of the case PP-13-02 a request for preliminary plat approval for Timp Shadows, a seven lot residential subdivision subject to the seven stipulations recommended by staff.

ALTERNATIVE MOTION:

I move that the Planning Commission recommend **DENIAL** of case PP-13-02 based on the following findings: (The Commission should draft appropriate findings.)

ATTACHMENTS:

Attachment A – Proposed Preliminary Plat
Attachment B – Proposed Entry Monument and Perimeter Fence
Attachment C – Ordinance #2012-16

ATTACHMENT A

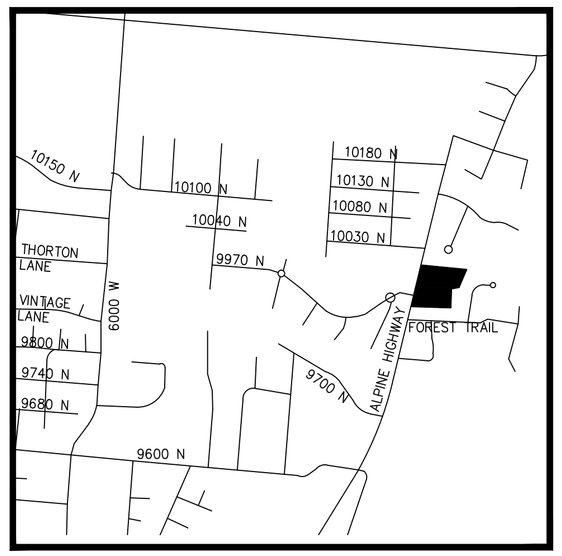
TIMP COVE - PRELIMINARY

PREPARED FOR:

IVORY DEVELOPMENT

LOCATED IN:

HIGHLAND, UTAH



VICINITY MAP

N.T.S

SITE MAP

LEGEND

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
15 IRR	15" IRRIGATION WATER
8 LD	8" LAND DRAIN
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex 18 SD	EXIST. 18" STORM DRAIN
Ex 8 SS	EXIST. 8" SANITARY SEWER
Ex 8 W	EXIST. 8" CULINARY WATER
Ex 8 LD	EXIST. 8" LAND DRAIN
X	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
+ (XXXX.X)	EXIST. SPOT ELEVATION
o XXXX.XX	SPOT ELEVATION

TABULATIONS

ZONE	R-1-20
AREA	5.36 ACRES
LOTS	7 LOTS
DENSITY	1.31 UNITS/ACRE

Sheet List Table

Sheet	Title
C1	COVER SHEET
C2	PRELIMINARY PLAT
C3	UTILTY PLAN
C4	GRADING PLAN
UDOT-1	MEDIAN AND STRIPING PLAN

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO APWA STANDARD PLANS AND HIGHLAND CITY STANDARDS AND SPECIFICATIONS

4. ALL SANITARY SEWER CONSTRUCTION SHALL ADHERE TO HIGHLAND CITY SEWER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS

5. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING
502 WEST 8360 SOUTH
SANDY, UTAH 84070
(801) 352-0075
CONTACT: JASON BARKER

OWNER/DEVELOPER
IVORY DEVELOPMENT, LLC
978 WOODOAK LANE
SALT LAKE CITY, UTAH 84117
(801) 747-7440
CONTACT: DARON YOUNG

CALL BEFORE YOU DIG! IT'S THE LAW. BLUE STAKES 1-800-662-4111

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SANDY, UTAH 84070 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 343833-2202
RONOLD A. PAUL
STATE OF UTAH

TIMP COVE - PRELIMINARY

HIGHLAND, UTAH

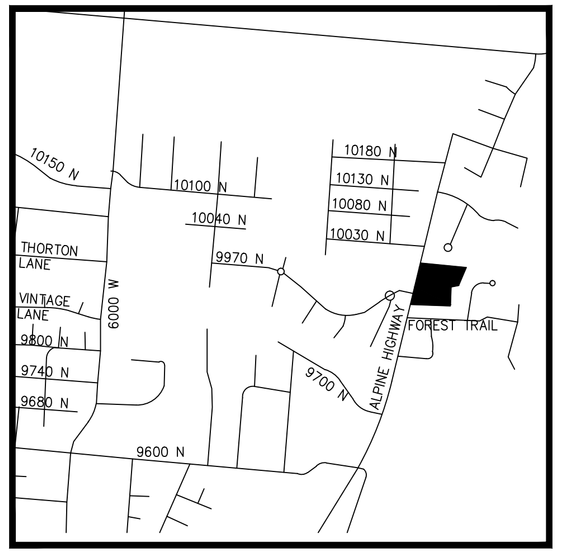
COVER SHEET

REVISION BLOCK

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

COVER SHEET

Scale: NONE	Drawn: JSB
Date: 4/10/2013	Job #: 12-157
Sheet: C1	

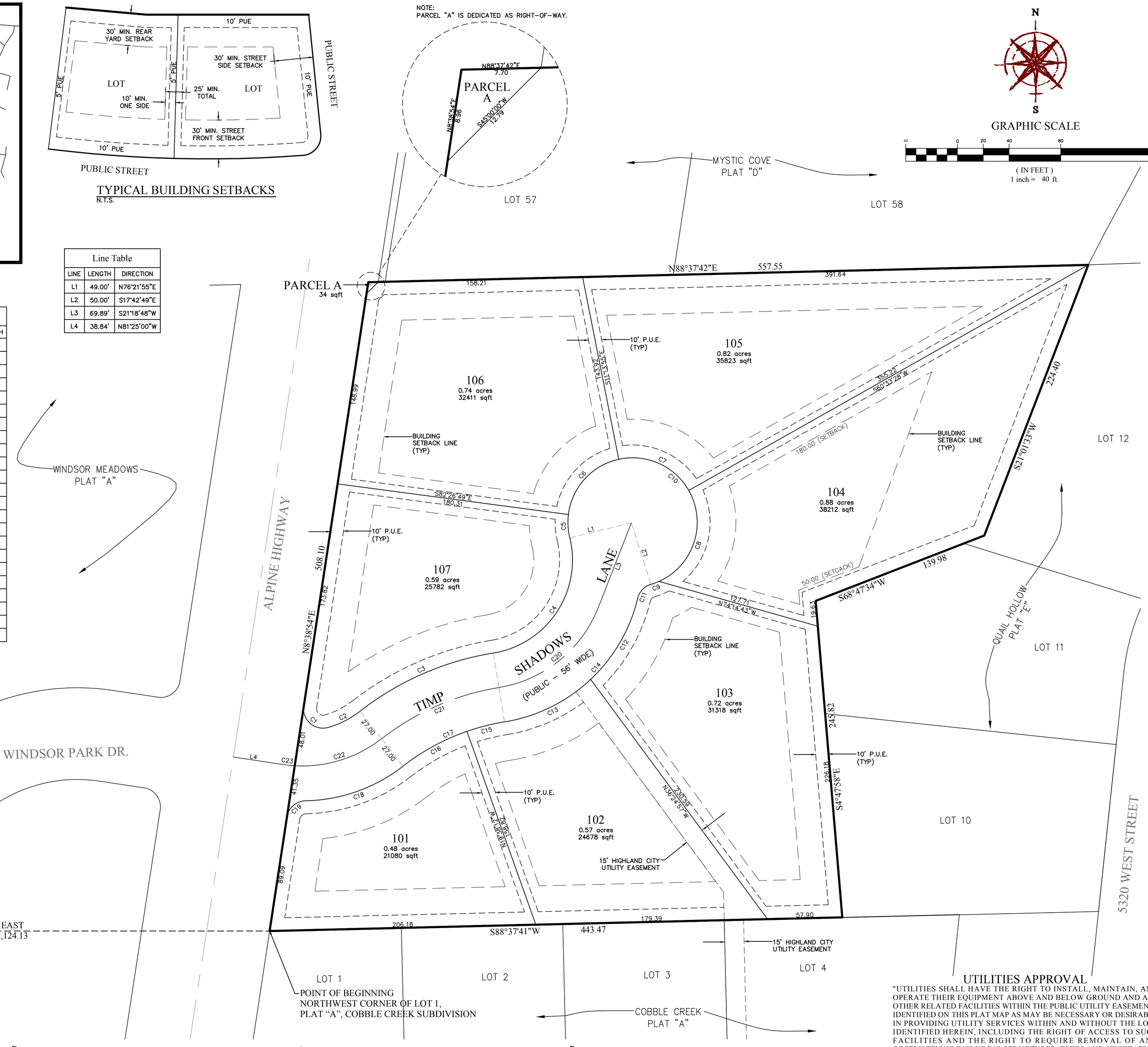


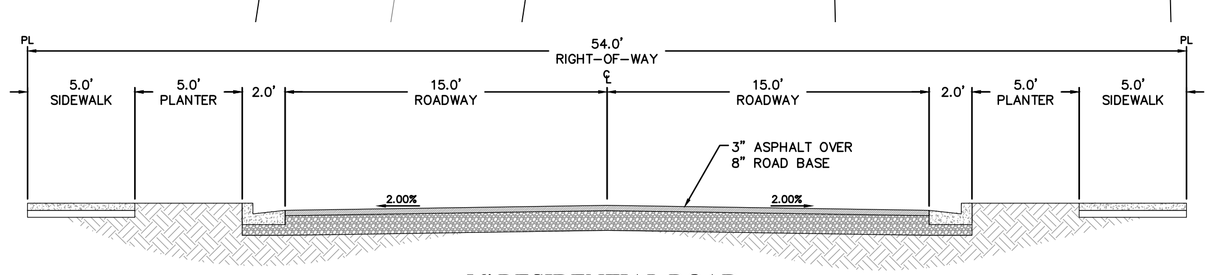
VICINITY MAP
N.T.S

TYPICAL BUILDING SETBACKS
N.T.S.

Line Table		
LINE	LENGTH	DIRECTION
L1	49.00'	N76°21'55"E
L2	50.00'	S17°42'49"E
L3	69.89'	S21°18'48"W
L4	38.84'	N81°25'00"W

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00'	114°46'09"	30.05'	N48°44'11"W	25.27'
C2	73.00'	021°47'55"	27.77'	S62°58'47"W	27.61'
C3	227.00'	028°41'28"	113.67'	S66°25'34"W	112.49'
C4	73.00'	094°24'23"	120.28'	S33°34'07"W	107.13'
C5	50.00'	020°47'21"	18.14'	S03°18'28"E	18.04'
C6	50.00'	070°32'11"	61.55'	S42°21'18"W	57.74'
C7	50.00'	072°40'55"	63.43'	N66°02'09"W	59.26'
C8	50.00'	095°30'12"	83.34'	N18°03'24"E	74.02'
C9	50.00'	007°37'33"	6.65'	N69°37'16"E	6.65'
C10	50.00'	267°08'11"	233.12'	N60°08'03"W	72.46'
C11	15.00'	059°53'33"	15.68'	N43°29'17"E	14.98'
C12	127.00'	033°10'13"	73.52'	N30°07'37"E	72.50'
C13	127.00'	034°03'35"	75.50'	N63°44'31"E	74.39'
C14	127.00'	067°13'48"	149.02'	N47°09'24"E	140.62'
C15	173.00'	009°57'26"	30.07'	N75°47'35"E	30.03'
C16	173.00'	018°44'02"	56.57'	N61°26'51"E	56.31'
C17	173.00'	028°41'28"	86.63'	S66°25'34"W	85.73'
C18	127.00'	036°42'52"	81.38'	N70°26'16"E	79.99'
C19	15.00'	080°08'48"	20.98'	N48°43'18"E	19.31'
C20	100.00'	059°27'31"	103.77'	N51°02'33"E	99.18'
C21	200.00'	028°41'28"	100.15'	S66°25'34"W	99.11'
C22	100.00'	041°13'54"	71.96'	N72°41'47"E	70.42'
C23	100.00'	005°16'16"	9.20'	S84°03'08"E	9.20'





56' RESIDENTIAL ROAD
N.T.S.

QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. 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 A GUARANTEE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLOT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION, PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

QUESTAR GAS COMPANY DATE

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 ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES FACILITIES IN THE PUE"

ROCKY MOUNTAIN POWER DATE

CENTURY LINK DATE

COMCAST DATE

PREPARED BY
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SANDY, UTAH 84070 PH: (801) 352-0075
www.focusutah.com

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, PLAT "A", COBBLE CREEK SUBDIVISI ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUN RECORDER, SAID POINT BEING LOCATED N0°20'30"W ALONG THE SECTION LINE 2,185.87 FEET A EAST 1,124.13 FEET FROM THE SOUTHWEST CORNER OF SECTION 1, T5S, R1E, S.L.B.& M:

COURSE	DISTANCE	REMARKS
N8°38'54"E	508.10	ALONG THE EAST SIDE OD ALPINE HIGHWAY (SR-74)
N88°37'42"E	557.55	ALONG THE SOUTH LINE OF MYSTIC COVE SUBDIVISION "D"
S21°01'33"W	224.40	ALONG THE WEST LINE OF QUAIL HOLLOW SUBDIVISION "E"
S68°47'34"W	139.98	ALONG SAID PLAT
S4°47'58"E	245.82	ALONG SAID PLAT TO THE NORTH LINE OF COBBLE CREEK SUBD. "A"
S88°37'41"W	443.47	ALONG SAID PLAT TO THE POINT OF BEGINNING
		CONTAINS: 5.36± ACRES

BASIS OF BEARING: ALONG THE ¼ SECTION LINE AS SHOWN

DATE SURVEYOR (SEE SEAL BELOW)

OWNERS DEDICATION

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

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

ACKNOWLEDGEMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE _____DAY OF _____A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE SIGNI OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTA

NOTARY ADDRESS PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____.

APPROVED BY MAYOR

APPROVED BY ENGINEER (SEE SEAL BELOW) ATTEST_____ CLERK-RECORDER (SEE SEAL BELOW)

HIHGLAND CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____ , A.D. 20____.

HIGHLAND CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ , A.D. 20____, BY THE HIGHLAND CITY PLANNING COMMISSION.

DIRECTOR, COMMUNITY DEVELOPMENT CHAIRMAN, PLANNING COMMISSION

PLAT "A"

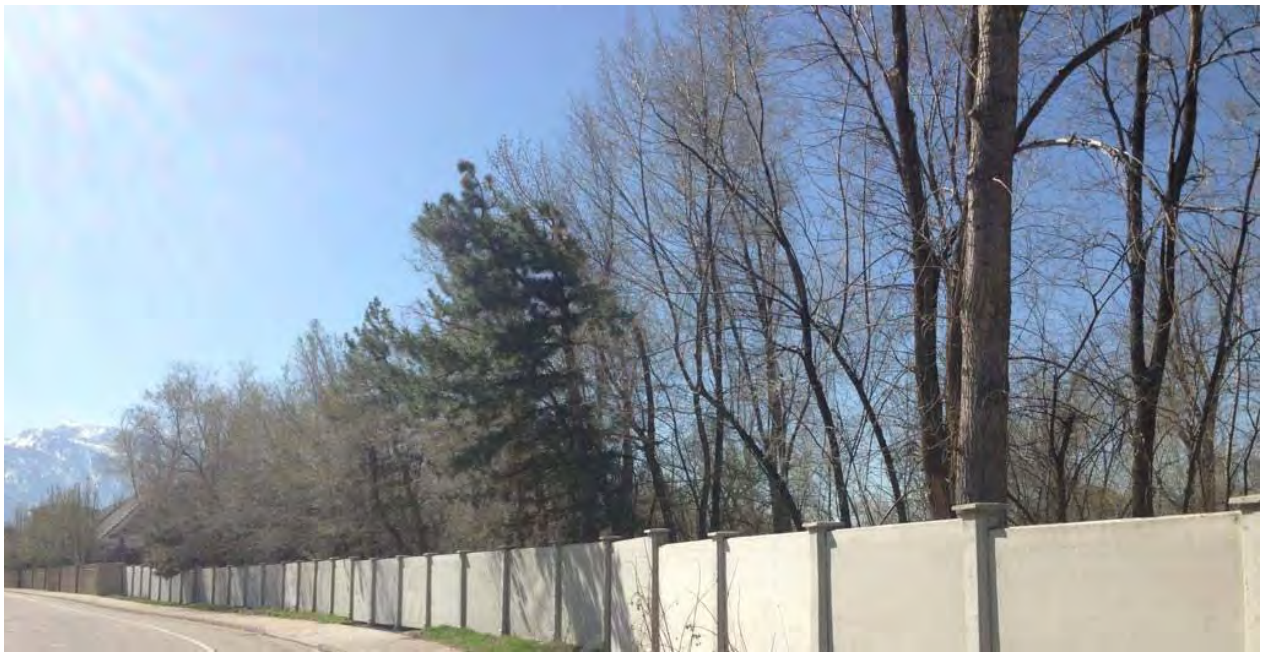
TIMP COVE - PRELIMINARY

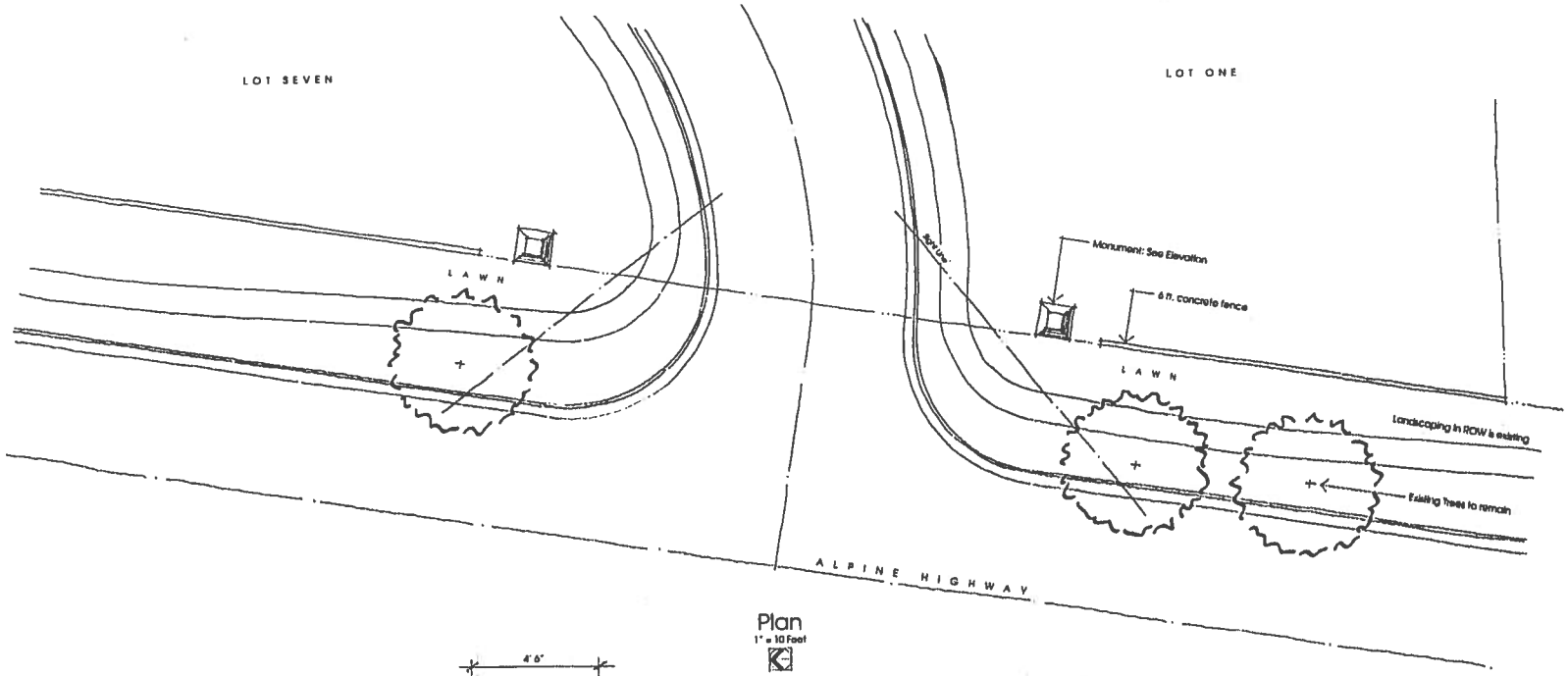
A RESIDENTIAL SUBDIVISION

HIGHLAND, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	LEHI CITY ENGINEER SEAL	LEHI CITY RECORDER SEA
PROFESSIONAL LAND SURVEYOR No. 172675 DENNIS P. CARLISLE STATE OF UTAH			

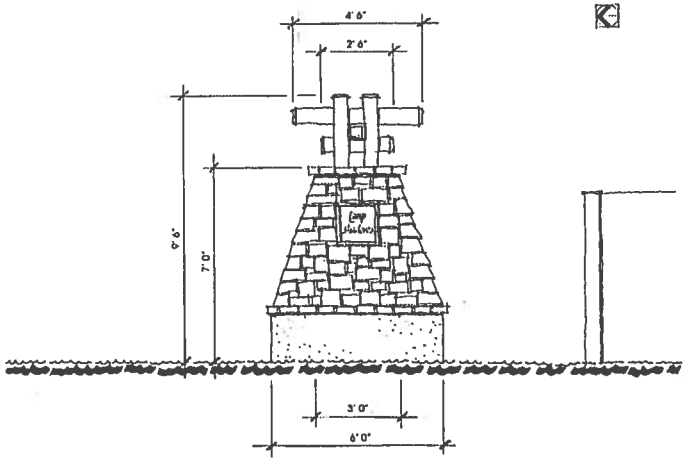
Timp Cove – Alpine Highway Fence Exhibit





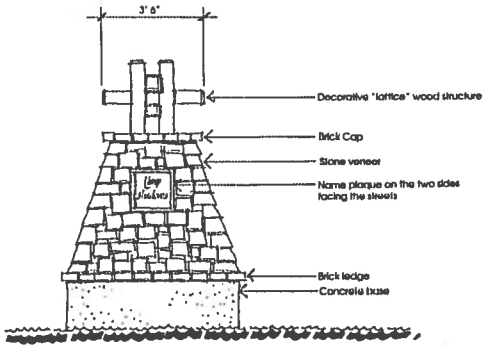
Plan

1" = 10 Feet



Front Elevation

½" = 1 Foot



Side Elevation

½" = 1 Foot

23 JANUARY 2013
Concept Plan: ENTRY MONUMENT

TIMP SHADOWS

Highland, Utah

IVORY DEVELOPMENT , 978 WOOD OAK LANE , SALT LAKE CITY, UTAH

R. MICHAEL KELLY
CONSULTANTS
LAND PLANNING • LANDSCAPE ARCHITECTURE
P.O. Box 609 Midvale, UT 84048 801 733 7997

ORDINANCE NO. 2012-16

AN ORDINANCE OF THE HIGHLAND CITY COUNCIL AMENDING THE OFFICIAL ZONE MAP OF HIGHLAND CITY FOR APPROXIMATELY 5.36 ACRES OF LAND GENERALLY LOCATED AT 9976 NORTH ALPINE HIGHWAY AS SHOWN IN FILENAME (Z-12-01), REZONING SUCH PROPERTY FROM R-1-40 RESIDENTIAL TO R-1-20 RESIDENTIAL AND IMPOSING CONDITIONS UPON SUCH CHANGE.

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

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

WHEREAS, the Commission held public hearing on this Ordinance on October 23, 2012; and

WHEREAS, the City Council held a public hearing on this Ordinance on November 7, 2012; and

WHEREAS, the City Council found the applicant restricted the development to 7 lots, and with the developments to the North and West being R-1-40 and developments to the South and East being R-1-20, the layout of the development offers a transition from one zone to the other.

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

SECTION 1. That ± 5.36 acres of certain real property located at 9976 North Alpine Highway more particularly described and depicted on "Exhibit A", attached and incorporated herein by reference are hereby rezoned from R-1-40 Residential to R-1-20 Residential subject to the following condition:

1. The preliminary and final plats shall substantially conform to the conceptual plat dated September 2012 and the maximum number of lots shall not exceed seven.

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

SECTION 2. This zone map amendment is predicated upon compliance with the conditions in Section 1. In the event any condition is violated or unfulfilled, this Ordinance shall

conditions in Section 1. In the event any condition is violated or unfulfilled, this Ordinance shall become null and void and the zone designation for all of the subject properties shall revert to the R-1-40 Zone.

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

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

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

PASSED AND ADOPTED by the Highland City Council, November 7, 2012.

HIGHLAND CITY, UTAH

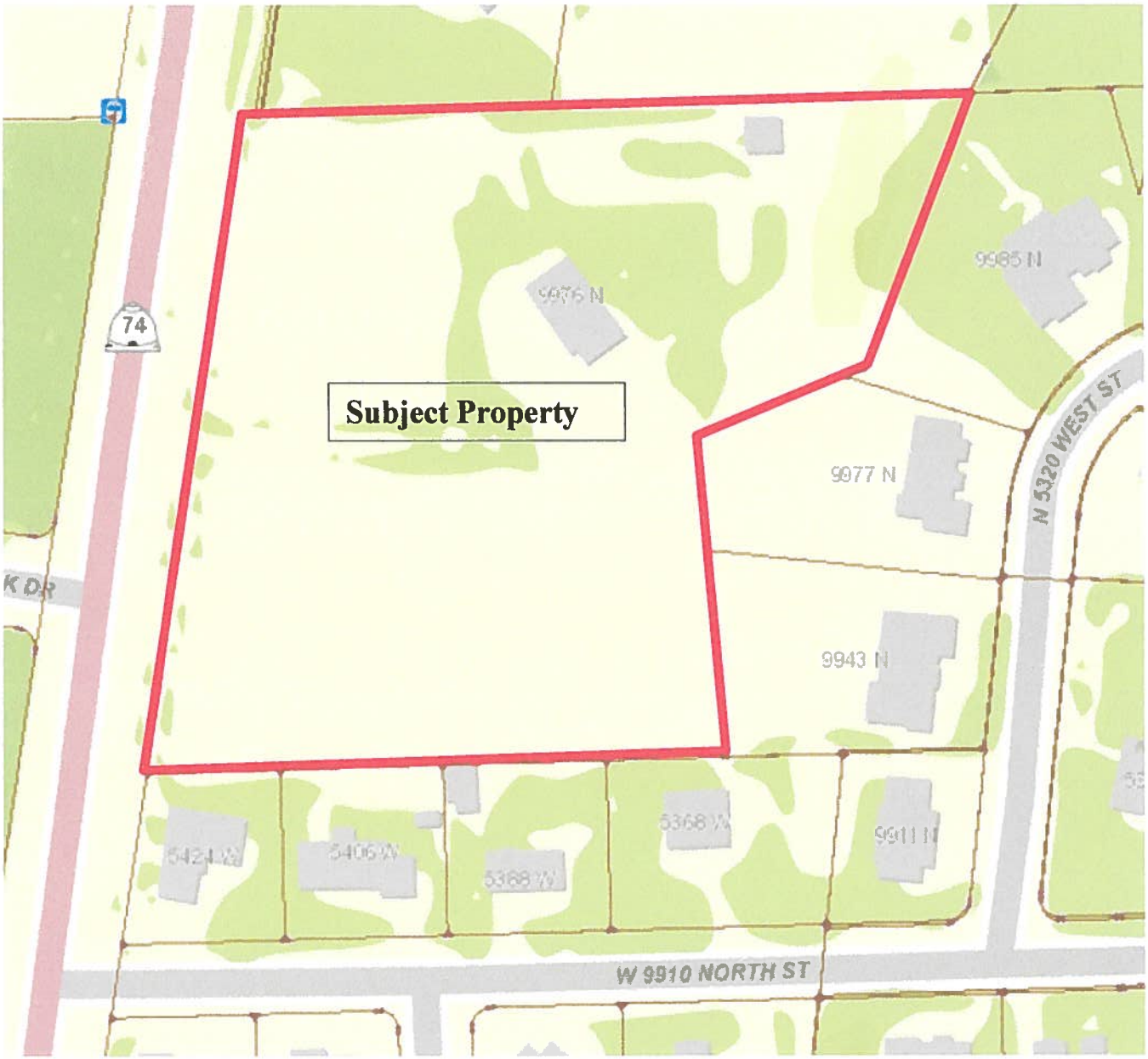
Lynn Ritchie, Mayor

HIGHLAND CITY CORPORATE SEAL STATE OF UTAH

ATTEST:

Jody Bates, Executive Secretary

COUNCILMEMBERS VOTING "AYE"	COUNCILMEMBERS VOTING "NAY"
Brian Braithwaite	
Tom Butler	
Tim Irwin	
Jessie Schoenfeld	
Scott Smith	

Exhibit A

COM N 2185.83 FT & E 1111.1 FT FR SW COR. SEC. 1, T5S, R1E, SLB&M.; N 8 DEG 38' 54" E 508.38 FT; N 88 DEG 37' 41" E 557.53 FT; S 21 DEG 1' 33" W 224.47 FT; S 68 DEG 47' 36" W 139.98 FT; S 4 DEG 47' 58" E 246.04 FT; S 88 DEG 37' 44" W 443.49 FT TO BEG. AREA 5.364 AC.