



## AMENDED AGENDA

### 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 Highland City 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 policies.*

*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 18<sup>th</sup> 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](http://www.highlandcity.org).

Dorinda King, Secretary

**HIGHLAND CITY  
PLANNING COMMISSION MEETING  
APRIL 23, 2013**

<b>REQUEST:</b>	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)		
<b>APPLICANT:</b>	Highland City		
<b>FISCAL IMPACT:</b>	None		
<b>GENERAL PLAN DESIGNATION</b>	<b>CURRENT ZONING</b>	<b>ACREAGE</b>	<b>LOCATION</b>
N/A	N/A	N/A	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.

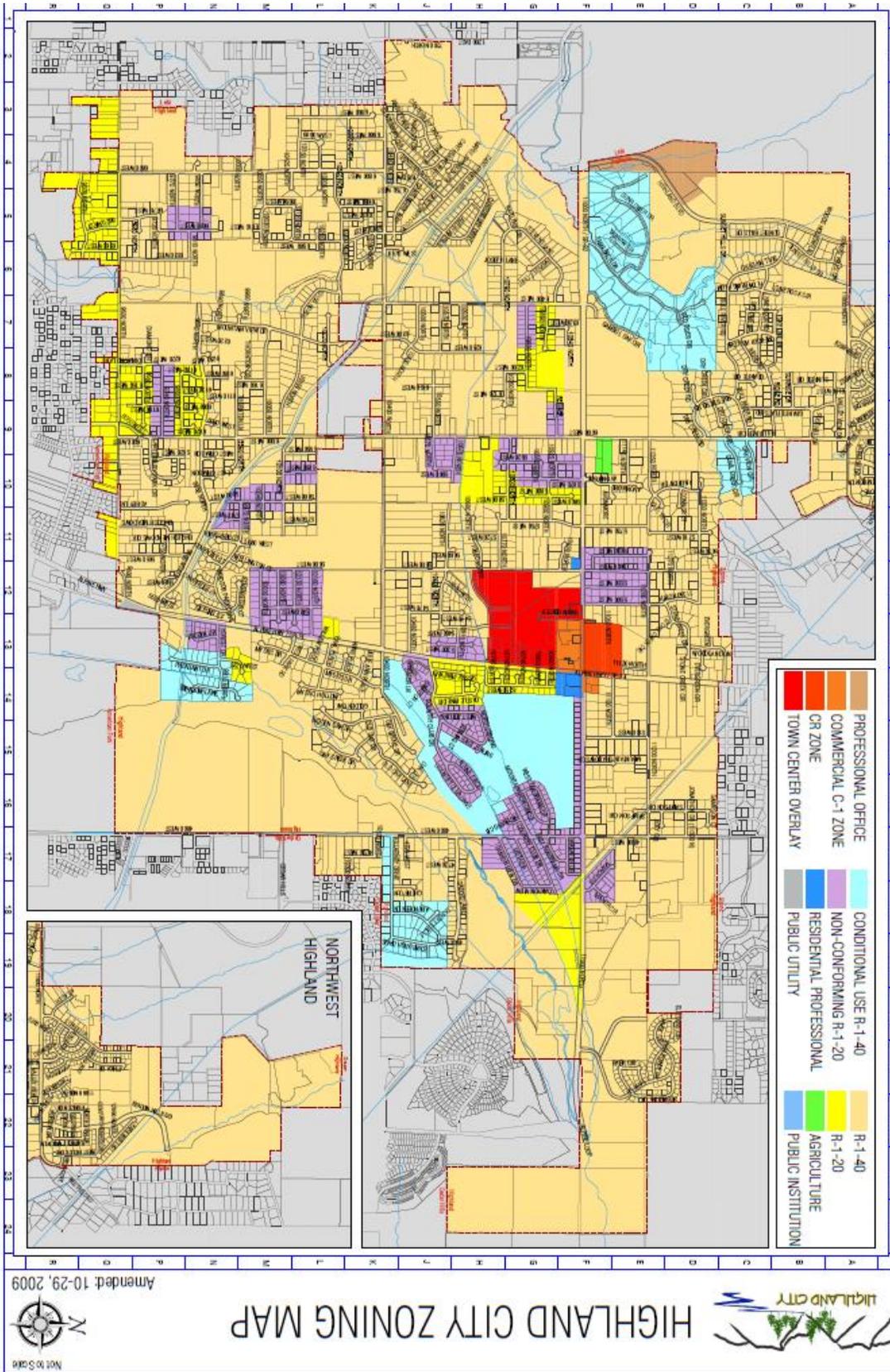
**ATTACHMENTS:**

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

## ATTACHMENT A

**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.



**HIGHLAND CITY**  
**PLANNING COMMISSION MEETING**  
**APRIL 23, 2013**

<b>REQUEST:</b>	PUBLIC HEARING – Preliminary Plat Approval – Timp Shadows Subdivision, a seven lot residential subdivision (PP-13-02).		
<b>APPLICANT:</b>	Daron Young, Ivory Development		
<b>FISCAL IMPACT:</b>	Unknown		
<b>GENERAL PLAN DESIGNATION</b>	<b>CURRENT ZONING</b>	<b>ACREAGE</b>	<b>LOCATION</b>
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:**

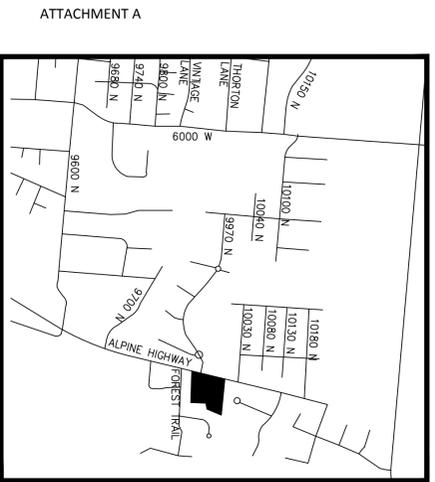
I move that the Planning Commission recommend **DENIAL** of case PP-13-02 based on the following findings: (The Commission should draft appropriate findings.)

**ATTACHMENTS:**

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

# TIMP COVE - PRELIMINARY

PREPARED FOR:  
**IVORY DEVELOPMENT**  
 LOCATED IN:  
**HIGHLAND, UTAH**



## 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 THE REFERENCE TO SURVEY CONSTRUCTION STAKES CONSTRUCTION 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.

## SITE MAP

## 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 SHALL BE RESPONSIBLE FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS 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 ENGINEER, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY AND HOLD THE ENGINEER, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY ARISING FROM THE 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 WARRANT THE ACCURACY OF SUCH LINESWORK. 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.

## LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	EASTWEST
15'-30"	15" STORM DRAIN
8'-30"	8" SANITARY SEWER
8'-30"	8" CULINARY WATER
15'-00"	15" SEWAGE TREATMENT WATER
8'-00"	8" LAND DRAIN
XXXX-	CONTOUR MAJOR
XXXX-	CONTOUR MINOR
6'-8.10"	EXIST. 8" SANITARY SEWER
6'-8.10"	EXIST. 8" CULINARY WATER
6'-8.10"	EXIST. 8" LAND DRAIN
XXXXX	EXIST. FENCE
XXXXX	EXIST. CONTOUR MAJOR
XXXXX	EXIST. CONTOUR MINOR
+	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
o XXXXX	EXIST. SPOT ELEVATION

## TABLATIONS

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	UTILITY PLAN
C4	GRADING PLAN
UDOT-1	MEDIAN AND STRIPPING PLAN

## 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

# TIMP COVE - PRELIMINARY

## HIGHLAND, UTAH

### COVER SHEET



REVISION BLOCK		
#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
9		

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



**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 38, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF S.A.U.C.O. AND HAVE SUBMITTED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, A THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND THE MENTIONED ON 1 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 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREON ON THE IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED 89°20'30"W ALONG THE SECTION LINE 2,185.87 FEET EAST 1,124.13 FEET FROM THE SOUTHWEST CORNER OF SECTION 1, T5S, R1E, S1.B.&M.

COURSE	DISTANCE	REMARKS
N 88°37'42"E	508.10	ALONG THE EAST SIDE OF ALPINE HIGHWAY (SR-74)
N 88°37'42"E	577.55	ALONG THE SOUTHWEST CORNER OF MYSTIC COVE SUBDIVISION "D"
S 21°01'33"W	224.40	ALONG THE WEST LINE OF QUAIL HOLLOW SUBDIVISION "E"
S 64°12'58"E	245.82	ALONG SAID PLAT TO THE NORTH LINE OF COBBLE CREEK SUBD. "A"
S 88°37'41"W	443.47	ALONG SAID PLAT TO THE POINT OF BEGINNING

CONTAINS 5.96 ACRES

BASE OF BEARING: ALONG THE 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 HEREOF AND SHOWN ON THIS MAP, HAVE CAUSED THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDING FOR PUBLIC PERSONS FOR THE PERPETUAL USE OF THE PUBLIC IN THE SAME MANNER AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREOF FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF UTAH  
COUNTY OF UTAH  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE SIGNOR OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH  
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 INTENDING FOR PUBLIC PERSONS FOR THE PERPETUAL USE OF THE PUBLIC THIS DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

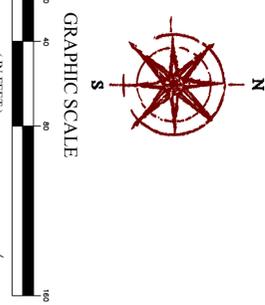
APPROVED BY MAYOR \_\_\_\_\_  
APPROVED BY ENGINEER \_\_\_\_\_ ATTEST \_\_\_\_\_ CLERK-RECORDER  
(SEE SEAL BELOW) (SEE SEAL BELOW)

HIGHLAND CITY ATTORNEY \_\_\_\_\_  
APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
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  
LEHI CITY ENGINEER SEAL  
LEHI CITY RECORDER SEAL

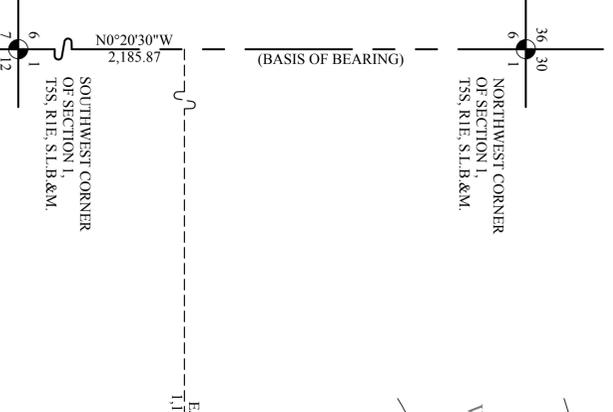
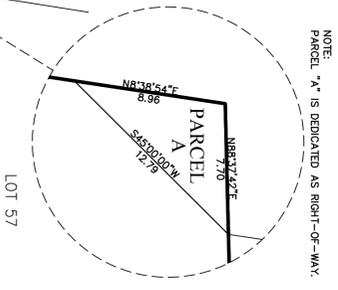
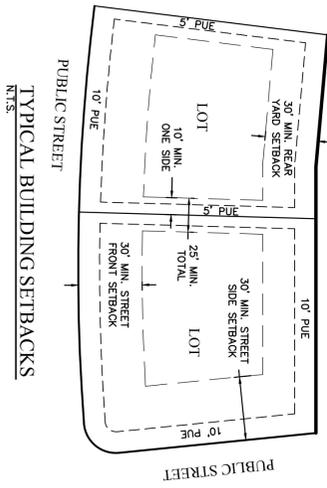
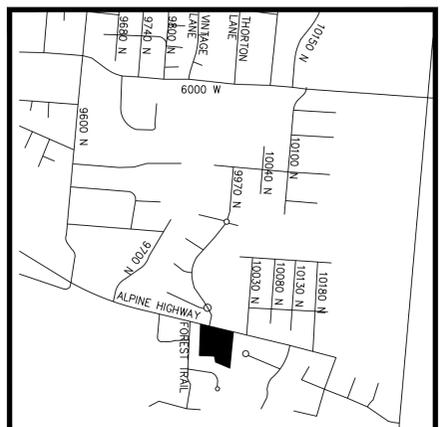


Line Table

LINE	LENGTH	DIRECTION
L1	49.00'	N 87°21'55"E
L2	50.00'	S 17°42'49"E
L3	68.89'	S 21°18'48"W
L4	38.84'	N 87°25'00"W

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00'	114°46'09"	30.05'	N 84°41'11"W	25.27'
C2	73.00'	021°47'55"	27.77'	S 62°58'47"W	27.61'
C3	227.00'	028°41'28"	113.67'	S 66°25'34"W	112.49'
C4	73.00'	089°24'23"	120.28'	S 33°34'07"W	107.13'
C5	50.00'	020°47'21"	18.14'	S 03°18'28"E	18.04'
C6	50.00'	070°32'11"	61.55'	S 42°21'18"W	57.74'
C7	50.00'	072°40'55"	63.43'	N 66°02'09"W	58.26'
C8	50.00'	095°30'12"	83.34'	N 80°32'4"E	74.02'
C9	50.00'	007°37'33"	8.65'	N 69°37'18"E	6.65'
C10	50.00'	287°08'11"	233.12'	N 67°08'03"W	72.46'
C11	15.00'	099°53'33"	15.88'	N 43°29'17"E	14.98'
C12	127.00'	031°01'3"	73.52'	N 50°07'37"E	72.50'
C13	127.00'	034°03'35"	75.50'	N 63°44'31"E	74.39'
C14	127.00'	067°13'48"	149.02'	N 47°09'24"E	140.62'
C15	173.00'	009°57'28"	30.07'	N 75°47'35"E	30.03'
C16	173.00'	018°44'02"	56.57'	N 61°26'51"E	56.31'
C17	127.00'	028°42'52"	81.38'	N 70°26'16"E	79.99'
C18	127.00'	028°42'52"	81.38'	N 70°26'16"E	79.99'
C19	15.00'	080°08'45"	20.98'	N 48°43'18"E	19.31'
C20	100.00'	089°27'31"	103.77'	N 51°02'33"E	99.18'
C21	200.00'	028°41'28"	100.15'	S 66°25'34"W	99.11'
C22	100.00'	041°3'54"	71.96'	N 72°41'47"E	70.42'
C23	100.00'	003°16'16"	9.20'	S 84°03'08"E	9.20'



**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 CONSTITUTING A GUARANTEE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION, PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-336-8532.

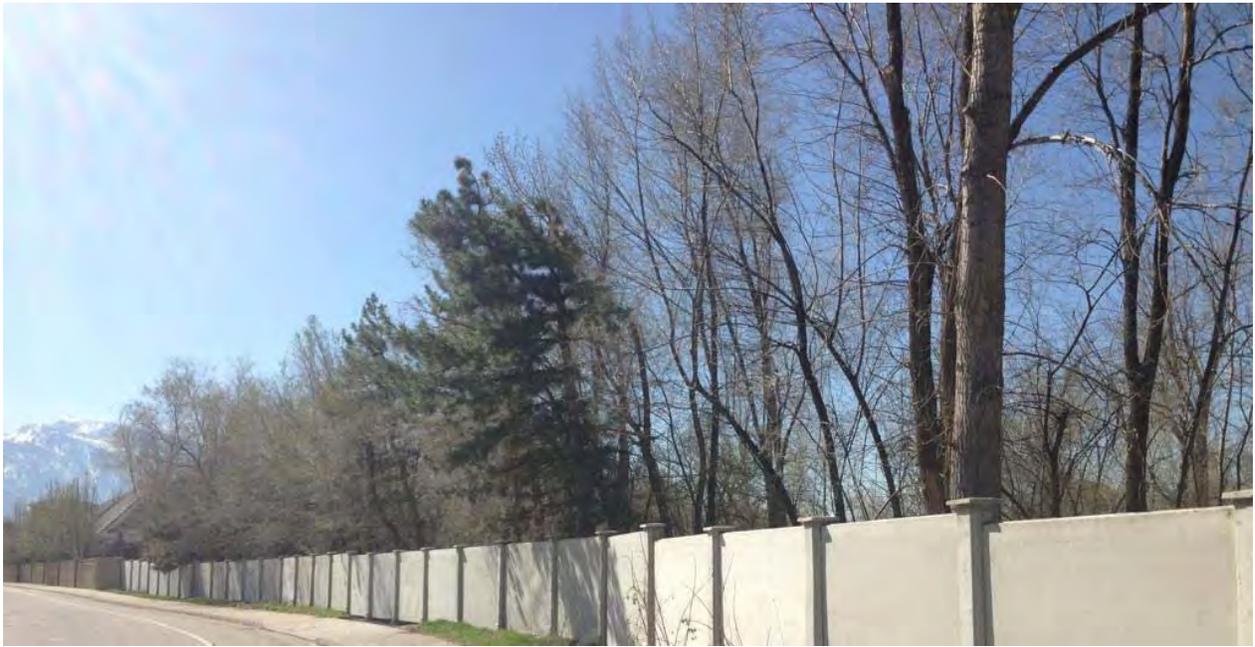
**UTILITIES APPROVAL**

"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 MAPS MAY BE NECESSARY OR DESIRABLE IN PROVIDING PUBLIC SERVICES WITHIN AND WITHOUT THE LOTS AND ARE HEREBY GRANTED TO THE UTILITY COMPANY. THE LOTS IN THIS PLAT ARE SUBJECT TO THE EXISTING AND FUTURE 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'S EXPENSE. AT NO TIME MAY ANY PERMANENT OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE BE PLACED WITHIN THE PUE WITHOUT THE UTILITY'S WRITTEN APPROVAL OF THE UTILITIES FACILITIES."

ROCKY MOUNTAIN POWER \_\_\_\_\_ DATE \_\_\_\_\_  
CENTURY LINK \_\_\_\_\_ DATE \_\_\_\_\_  
COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

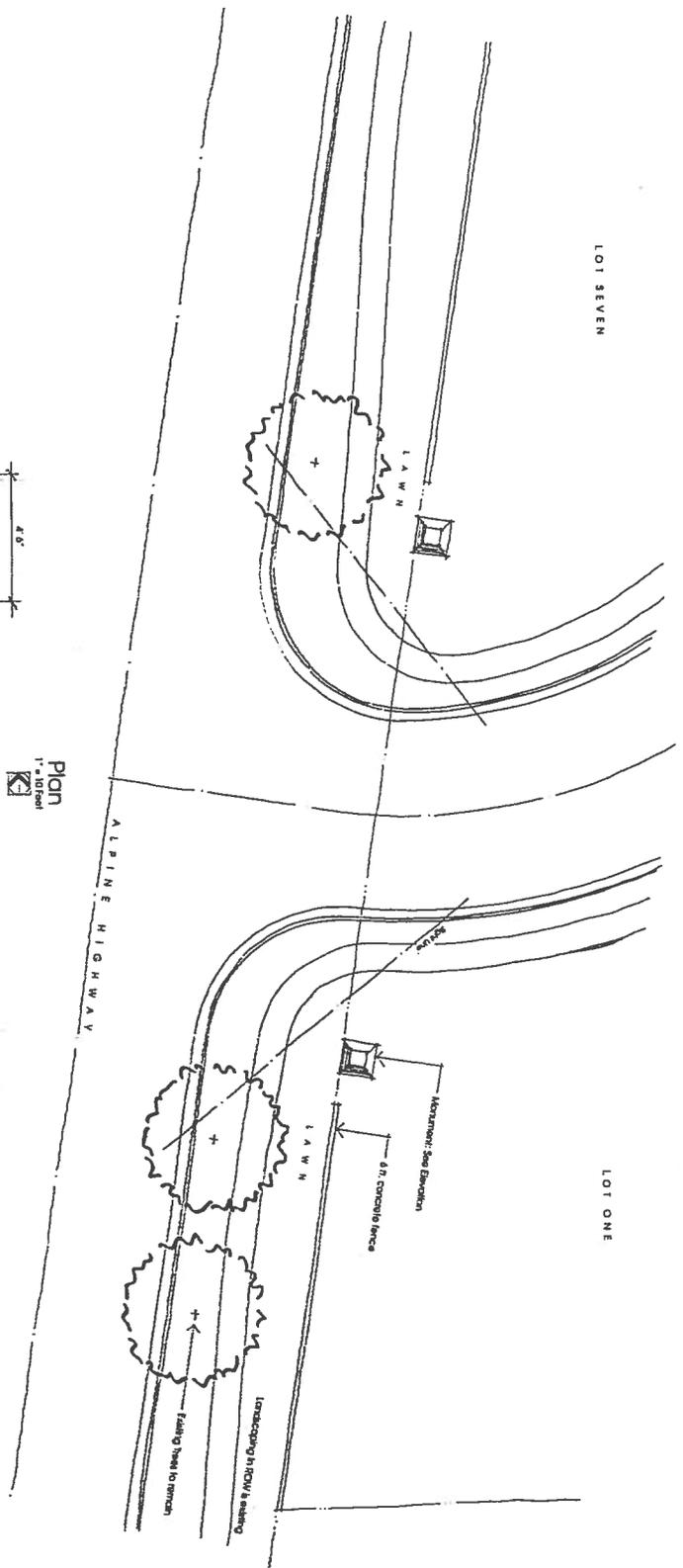
PREPARED BY  
**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
502 WEST 8360 SOUTH  
SANDY, UTAH 84070 PH: (801) 352-0075  
WWW.FOCUSUTAH.COM

Timp Cove – Alpine Highway Fence Exhibit

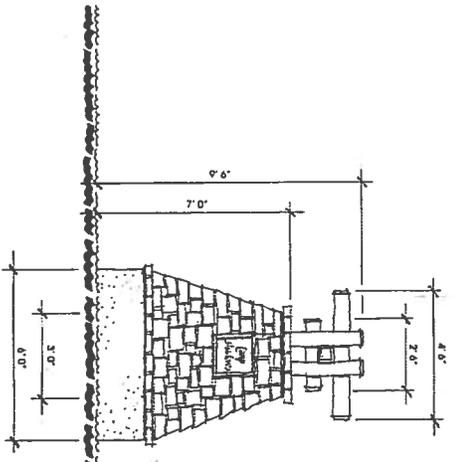


LOT SEVEN

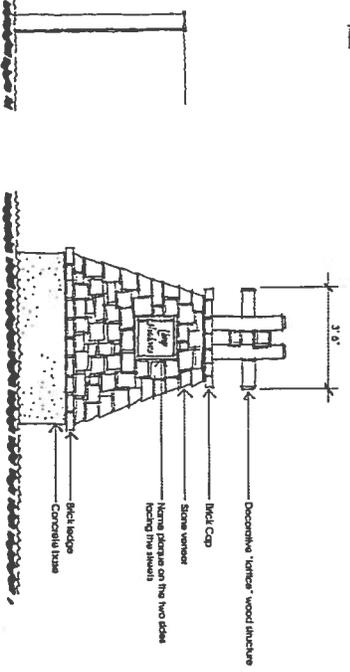
LOT ONE



Plan  
1" = 10' Horizontal



Front Elevation  
1/8" = 1' Foot



Side Elevation  
1/8" = 1' Foot

# TIMP SHADOWS

2000-2001  
Concept Plan: SHIRY ARCHITECTS  
HYBRID, UTAH  
WOXY DEVELOPMENT, 978 WOOD OAK LANE, SALT LAKE CITY, UTAH

R. MICHAEL KELLY  
CONSULTANTS  
LAMP REPAIRING, TAMPONING, AIR QUALITY  
701 W. 400 S. SUITE 107, SALT LAKE CITY, UT 84143

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  $\pm$  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



ATTEST:

  
\_\_\_\_\_  
Jody Bates, Executive Secretary

COUNCILMEMBERS VOTING "AYE"

\_\_\_\_\_  
Brian Braithwaite  
\_\_\_\_\_  
Tom Butler  
\_\_\_\_\_  
Tim Irwin  
\_\_\_\_\_  
Jessie Schoenfeld  
\_\_\_\_\_  
Scott Smith

COUNCILMEMBERS VOTING "NAY"

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

