



HIGHLAND PLANNING COMMISSION AGENDA

TUESDAY, JANUARY 28, 2025

PLANNING COMMISSION AND CITY COUNCIL COMBINED MEETING

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

VIRTUAL PARTICIPATION



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



Email comments prior to meeting: planningcommission@highlandcity.org

7:00 PM REGULAR SESSION

Call to Order: Audrey Moore

Invocation: Debra Maughan

Pledge of Allegiance: Trent Thayn

1. UNSCHEDULED PUBLIC APPEARANCES

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

2. DISCUSSION ITEMS

Items in this section are for discussion and direction to staff only. No final action will be taken.

a. ACTION: Combined Commission and Council General Plan Workshop and Discussion *Land Use (Legislative)*

Jay Baughman, Assistant City Administrator/Community Development Director, Rob Patterson, City Attorney/Planning & Zoning Administrator

The Planning Commission and City Council will hear and discuss the draft vision statement, guiding principles, and future land use concepts for the City's updated general plan prepared by Landmark Design.

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 Planning Commission may participate electronically during this meeting.

CERTIFICATE OF POSTING

I, Rob Patterson, certify that the foregoing agenda was posted at the principal office of the public body, 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 Planning Commission, staff and the public.

Posted and dated this agenda on the 23 day of January, 2025

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PLANNING COMMISSION MEETINGS.
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PLANNING COMMISSION AGENDA REPORT ITEM #2a

DATE: January 28, 2025
TO: Planning Commission
FROM: Jay Baughman, Assistant City Administrator/Community Development Director, Rob Patterson, City Attorney/Planning & Zoning Administrator
SUBJECT: Combined Commission and Council General Plan Workshop and Discussion
TYPE: Land Use (Legislative)

PURPOSE:

The Planning Commission and City Council will hear and discuss the draft vision statement, guiding principles, and future land use concepts for the City's updated general plan prepared by Landmark Design.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission and City Council consider the draft goals, principles, and concepts presented by Landmark Design and provide feedback and direction on any desired corrections, additions, or changes.

PRIOR REVIEW:

This is the first formal leadership briefing regarding the ongoing revisions to the general plan.

BACKGROUND & SUMMARY OF REQUEST:

Landmark Design and City staff have been working to gather resident feedback on issues affecting or part of the City's general plan. Based on that feedback, Landmark has prepared some draft documents that will be key to the general plan, including:

- Vision Statement
- Guiding Principles
- Future Land Use Map

These documents address ideas and issues that are important to Highland and the general plan. The vision statement and guiding principles will affect how the rest of the general plan is drafted and serve as touchstones for future legislative policies. The future land use map addresses the future of development in Highland as the city approaches build-out. The key items addressed in the future land use map are:

- Longhorn property
- Town Center
- Potential expansion of commercial areas
- State-owned property south of Ridgeview

The map gives direction on the location of these issues, and the accompanying descriptions provide high-level goals or policies that the City could adopt regarding these issues and areas.

Importantly, none of these documents are final. The purpose of this meeting is for Landmark to receive feedback to ensure that these documents reflect the desires of residents and of City leadership. The documents will be revised based on feedback received during this meeting.

Also included for review is the draft community engagement report. This is a document that will be appended to the updated general plan that summarizes the public outreach and feedback received in preparing the general plan. While feedback regarding this document is also welcome, this is less of a policy document and more of a reference document.

STAFF REVIEW & PROPOSED FINDINGS:

NA

MOTION:

Discussion only

ATTACHMENTS:

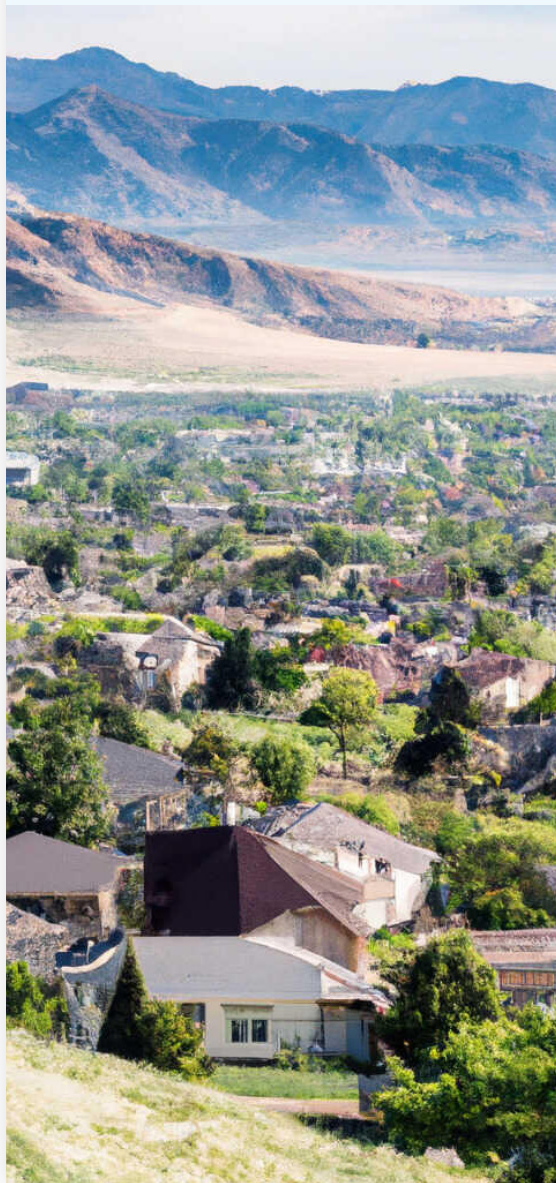
1. 1-Vision and Guiding Principles DRAFT
2. 2-Land Use Maps & Descriptions DRAFT
3. Engagement Report - Highland GP Update DRAFT 250117



HIGHLAND CITY **VISION STATEMENT**

Highland City cherishes its roots as a bedroom community with a strong rural heritage, characterized by large lots, single-family homes, and open spaces that blend harmoniously with nature. As the City approaches build-out, it is committed to preserving its unique character through balanced growth, thoughtful economic development, and continued enrichment of community life.

1. ENCOURAGE A BALANCED APPROACH TO GROWTH



Encourage balanced growth that preserves Highland’s rural residential character while integrating housing options in suitable areas, promoting an attractive, cohesive community that enhances quality of life for all residents.

- **Strategic Residential Infill:** Adopt regulatory mechanisms in residential areas that protect low-density housing while allowing flexibility for in-fill development and moderate income housing strategies, including detached ADUs, flag lots, and senior housing.
- **Concentrated Mixed-Use:** Concentrate mixed-uses, including higher-density residential and neighborhood-scale retail, near the Town Center, Planned Developments, and suitable highway corridors, minimizing impacts on traffic, the environment, and Highland’s rural residential character.
- **Cohesive Design:** Promote attractive and cohesive development through an ongoing, iterative process of aligning design guidelines and policies with Highland’s values and vision.
- **Regional Collaboration:** Collaborate with neighboring communities to manage shared resources, support sustainable growth, and strengthen regional quality of life.
- **Sustainable Practices:** Support water-wise principles and other sustainable land use practices that protect sensitive lands, conserve water, and maintain Highland’s high standard of living for current and future residents.

2. CULTIVATE THOUGHTFUL ECONOMIC DEVELOPMENT



Cultivate thoughtful, neighborhood-scale economic development that aligns with Highland’s character and supports the City’s commercial base, ensuring the Town Center remains the commercial, and civic heart of the City.

- **Strengthen Town Center:** Build on the existing foundation of mixed-use developments, public parks, and cultural spaces in the Town Center to further strengthen its role as a vibrant community destination, enhancing areas for social, recreational, and civic activities that bring residents and visitors together.
- **Neighborhood-Scale Retail:** Develop commercial spaces around existing retail hubs while prioritizing neighborhood-scale retail including personal services, food services, gas and lodging, and general retail purchases.
- **Targeted Commercial Development:** Utilize targeted commercial development to strengthen the commercial base without compromising Highland’s charm or exceeding the town’s capacity for growth.
- **Strategic Redevelopment:** In the future, strategically redevelop residential lots along Timpanogos Highway into commercial or office spaces, focusing on areas near existing commercial zones.

3. CONTINUE TO ENRICH COMMUNITY LIFE



Continue to enrich community life and well-being by creating a comprehensive, safe, and accessible green network that fosters outdoor recreation, healthy living, and a strong connection with nature through enhanced infrastructure, thoughtful park maintenance, and strategic expansion.

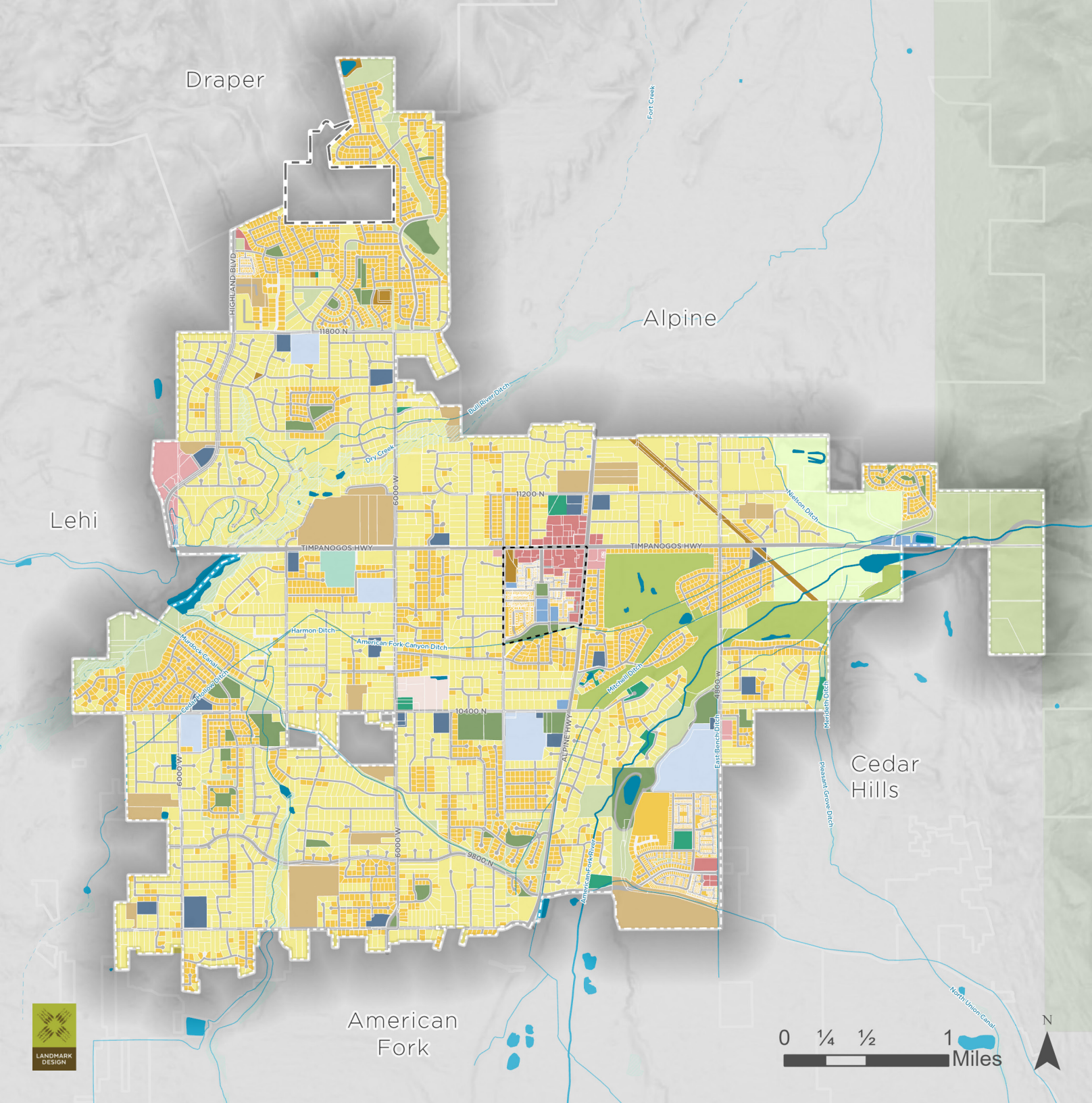
- **Safety Enhancements:** Enhance pedestrian and cyclist safety by expanding sidewalks, adding designated bike lanes, improving trail lighting, and creating well-designed crossings.
- **Walkable Access:** Ensure every resident has access to a park, trail, or open space within walking distance of their home, enriching daily life with opportunities for exercise, relaxation, and social connection.
- **Park Maintenance:** Prioritize the maintenance of existing parks, trails, and amenities focusing on improvements such as better lighting, shade, restrooms, and completing connections to key destinations.
- **Unified Green Network:** Work towards the full integration of parks, trails, and open spaces into a unified green network.
- **Strategic Expansion:** Strategically develop new parks and trails in areas with sufficient local demand.



HIGHLAND CITY

Existing Land Use

- Annexation Boundary
- Town Center
- Low-Density Residential
- Medium-Density Residential
- School
- Institutional
- Religious
- Private Recreation
- Highland City Public Park
- Golf Course
- Open Space
- Cemetery
- Conservation Area
- Commercial
- Office
- Commercial Ag
- Utility
- Ag/Vacant/Underutilized
- Forest Service Land
- Canal/Ditch
- Stream/River - Intermittent
- Stream/River - Perennial
- Riparian/Wetland
- Waterbody

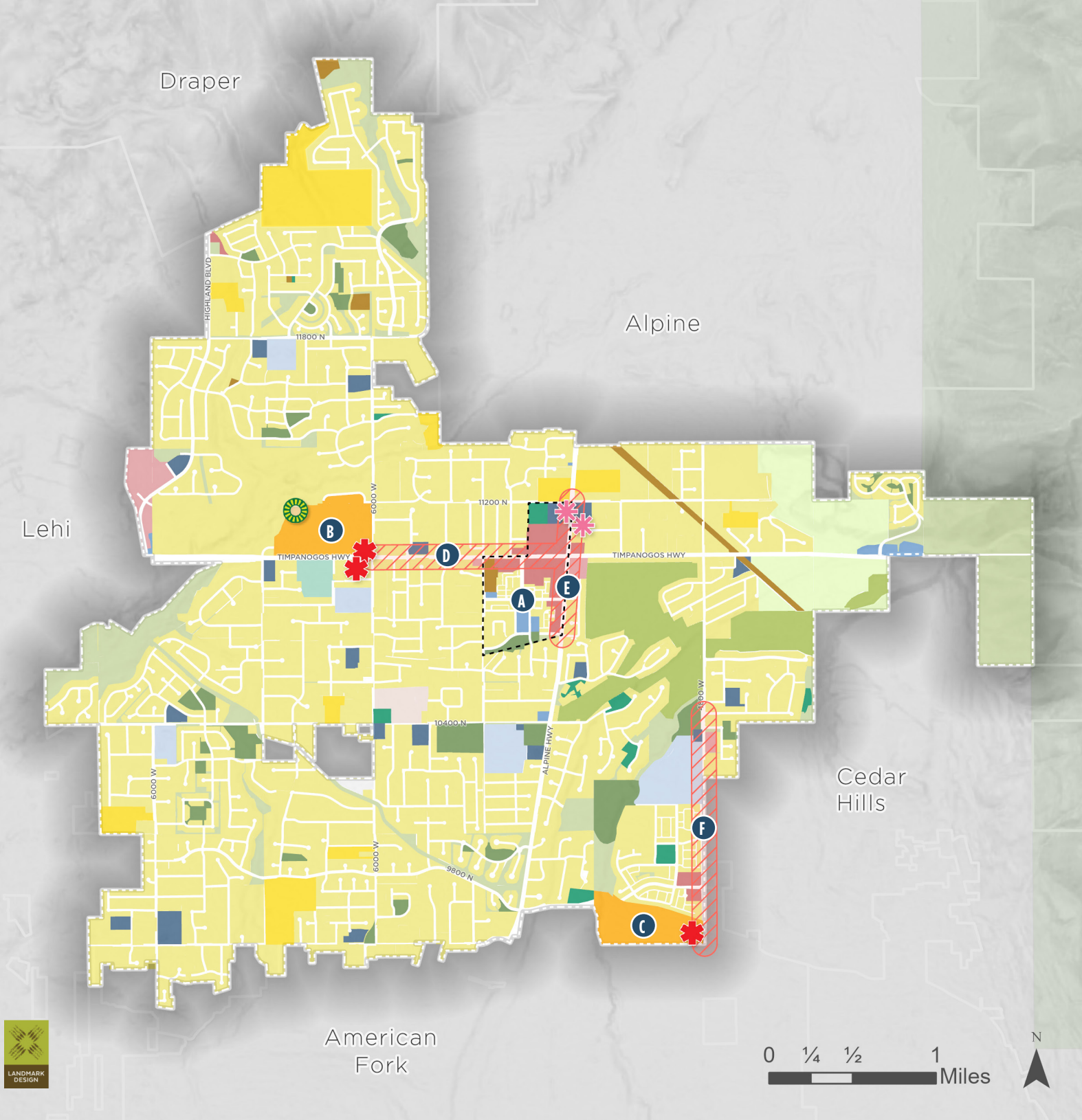


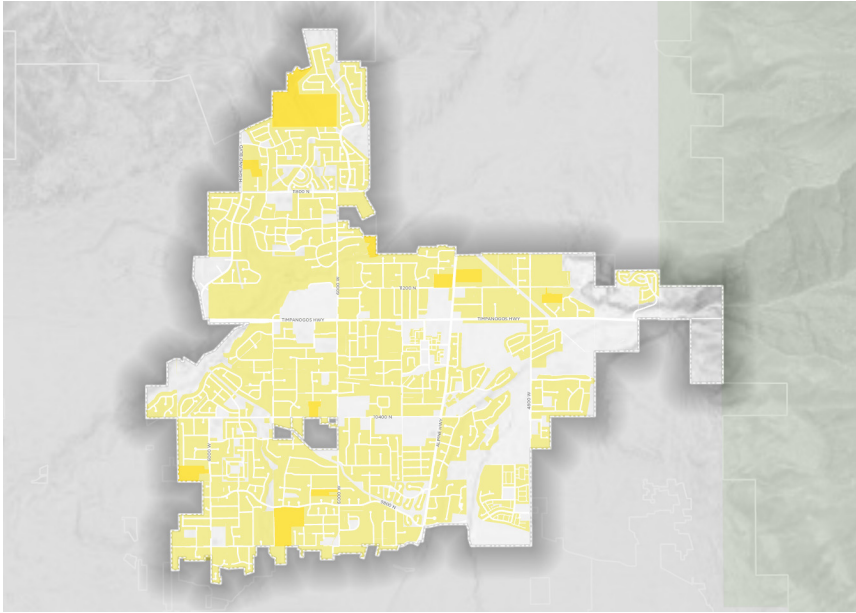


HIGHLAND CITY

Future Land Use Concept

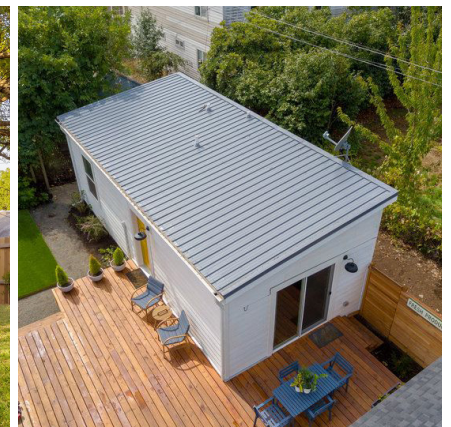
- Town Center
- Planned Development
- Future Residential
- Residential
- School
- Institutional
- Religious
- Private Recreation
- Highland City Public Park
- Golf Course
- Open Space
- Cemetery
- Conservation Area
- Commercial
- Office
- Commercial Ag
- Utility
- Highway Transitional Areas
- Neighborhood-Scale Retail
- Residential Professional
- Future Park

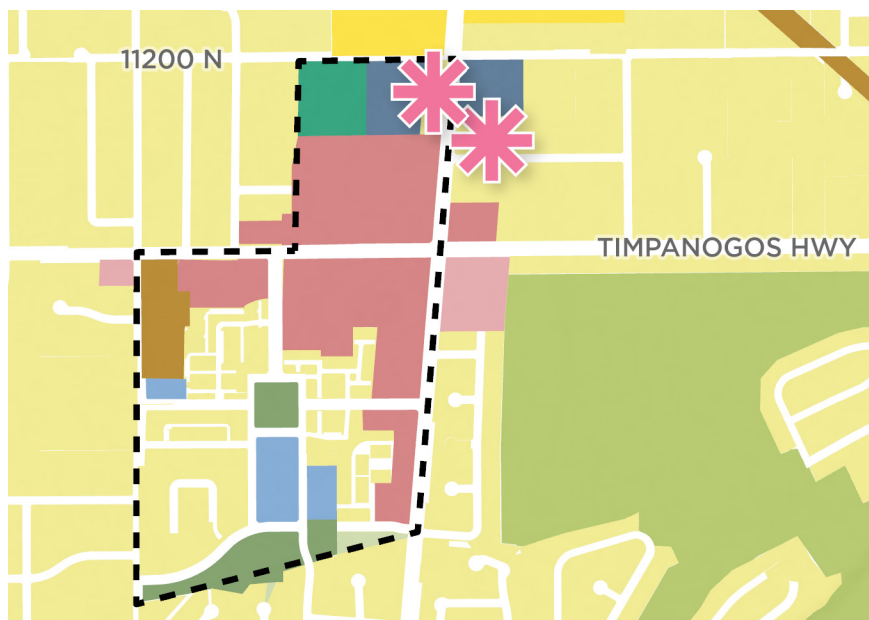




GENERAL: RESIDENTIAL AREAS

Most vacant land is anticipated to be a residential use of some kind in the future. To facilitate **in-fill development** and **moderate income housing strategies**, regulatory mechanisms to allow **detached ADUs** and **flag lots** could be adopted for these and other appropriate residential areas.



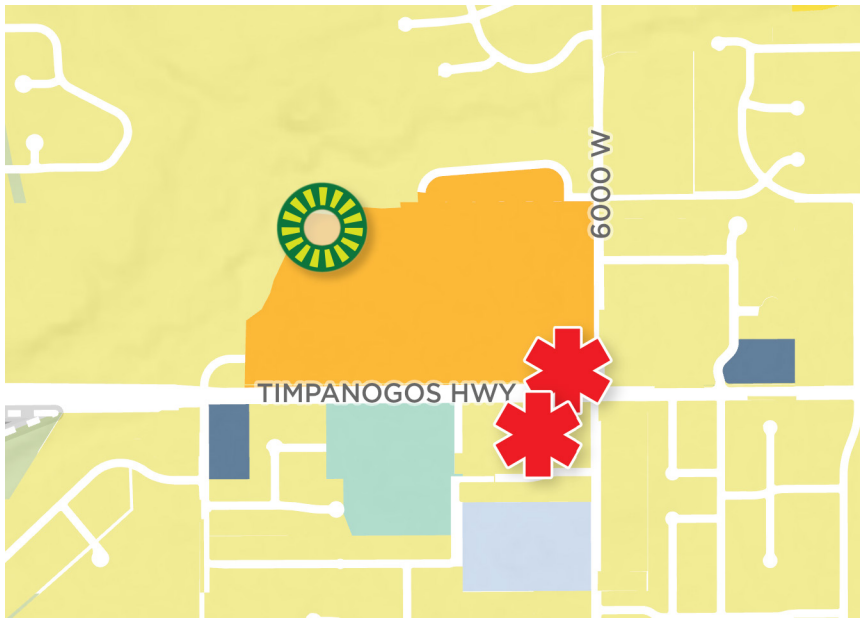


A: HIGHLAND TOWN CENTER

The Highland Town Center is the **commercial and civic heart** of Highland and should continue to be developed as a community-oriented **mixed-use center including residential, commercial, office, and institutional land uses**.

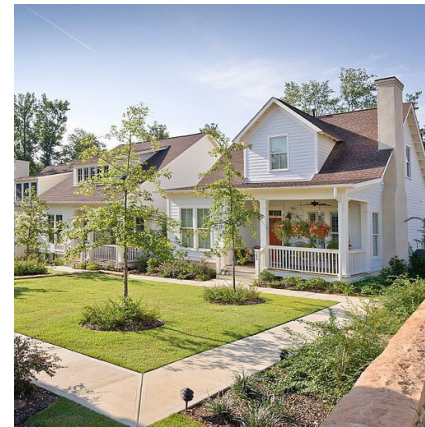
The Highland Marketplace and surrounding areas offer a logical northern expansion of the current Town Center boundary. Specific areas could be rezoned to **Residential Professional** (pink asterisks) to provide an expanded transitional commercial base while preserving the rural residential character of Highland.





B: LONGHORN PROPERTY

The “Longhorn” Property could be designated as a **Planned Development** that envisions a **high-density, up-scale senior housing project** transitioning into **smaller lot single-family homes** with a buffer of **larger single-family lots** near the neighboring low-density residential areas. A **Neighborhood or Mini Park** (green symbol) should be incorporated to serve residents in the area and to fill the existing level of service gap. **Neighborhood-scale retail** (personal services, food services, gas and lodging, and general retail purchases) could be considered for the corner of Timpanogos Highway and 6000 West or the property east of the Mortuary (red asterisks).

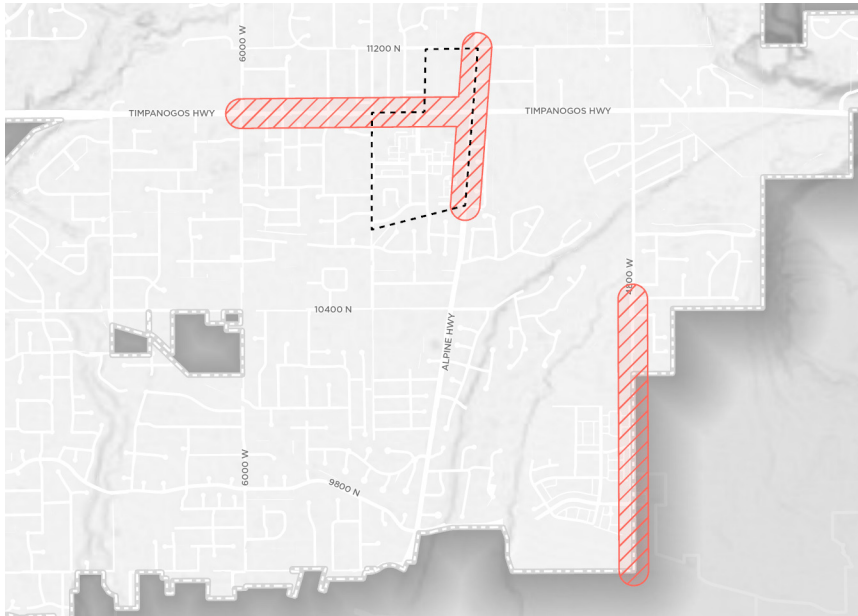




C: STATE PROPERTY

The State of Utah property to the south of the Ridgeview Planned Development Subdivision could also be designated as a **Planned Development**. Similar to Ridgeview, the development could incorporate some **mixed-uses including higher density residential and neighborhood-scale retail** (red asterisk represents potential retail location).





D, E, & F: HIGHWAY TRANSITIONAL AREAS:

A majority of residents have expressed interest in expanding the City's commercial base. **Highway Transitional Areas** (especially adjacent to existing Commercial Retail, Commercial-1, and commercial areas within existing Planned Development zones) are appropriate areas to be considered for **zoning for mixed-uses, missing middle housing, redevelopment projects and improvements, neighborhood-scale retail, offices, residential professional uses, and other appropriate uses** that support Highland's housing and economic goals and provide a **transition between low-density residential areas and higher-impact commercial areas**. Strip commercial uses should continue to be discouraged.



APPENDIX A

COMMUNITY ENGAGEMENT REPORT



DRAFT DECEMBER 17, 2025

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COMMUNITY ENGAGEMENT RESULTS

10 KEY TAKEAWAYS

The following trends emerged as central themes during the community engagement process and established the foundation for the *Highland City General Plan Update (2025)*.

1. PRESERVING HIGHLAND’S CHARACTER

Residents strongly value Highland’s semi-rural, family-friendly atmosphere, emphasizing the need to preserve its open spaces, green areas, and low-density housing. Concerns about overcrowding and high-density housing are prevalent, with calls for careful management of future growth to retain Highland’s unique character.

2. FUTURE VISION OF HIGHLAND

The community envisions a future Highland that remains family-oriented, with accessible recreational spaces, well-maintained landscaping, and a bike-friendly infrastructure. Preserving the town’s rural charm while promoting responsible, inclusive growth is a key priority.

3. DESIRE FOR MORE AMENITIES

Many residents express a need for additional amenities, including a recreation center, a more robust library, dog parks, tennis courts, and quality dining options. The addition of unique local businesses over chain stores is favored, though there are mixed opinions on Sunday operations and alcohol sales.

4. TRANSPORTATION & CONNECTIVITY IMPROVEMENTS

There is strong interest in enhancing walking and biking infrastructure, including better sidewalks, bike lanes, and lighting on trails. Safety concerns about road conditions and the ability to handle increasing traffic are significant, particularly as Highland develops.

5. ECONOMIC DEVELOPMENT

Residents have mixed views on economic growth. While many support thoughtful development with upscale dining and boutiques, there are concerns about rapid expansion. Some prefer maintaining the town’s character over adding more businesses, particularly those that may affect Sunday operations.

6. HOUSING PREFERENCES

The community prefers low-density housing to protect open spaces and Highland’s rural feel. While some recognize the potential benefits of affordable housing, many are wary of the impact of increased housing on traffic, the environment, and the town’s overall character.

7. PARKS AND TRAILS AS KEY STRENGTHS

Parks, trails, and open spaces are highly valued by residents for their role in daily recreation and exercise. However, there is a desire for better lighting and more connections to commercial areas to improve their usability and safety.

8. WATER CONSERVATION CONCERNS

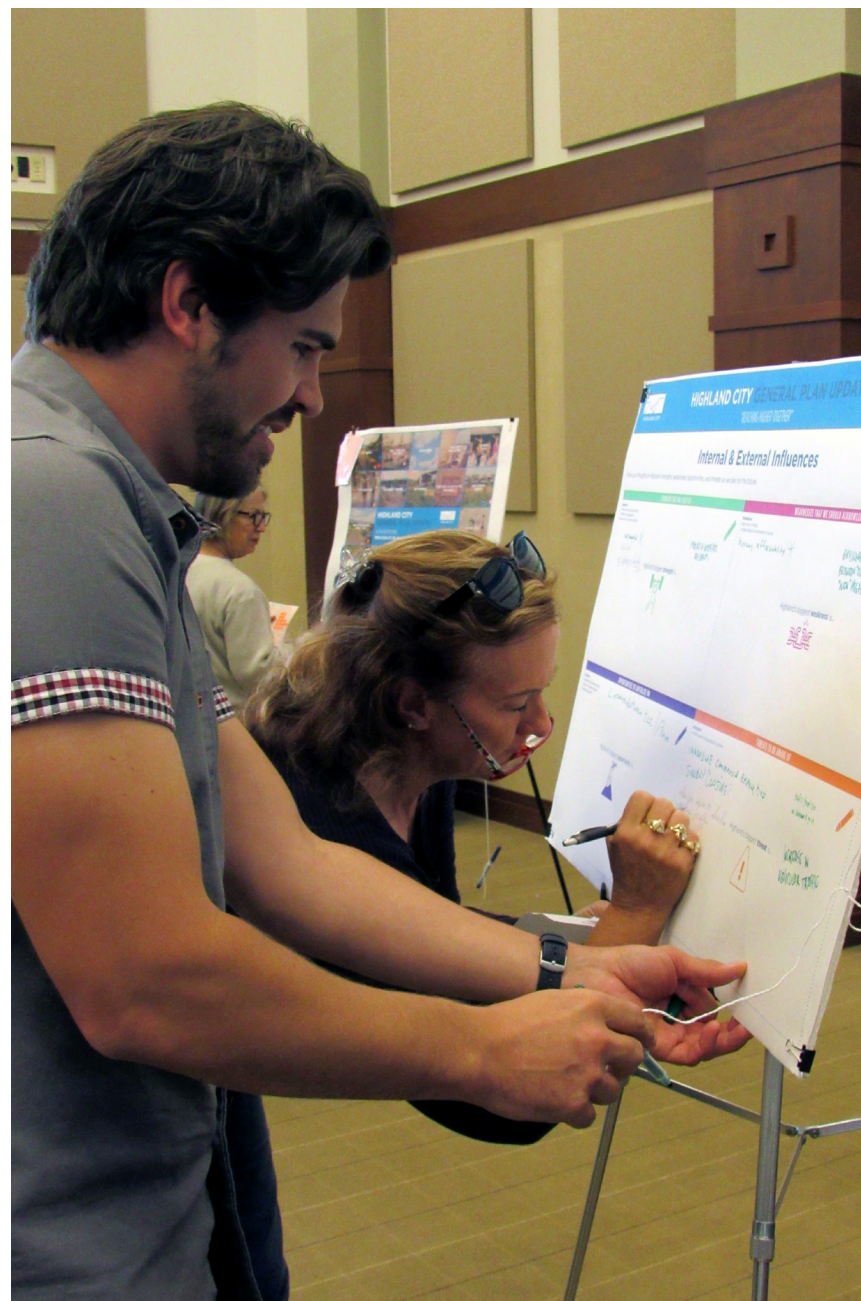
While not a major issue yet, residents are moderately concerned about future water supply and support conservation measures. Suggestions include converting park lawns to water-efficient landscapes and incentivizing water-saving practices in private and public spaces.

9. OPPORTUNITIES FOR GROWTH

Residents identify opportunities for enhancing Highland's appeal, particularly by capitalizing on its natural beauty and proximity to the canyon. Thoughtful development of Highland Main Street, with classy restaurants and gathering spaces, is seen as a way to maintain the town's charm while growing responsibly.

10. COMMUNITY ENGAGEMENT AND IDENTITY

Highland's strong sense of community is seen as a key strength. Residents value the involvement of their neighbors in shaping the town's future, while expressing a desire to bridge gaps between the "old" and "new" parts of Highland to create a more unified and inclusive community.



COMMUNITY ENGAGEMENT RESULTS

ENGAGEMENT AVENUES

The planning process for the Highland City General Plan Update (2025) included a substantial community engagement effort to gain deeper insights into the needs and aspirations of Highland residents. The process commenced in Spring 2024 and concluded in DATE and included the following engagement avenues:

CITY LEADERSHIP BRIEFINGS

Held Throughout the Process
Participants: City Leadership & Staff

Throughout the general plan update process, the planning team held a series of leadership briefings with the Planning Commission and City Council to keep them informed about the project’s objectives, timeline, and procedural aspects. These briefings were crucial for ensuring that city leadership remained fully engaged and up-to-date at every stage of the process, fostering alignment and transparency as the plan developed.

PROJECT WEBSITE & SOCIAL PINPOINT

Launched May 8 ,2024
Participants: All Community Members

The *HighlandGeneralPlan2024.org* website was launched early in the planning process to facilitate public participation and feedback, as well as to provide project updates. It provided comment and email sign-up forms, links to the Social Pinpoint interactive map, and information about upcoming events.

ANNUAL HIGHLAND CITY OPEN HOUSE

May 8, 2024
Participants: City Leadership & Staff/Members of the Public

Public input boards were shared at the annual Highland City Open House in conjunction with the launch of the project website and Social Pinpoint engagement map. The boards were later on display near the library for several months inviting engagement from patrons.

HIGHLAND FIELD TRIP

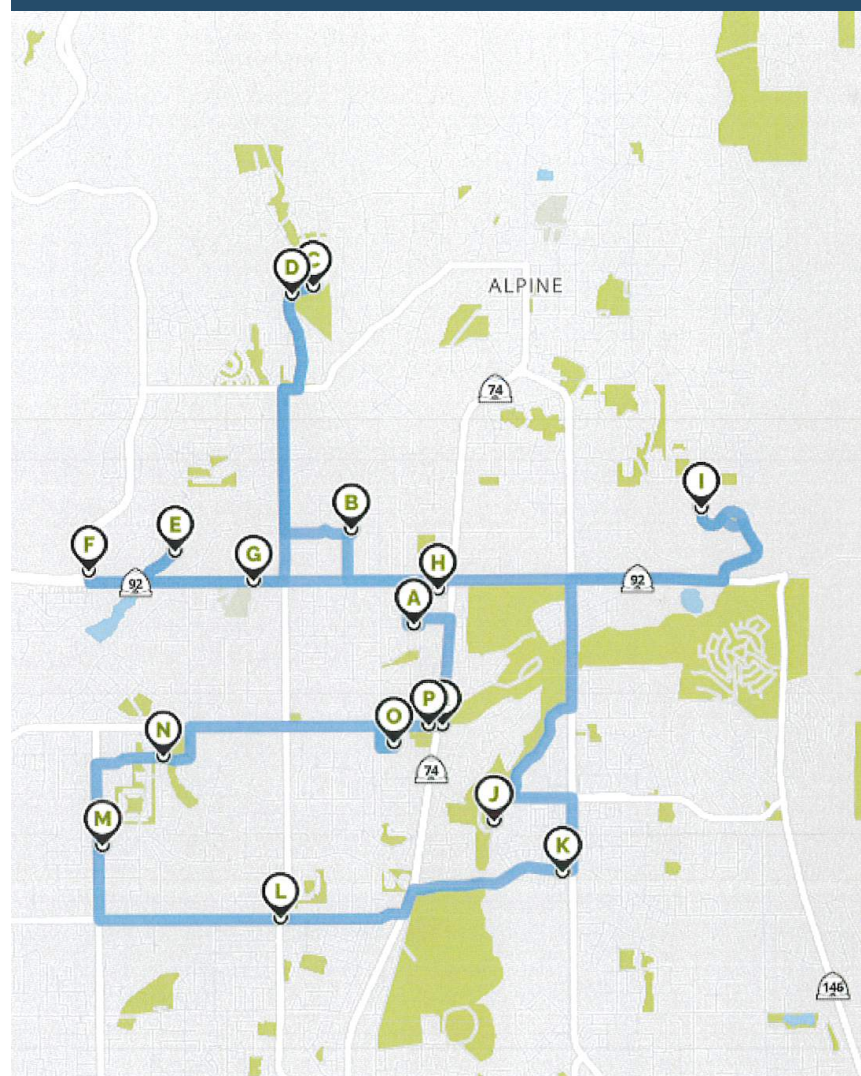
June 4, 2024
Participants: City Leadership & Staff

The planning team, city staff and leadership, participated in a Highland “field trip” to explore 16 prominent location and notable city points. The tour included visits to various locations, such as the Town Center, Beacon Hill Park, and the “Long Horn” Pasture. The tour, along with discussions encompassing diverse perspectives and insights, resulted in the following takeaways.

TOP 5 FIELD TRIP TAKEAWAYS

1. **Connectivity:** Improving east-west connecting streets and infrastructure is crucial for safety and accessibility in future developments, especially in the neighborhood above the gravel pit.
2. **Community Initiative:** Beacon Hill Park's development through residential fundraising demonstrates the community's commitment to creating public spaces, setting an example for similar initiatives in other areas.
3. **Southwest Side:** Targeted development and improvement efforts can enhance the quality of neighborhoods in the "poorer" Southwest side of the City.
4. **Housing Development:** Careful management and planning are essential for higher density development, especially near state-owned land.
5. **Business Attraction:** Making storefronts more accessible and allowing alcohol sales could attract new, desirable businesses like restaurants and enhance the town center's appeal.

MAP A.1 - FIELD TRIP LOCATIONS



For location descriptions see page A-6.

FIELD TRIP LOCATIONS AND DESCRIPTIONS:

- A. **Town Center:** Features town hall, police station, library, and future expansion area.
- B. **Lack of East/West Streets:** Only one east-west street between major north-south routes; needs improvement.
- C. **Beacon Hill Park:** Developing park primarily funded by residential contributions.
- D. **Area 52:** Unannexed and undeveloped land.
- E. **Bull River Development:** Historic housing area with large rural lots.
- F. **Entry Corner:** Key intersection at Timpanogos Highway near Lehi City.
- G. **“Long Horn” Pasture:** Undeveloped land needing connection to adjacent cemetery.
- H. **Commercial Area:** Alcohol sales now permitted; accessible storefronts.
- I. **Neighborhood Above Gravel Pit:** Single steep access; future road connections needed.
- J. **Highland Glen:** Large regional park featuring a pond, playground, and trails.
- K. **New Density Development:** High-density projects near state-owned land.
- L. **Southwest Unknown Point:** Diverse housing types; economically disadvantaged area.
- M. **West Canal Boulevard:** Transition from Highland to Lehi with varying lot sizes; unannexed land to the north.
- N. **Mitchell Hollow Park:** Intersects with Murdock Canal Trail; offers fields and play areas.
- O. **New Mountain Ridge Park:** Recent park opening with an inclusive playground; future pavilions and courts.
- P. **Heritage Park:** Open grassy area for community use.
- Q. **Arts Center:** Upcoming renovations for maintenance machinery storage.

HIGHLAND FLING

August 3, 2024

Participants: Fling Participants

During the annual Highland Fling, the general plan update endeavor was advertised as part of the Planning Commission and City Council's booth. Engagement posters and flyers were used to gather and share information.

ADVISORY COMMITTEE #1

August 12, 2024

Participants: Committee Members & City Staff

The Advisory Committee, consisting of 10 community members from various backgrounds, demographics, and areas of expertise, played a crucial role in providing guidance and feedback for the general plan update process. Their responsibilities included offering diverse perspectives, ensuring the plan reflects community values, providing insight into potential impacts, and identifying concerns with suggested solutions.

During the first meeting, the Advisory Committee discussed creating a plan that reflects the community's desires, addresses infrastructure needs, and highlighted challenges and opportunities related to water, housing, economic development, and revenue generation. They also identified the city's strengths and weaknesses, raising concerns about various issues including high-rise developments, water costs, and transportation.

PUBLIC VISIONING OPEN HOUSE

September 18, 2024

Participants: City Leadership, Staff, & the Public

The public was invited to attend a public visioning open house for the general plan update, where they had the opportunity to tour boards on various topics, share their ideas, and help shape the future of Highland City. Approximately 30 members of the public attended the event.

OPEN HOUSE THEMES

- Bike Friendly
- Family Friendly
- Unique Values
- Preserve Rural Feel

AREAS OF AGREEMENT

- Desire for high-end restaurants, boutiques and unique shops.
- Concentrated commercial along Timpanogos and leave other areas rural.
- Trails, paths, and parks access within a ¼ mi is important.

AREAS OF DISAGREEMENT

- Stores open/not open on Sunday
- Recreation Center (pool)

OPPORTUNITIES

- Recreation opportunities/located at the mouth of American Fork Canyon.
- Optimally located between SLC and Provo but not on major transportation connectors.

ADVISORY COMMITTEE #2

October 30, 2024

Participants: Committee Members & City Staff

The Advisory Committee came together for a second time to review community engagement progress and discuss draft guiding principles. The committee also previewed and provided feedback on placemaking concepts including ideas for future land use, connectivity, and green structure.

STAKEHOLDER INTERVIEWS

November 12, 2024

Participants: Longhorn Property Owners & City Staff

City staff and the planning team met with Wayne Patterson, owner of the “Longhorn property” (formerly the Badger property). The site was purchased for its highway frontage, with plans for residential development in the back. Locals value the longhorns and natural beauty. A 2018 plan for trails, a 50+ active living community, and commercial spaces was not implemented. Residents are divided: some favor 1-acre lots and oppose high-density projects that block views, especially from Bull River subdivision, while others support limited commercial development to boost amenities and sales tax revenue. There’s interest in retail or mixed-use near the highway, with high-end homes behind. The challenge is balancing development while preserving Highland’s character.

ALTERNATIVE FUTURES PUBLIC WORKSHOP

November 20, 2024

Participants: City Leadership, Staff, & the Public

The alternative future public workshop was organized in a rotating station format, where attendees moved in groups through a series of interactive stations. Each station focused on a key topic: Transportation & Connectivity, Housing & Population Growth, Parks & Recreation, and Future Land Use & Placemaking. Participants spent approximately 15 minutes at each station to engage and provide input.

RESIDENT SURVEY

Fall 2024

Participants: The Public

The Highland City Resident Survey 2024 provided residents an opportunity to share their thoughts on City operations, programs, services, and planning initiatives.

COMMUNITY ENGAGEMENT RESULTS

KEY TAKEAWAYS BY TOPIC

GENERAL TOPICS

CURRENT HIGHLAND

Residents typically describe current Highland with words like “friendly” and “family-oriented,” highlighting its welcoming and homey atmosphere. Many appreciate its beauty and semi-rural charm, valuing green spaces and a calm environment. However, concerns about overcrowding and high-density housing resonate strongly, with calls for preservation of the town’s character and manageable growth. While some find the community fun and great, others feel it lacks direction and has become too sprawling, leading to mixed feelings about its future. Overall, residents cherish Highland’s uniqueness.

FUTURE HIGHLAND

Highland residents envision a future that balances community and accessibility while maintaining a family-friendly atmosphere. They desire a clean, safe environment with low-density housing, beautiful landscaping, and ample recreational spaces. This future should prioritize access to trails and open spaces, emphasizing family-friendly activities and a bike-friendly infrastructure. Residents seek to preserve unique community values while enhancing parks and recreational areas. Many advocate for unique local businesses over chains and express mixed opinions on Sunday operations. Overall, there’s a strong focus on preserving Highland’s rural charm and current identity, promoting responsible growth, inclusivity, and more community gathering areas.

WHAT IS HIGHLAND MISSING?

Highland residents identify several key features that are currently missing from the city, including greater diversity, a robust library, and a gathering area. There’s a strong desire for good restaurants, dog parks, tennis courts, and more retail options like boutiques. Improved transportation infrastructure, including sidewalks and bike lanes, as well as fast, affordable broadband, are also emphasized.

STRENGTHS, WEAKNESSES, OPPORTUNITIES, & THREATS (SWOT)

STRENGTHS THAT WILL HELP US

Highland's strengths include its strong sense of community, with a family-oriented atmosphere and a rural, small-town feel that residents cherish. The abundance of open spaces and parks, along with pedestrian- and bike-friendly infrastructure, promotes an active lifestyle and enhances quality of life. The larger home lots maintain the spaciousness of the area, while the lack of parking minimums and better walkability contribute to a more accessible environment. The community's involvement and shared vision have helped shape a successful, tightly-knit city, with many appreciating its quiet, family-friendly atmosphere.

WEAKNESSES THAT WE SHOULD ACKNOWLEDGE

The community faces several weaknesses, including housing affordability challenges and high living costs. While there is a traffic management plan, road safety concerns such as speeding remain a problem. Limited fast, cost-effective broadband and a lack of commerce and dining options reduce convenience for residents. Large lots contribute to inefficient water usage, and decision-making could benefit from being more data driven. Gaps between the "old" and "new" parts of the community were also acknowledged as a weakness.

OPPORTUNITIES TO CAPITALIZE ON

Highland has several opportunities to enhance its appeal, including preserving its natural, "wild" character and leveraging its prime location between Salt Lake City and Provo, as well as its proximity to the canyon. There is potential to develop Highland Main Street with classy restaurants and gathering spaces that complement the area's charm. By fostering a community of responsible property owners, Highland can maintain its reputation as a happy, well-cared-for city.

THREATS TO BE AWARE OF

Threats perceived by the community include concerns about high-density housing and safety issues exacerbated by poorly maintained roads, particularly at critical intersections like 6000 W and 11800 N, where faded markings pose hazards for drivers and pedestrians. Inadequate commercial revenue limits funding for infrastructure improvements, while increasing vehicular traffic—especially with potential Sunday openings—raises concerns about congestion and safety. Additionally, the lack of completed shoulders, curbs, and sidewalks further endangers pedestrians and cyclists.

TOWN CENTER

The Town Center is the “heart” of Highland and should be a vibrant, aesthetically pleasing, gathering space for the community. Concerns that the Town Center would be harmed by a competing commercial hub were expressed by residents. Residents have also observed that ground-floor commercial spaces tend to struggle without strong anchors and that standalone office spaces, with nearby commercial, may perform better. Highland residents appreciate the town’s green spaces and trails but are dissatisfied with the limited restaurant options and allowance of alcohol sales. They desire better dining, enhanced bike and pedestrian infrastructure, and inviting public areas. Improvements to the library and other public event spaces are also sought. Some residents express a need for aesthetic improvements to Main Street that lend to a more cohesive feel.

TRANSPORTATION

Residents of Highland primarily rely on driving for transportation, but there is a strong interest in walking and biking for future travel. Many feel that improvements are needed to make these modes safer and more comfortable, such as better lighting on trails, completed sidewalks near schools, and more bike lanes. Concerns about traffic enforcement, road surfaces, and the capacity to handle increased traffic are prevalent, particularly with the

potential for further development. Safety improvements, such as crack repairs and speed limit signage, are seen as essential. Overall, residents seek a more connected and accessible transportation network to enhance mobility throughout the city.

HOUSING

Residents of Highland strongly prefer low-density housing and are concerned that increasing housing will encroach on open spaces that contribute to the community’s character, potentially leading to more traffic and a loss of the town’s rural feel. While some acknowledge that more housing could enhance affordability, others express reluctance about this change, fearing it might attract more people and disrupt the community’s charm. Those who currently own homes are generally satisfied with the current housing affordability but are very concerned about future generations having access to affordable housing. Many residents show support for low-density housing while allowing flexibility for controlled external ADUs, flag lots, and senior housing. Any mixed-density could be concentrated near highways, but luxury townhomes are unpopular.

ECONOMICS

Highland residents hold mixed views on economic development. Many support thoughtful growth that strengthens the tax base through upscale dining and boutiques, but concerns about rapid expansion and its impact on the town's character remain. Some prefer maintaining the current character, even if it means higher taxes, over increasing the number of businesses. Overall, residents recognize that Highland's tax base is limited and commercial development can be used as a tool for addressing the City's financial needs. Residents also feel that rental costs for businesses in Highland are prohibitively high. A key point of debate is whether to allow Sunday business operations and alcohol licenses; supporters see these as opportunities to boost revenue and embrace diverse beliefs, while opponents fear they may erode the town's identity. There is consensus that the best long-term use for residential lots along Timpanogos Highway is redevelopment into commercial or office spaces, though many want this limited to areas near existing commercial zones.

WATER

Highland residents have moderate concerns about future water supply and support conservation measures like converting park lawns to water-saving landscapes and incentivizing water-efficient landscaping.

PARKS, TRAILS, & RECREATION

Highland residents highly value parks and trails, frequently using them for daily exercise and recreation. Many emphasize the importance of having these public spaces within walking distance. While satisfaction with park quality continues to grow, residents advocate for a focus on maintenance over new trail construction. If improvements are made, residents would like to see better path lighting, shade, restrooms, and stronger connections to destinations. Parks and trails should integrate seamlessly, with strategic placement to support the trail system. If new parks are needed, they should be located in areas with enough residents to support the demand.

COMMUNITY ENGAGEMENT RESULTS

FEEDBACK BY THE NUMBERS (DETAILED RESULTS)

The following pages are a detailed summary of all community engagement feedback.

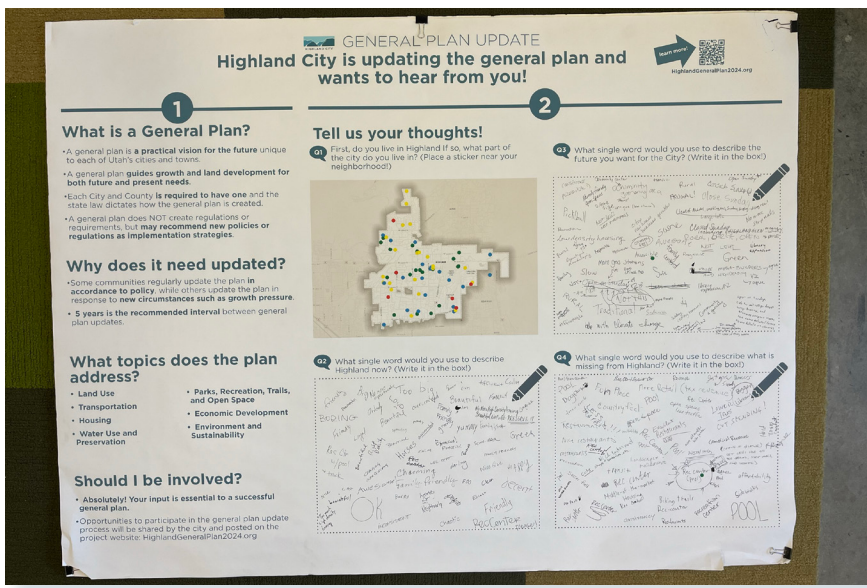
GENERAL TOPICS



WHAT KIND OF CITY DO YOU WANT HIGHLAND TO BE?

- | | |
|--|--|
| ■ Trails - Access to open Space (78) (10%) | ■ Conducive to Innovation/Tech (39) (5%) |
| ■ Family Friendly (75) (9%) | ■ Healthy & Active (38) (5%) |
| ■ Bike Friendly (72) (9%) | ■ Gathering Place (34) (4%) |
| ■ Unique Values (59) (7%) | ■ Other (31) (4%) |
| ■ Parks - Places to Recreate (57) (7%) | ■ Affordable Housing (28) (3%) |
| ■ Shopping & Dining (53) (7%) | ■ Cultural Hub (27) (3%) |
| ■ Clean Area & Water (52) (6%) | ■ Water Conserving (24) (3%) |
| ■ Connected Neighborhoods, Streets, & Trails (50) (6%) | ■ Culturally Diverse (20) (2%) |
| ■ Pedestrian Friendly (49) (6%) | ■ Regionally Connected (14) (2%) |

- Convenient & Frequent Transit Connections (13) (2%)
- Rich in History (13) (2%)
- Rural Residential Character (12) (1%)
- Employment Center (6) (1%)



WHAT SINGLE WORD WOULD YOU USE TO DESCRIBE HIGHLAND?

- Friendly
- Directionless
- No more apartments
- Too big
- Overcrowded
- Great
- Fun
- Affluent
- Calm
- Family
- Beautiful
- Boring

- Orderly
- Friendly
- Loyal
- Sprawling
- Overcrowded
- Green
- Yummy
- Family
- Green
- Preserve it
- No more high-density housing
- No high-density housing
- Beautiful nature
- Recreation center with pool and track
- Right density
- Horses
- Expensive!
- Peaceful
- Bueno
- Semi-rural
- Family friendly
- Happy
- Darling
- Nice size
- Calm
- Well-kept
- Charming
- Changing Directions
- Beautiful
- Too much high density housing
- OK
- Awesome!
- Inconsistent
- Boring
- Homey
- Neighborly
- Perfect
- Chaotic
- Elitist
- Poo
- Clean
- Decent

- Friendly
- Rec Center Please
- Rural
- Antiquated
- Out of date
- Wonderful – great place!
- Beautiful
- Amazing
- Getting Crowded
- Crowded
- Family Friendly
- Too Crowded
- Low density housing
- Rural
- Low density housing
- Beautiful landscaping
- Responsible
- Inclusive
- Country feel
- Accessible
- Progressive
- NOT Lehi
- Library expansion
- Green
- Family centered
- No more mega-builders and high density (x3)
- Safe
- More gas stations
- Dog splash pad
- Family
- Slow
- Rural
- Affordable
- Help with climate
- change
- Sustainable
- More events
- Open on Sundays (x4)
- NOT open of Sundays (x5)
- Library expansion (x2)
- More restaurants
- Sunday closing remains
- Community & gathering
- Open Sundays (not everyone is Mormon)
- Open on Sunday (it drives away business & assumes everyone shares the same beliefs/ forces those beliefs on others)
- Open on Sunday is actually just a business/ property right – they can close if they want to
- Safe
- Senior friendly

WHAT SINGLE WORD WOULD YOU USE TO DESCRIBE THE FUTURE YOU WANT FOR HIGHLAND?

- Consistent
- Accessible
- Family friendly
- Community Center
- Community gathering area
- Transit
- Rural
- Frugal!
- Closed Sunday
- Open Sunday
- Clean of alcohol, smoking, and Sunday shopping
- Disagree with clean of alcohol, smoking, and Sunday shopping
- No more strip malls
- Closed Sunday, including Highland Glen to cars
- Rural, large open space
- Stop new homes and business growth
- Same size
- Unique
- Less change
- Pickleball
- Recreation

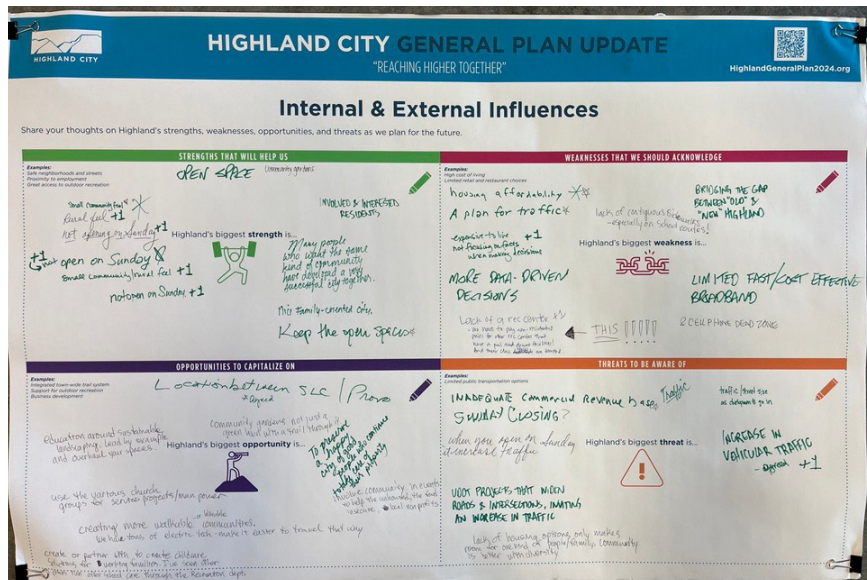
- Smaller yards
- No recreation center
- Very similar to what we have now – that’s why we moved here! We love Highland’s current identity
- Recreation center (x2)
- Reasonable non-explosive growth
- Affordable housing
- Rural/Quiet (x2)

WHAT SINGLE WORD WOULD YOU USE TO DESCRIBE WHAT IS MISSING FROM HIGHLAND?

- Diversity
- Robust library
- Traffic! (Thank you) (x1)
- Recreation Center
- Good restaurants
- Better, beautiful community center (x1)
- Fast/ affordable Broadband options
- Theater
- Gift shops
- Clothing stores
- Shoe repair (x1)
- Alteration for clothing shop
- Pool/Recreation Center
- Pool
- Dog park
- Tennis courts
- Recreation/senior center
- Fun place
- Country feel
- Pool more retail
- Revenue
- Tax revenue
- Just grow business on Sunday
- Bigger library!
- Lower taxes and cut spending
- Commercial revenue

- Hold taxes
- Open space
- Excellent restaurants
- More sidewalks and bike lanes (x1)
- Nothing
- Leave it alone (x2)
- Let Lehi have all the chains, strip malls, and traffic
- Recreation Center (pool) (x8)
- Pool
- Landscape maintenance
- Cute shops and boutiques etc.
- Restaurants
- Recreation
- Pool
- Soccer field
- My water rights
- Dog park
- Rec Center (x1)
- Middle-of-the-market housing
- Consistency
- Biking trails
- Rec center
- Restaurants
- Recreation center
- Pool
- Sidewalks
- Affordability
- Transit
- Walkability

STRENGTHS, WEAKNESSES, OPPORTUNITIES, & THREATS (SWOT)



- Small community feeling
- Not opening on Sundays 9x6
- Small community/rural feel (x1)
- Involved & interested residents
- Many people who want the same kind of community have developed a very successful city together
- Nice family-oriented city
- Keep the open space

WEAKNESSES THAT WE SHOULD ACKNOWLEDGE

- Housing affordability (x1)
- A plan for traffic (x3)
- Expensive to live, not focusing on facts when making decisions (x1)
- More data driven decisions
- Bridging the gap between the “old” and “new” Highland
- Limited fast/cost effective broadband/dead zones
- High city costs
- Need more commerce/restaurants
- No recreation center (have to go elsewhere) (x2)
- Unsafe roads/lack of contiguous sidewalks (school routes)
- Speeding (x2)
- Large lots = more wasted water usage

STRENGTHS THAT WILL HELP US

- High density housing
- Better walkability
- No parking minimums
- Families (x2)
- Open space & parks (x2)
- Pedestrian and bike friendly (x1)
- Closed Sundays (x5)
- Larger home lots (x2)
- Open space

- Keep Highland wild!
- Highland mains bringing classy restaurants & space together
- Location between SLC/Provo (x1)
- To preserve a happy city of good people who continue to take care of their property
- Location at the mouth of the canyon
- Education around sustainable landscaping, lead by example
- Use local community groups for service projects
- Create more walkable/bikeable community
- Create childcare solutions

- High density housing (x5)
- N600 W St & 11800 N must be repainted! So dangerous cars don't stop at signs because the paint of the road has worn off!
- Greedy developers (x2)
- Street where shoulder/curbs/sidewalks are not completed, not safe for pedestrians/bikes
- Inadequate commercial revenue base
- Traffic
- Traffic/street size as developments go in

- Increase in vehicular traffic (x2)
- When you open on Sunday it increases traffic
- Sunday closing
- Lack of diversity (lack options for other kinds of families)

[illegible]

1. Green trees
2. Green spaces/parks (x2)
3. Trails/sidewalks (x2)

TOP 3 THINGS YOU CURRENTLY DON'T LIKE ABOUT THE TOWN CENTER

- Liquor sales approved is silly
- City center is really stupid
- Bring the better restaurants with the liquor licenses we approved
- Recreation center
- Better library
- Lacks sustainable landscaping
- Needs more benches and trash cans in parks

IMPROVEMENTS, AMENITIES, OR ACTIVITIES THAT WOULD CAUSE YOU TO VISIT THE TOWN CENTER MORE FREQUENTLY

- Restaurants (8) (18%)
- Bike infrastructure (7) (16%)
- Pedestrian infrastructure (6) (13%)
- Shade, benches, & places to sit and relax (5) (11%)
- Public art (4) (9%)
- Improved Lighting (30) (7%)
- More trees & planting beds (2) (4%)
- Fast food/casual dining (2) (4%)
- Grocery stores (2) (4%)
- Community event spaces (2) (4%)
- Housing (1) (2%)

- Night life/Entertainment (1) (2%)
- Parks & plazas (1) (2%)
- Civic & cultural spaces (1) (2%)
- Improved signage/wayfinding (0) (0%)
- Lodging/hotels (0) (0%)
- Other ideas: utility boxes wrapped in art, retail, rec center/pool, indoor farmers markets/small stores, improved community center/dark sky lighting

TRANSPORTATION

HIGHLAND CITY GENERAL PLAN UPDATE
"REACHING HIGHER TOGETHER"
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Transportation

Q1 How do you **currently** get to work, school, or other destinations? Place a tally mark (||) in the corresponding quadrant.

DRIVE	CARPPOOL	BIKE	WALK	TRANSIT

Q2 How would you like to get to work, school, or other destinations **in the future**? Place a tally mark (||) in the corresponding quadrant.

DRIVE	CARPPOOL	BIKE	WALK	TRANSIT

Q3 What changes would make walking/biking in Highland more safe, comfortable, and feasible?

LIGHTS ON TRAILS
COMPLETE SIDEWALKS NEARER SCHOOLS

More bike lanes
Connected paths/trails
More sidewalks
Safe public access

Q4 Do you have any specific transportation concerns? If so, what are they?

BETTER ROAD SURFACES
ROAD TO HANDLE THE INCREASED TRAFFIC
UDOT & MAGA COMING IN AND WIDENING OUR ROADS & INTERSECTIONS

DO MORE BUSINESS/HOUSING BRING TRAFFIC LIKE LEHI

HOW DO YOU CURRENTLY GET TO WORK, SCHOOL, OR OTHER DESTINATION?

- Drive (10)
- Walk (5)
- Carpool (4)
- Bike (4)
- Transit (0)

HOW WOULD YOU LIKE TO GET TO WORK, SCHOOL, OR OTHER DESTINATION IN THE FUTURE?

- Drive (10)
- Walk (7)
- Bike (6)
- Transit (4)
- Carpool (1)

WHAT CHANGES WOULD MAKE WALKING/BIKING IN HIGHLAND MORE SAFE, COMFORTABLE, AND FEASIBLE?

- Lights on trails
- Complete sidewalks near schools
- More bike lanes
- Connected paths/trails
- More Sidewalks/bike paths along roads
- Connected trails

DO YOU HAVE ANY SPECIFIC TRANSPORTATION CONCERNS? IF SO, WHAT ARE THEY?

- Better road surfaces
- Road to handle the increased traffic
- UDOT & MAGA coming in and widening our roads & intersections
- Any more business/housing will bring traffic like Lehi

ECONOMICS



Highland City GENERAL PLAN UPDATE

"REACHING HIGHER TOGETHER"





What you should know

- The economic development program should establish a vision for the local economy that supports vibrant commercial areas and provides revenue for the local government.
- Local development policies have a major influence on a city's ability to attract investment and generate revenue. Commercial development policies are critical to revenue for cities, and diverse housing options contribute greatly to economic success.
- Unincorporated development is regulated with almost 100% of market value and 87% of taxable value from single-family properties.
- In Highland, open spaces represent approximately 12.2% compared to the state average of 23.8%. An estimated 50% of taxable sales leads to other communities, resulting in a loss of approximately 12.5% of the revenue compared to other communities.

- Expected growth in the area will focus on existing neighborhood scale mid and small scale urban development. However, due to the population size and competition from neighboring communities, expansion will be limited.
- Barriers to economic development include: Limited finance and risk, Development risk, location, and a lower population.

Economic Development

Balanced economic development is good for a community because it contributes to the community's ability to pay for critical operational expenses such as fire and police services, playground equipment replacements, and streets and roads maintenance.

In order to maintain a high standard of living, Highland will benefit from strategic economic development.

Q1 Do you support economic growth in Highland? Why or why not?

Yes, so business looking to grow.
Absolutely - but thank you!
Yes, preferably that brings in more money and jobs.
No - I think it's a nice to have, but not a need to have. It's with more types of businesses.
Like, not just housing.
Well designed growth - not all look alike.
Transitional growth - so much to do quickly is just good.
It's like, money you get in on it, but it's not good.
Yes, but
No, I can't say why, but not sure.

Q2 What kinds of businesses would you like to see in Highland?

Vehicle / motorcycle gear
Shopping - HLT
Wine, restaurants
Fun things - not more fast food
Development
No more - no more to do in city
Local, organic, local, or family owned, small, local, local

Q3 Which of the following economic development strategies would you support if any? Place a tally mark (X) in the box next to strategies that you find most agreeable.

FOCUS ON SMALL WITH NEIGHBORHOOD SCALE RETAIL (BOOKSTORES, CAFE, BOUTIQUE, ETC.)	CONCENTRATE ECONOMIC DEVELOPMENT IN KEY COMMERCIAL CORRIDORS	ATTRACT AND INCENTIVIZE FORMER RESIDENTS	PURSUE ALTERNATIVE REVENUE SOURCES	PAUSE FOR A WHILE & ACCEPT THAT SOME COMMUNITY GROWTH WON'T BE FORCED
☐	☒	☒	☒	☐

DO YOU SUPPORT ECONOMIC GROWTH IN HIGHLAND? WHY OR WHY NOT?

- Yes, so businesses help pay taxes
- Sure, but the question is too generic
- Absolutely, but thoughtfully
- Yes, preferably fine dining and upscale boutique shopping
- Yes – I think it is nice to get public feedback with new types of businesses
- Well-designed businesses and housing growth – not all look-a-likes

- Thoughtful growth - so much so quickly isn't good
- No - we receive money from all cities in Utah county as part of our tax base
- No - I am okay with higher taxes (if needed) - NOT more businesses

WHAT KINDS OF BUSINESSES WOULD YOU LIKE TO SEE IN HIGHLAND?

- Vehicles/more tax base
- Fine Dining
- Shopping (x5)
- Nicer Restaurants
- Restaurants - not more fast food (x2)
- Boutiques
- No more -we can go to other cities
- Farm to table or family owned shops

WHICH OF THE FOLLOWING ECONOMIC DEVELOPMENT STRATEGIES WOULD YOU SUPPORT, IF ANY?

- Concentrate economic development in key commercial centers (3)
- Attract and incentivize desirable businesses (2)
- Pursue alternative revenue sources (2)
- Make do with less & accept that some community services will not be funded (1)
- Focus on infill with neighborhood scale retail (corner stores, cafes, basic service, etc) (0)

WATER

HIGHLAND CITY GENERAL PLAN UPDATE
"REACHING HIGHER TOGETHER"

Water Use and Preservation

A. Future Water Supply

Q1 How concerned are you about the future water supply in Highland? Place a sticker on the scale below that matches your level of concern.

Not a concern (0) Slight concern (1) Moderate concern (3) Major concern (1)

B. Exploring Potential Water Preservation Measures

Q2 Which of the following water preservation measures would you be willing to support? Place a sticker next to the measure(s) you would support.

- Reducing or limiting the use of lawn in yards (35% of total landscaped area) (2)
- Incentivizing water-conserving landscapes (join rebate programs) (3)
- Reducing or limiting the use of lawn in yards (35% of total landscaped area) (2)
- Installing a water-wise consideration garden for residents (1)
- Requiring water conserving irrigation systems (such as drip) (0)

Q3 Other ideas for how we as a community can preserve water?

Q4 Other water related issues I'm concerned about include...

DO WE KNOW HOW MUCH WATER IS LOST THROUGH LEAKAGE IN PIPES?

Reduce front yard grass

Convert unused park lawns into pickleball courts

HOW CONCERNED ARE YOU ABOUT THE FUTURE WATER SUPPLY IN HIGHLAND?

- Not a concern (0)
- Slight concern (1)
- Moderate concern (3)
- Major concern (1)

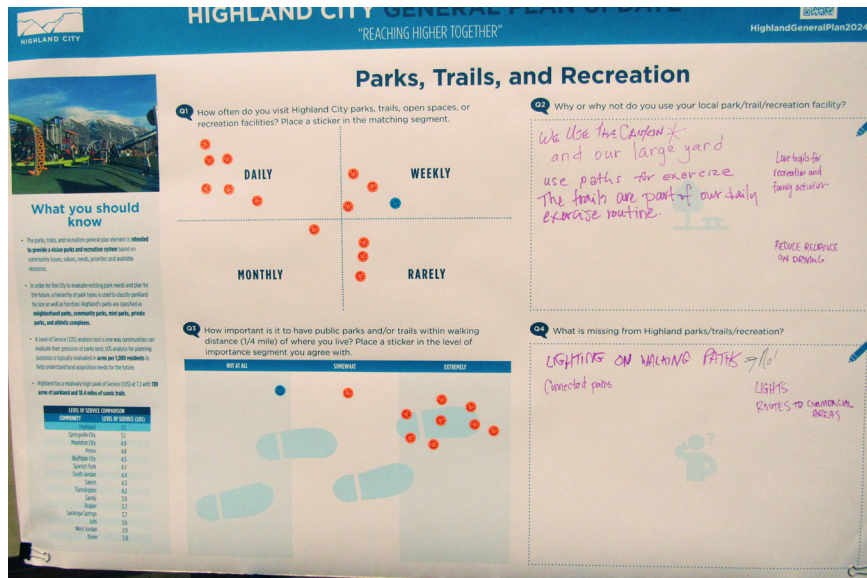
WHICH OF THE FOLLOWING WATER PRESERVATION MEASURES WOULD YOU BE WILLING TO SUPPORT?

- Converting underutilized lawn area in Highland public parks to naturalize water-conserving landscapes. (4)
- Incentivizing water-conserving landscapes (join rebate programs) (3)
- Reducing or limiting the use of lawn in yards (35% of total landscaped area) (2)
- Installing a water-wise consideration garden for residents (1)
- Requiring water conserving irrigation systems (such as drip) (0)

OTHER IDEAS FOR HOW WE AS A COMMUNITY CAN PRESERVE WATER?

- Do we know how much water is lost through leakage in pipes?
- Reduce park strips and grass
- Convert unused park lawns into pickleball courts

PARKS, TRAILS, AND RECREATION



HOW OFTEN DO YOU VISIT HIGHLAND CITY PARKS, TRAILS, OPEN SPACES, OR RECREATION FACILITIES?

- Daily (6)
- Weekly (4)
- Monthly (1)
- Rarely (3)

WHY OR WHY NOT DO YOU USE YOUR LOCAL PARK/TRAIL/RECREATION FACILITY?

- We use the canyon
- We use the canyon and our large yard
- Use paths for exercise
- The trails are part of our daily exercise routine
- Love trails for recreation and family activities
- Reduce reliance on driving

HOW IMPORTANT IS IT TO HAVE PUBLIC PARKS AND/OR TRAILS WITHIN WALKING DISTANCE (1/4 MILE) OF WHERE YOU LIVE?

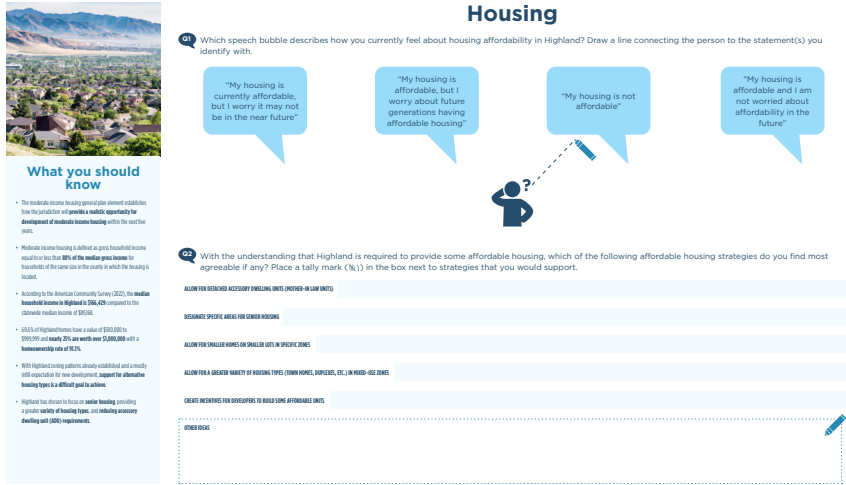
- Not at all (1)
- Somewhat (1)
- Extremely (8)

HOUSING



HIGHLAND CITY GENERAL PLAN UPDATE
"REACHING HIGHER TOGETHER"


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Housing

Which speech bubble describes how you currently feel about housing affordability in Highland? Draw a line connecting the person to the statement(s) you identify with.

"My housing is currently affordable, but I worry it may not be in the near future"

"My housing is affordable, but I worry about future generations having affordable housing"

"My housing is not affordable"

"My housing is affordable and I am not worried about affordability in the future"

What you should know

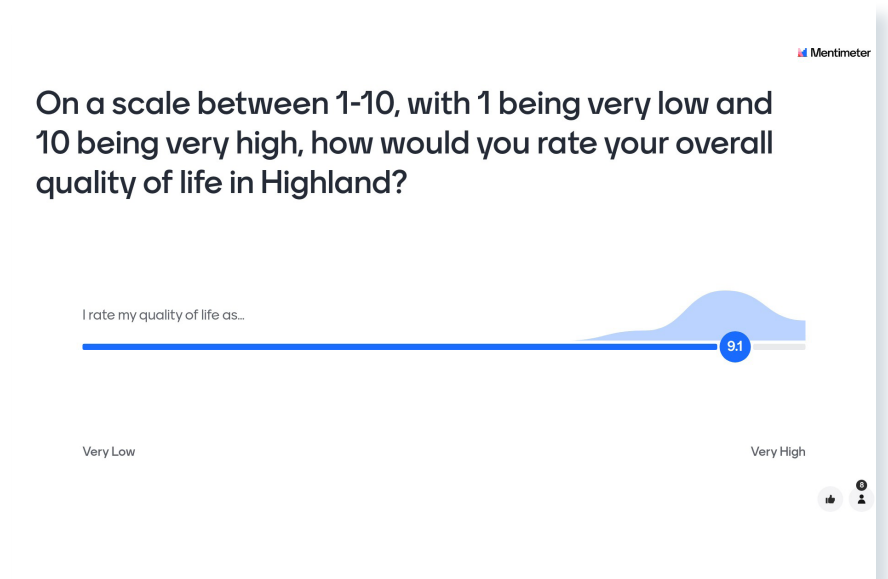
- The moderate income housing general plan element establishes how the jurisdiction will provide a realistic opportunity for development of moderate income housing within the next five years.
- Moderate income housing is defined as gross household income equal to or less than 80% of the median gross income for households of the same size in the area in which the housing is located.
- According to the American Community Survey (2022), the median household income in Highland is \$36,429 compared to the statewide median income of \$52,036.
- 63% of Highland homes have a value of \$300,000 to \$399,999 and nearly 25% are worth over \$500,000 with a homeownership rate of 62%.
- With Highland zoning patterns already established and a steady shift expected for new development, support for alternative housing types is a difficult goal to achieve.
- Highland has chosen to focus on better housing, providing a greater number of housing types, and making necessary building and code improvements.

With the understanding that Highland is required to provide some affordable housing, which of the following affordable housing strategies do you find most agreeable if any? Place a tally mark (✓) in the box next to strategies that you would support.

ALLOW FOR DENSIFIED, ACCESSORY DWELLING UNITS (PROVIDER OR LAW UNITS)
INCENTIVIZE SPECIFIC AREAS FOR CHURCH HOUSING
ALLOW FOR SMALLER HOMES FOR SMALLER LOTS IN SPECIFIC ZONES
ALLOW FOR A GREATER VARIETY OF HOUSING TYPES (TOWN HOMES, DUPLEXES, ETC.) IN MIXED-USE ZONES
CREATE INCENTIVES FOR DEVELOPERS TO BUILD SOME AFFORDABLE UNITS
OTHER IDEAS

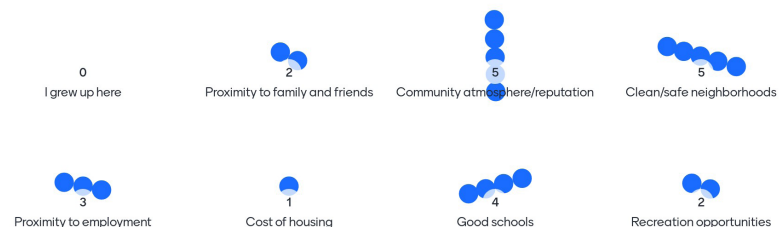
- No comments were made on the Housing board, however other engagement avenues indicate that residents are generally satisfied with their personal affordability, but are concerned for future generations.

MENTIMETER RESULTS



- ON A SCALE BETWEEN 1-10, WITH 1 BEING VERY LOW AND 10 BEING VERY HIGH, HOW WOULD YOU RATE YOUR OVERALL QUALITY OF LIFE IN HIGHLAND?
- Weighted Average: 9.13

Select the following factors that were important in your decision to live in Highland? (Select all that apply)



Mentimeter

What are the top issues facing Highland today? (Select all that apply)



Mentimeter

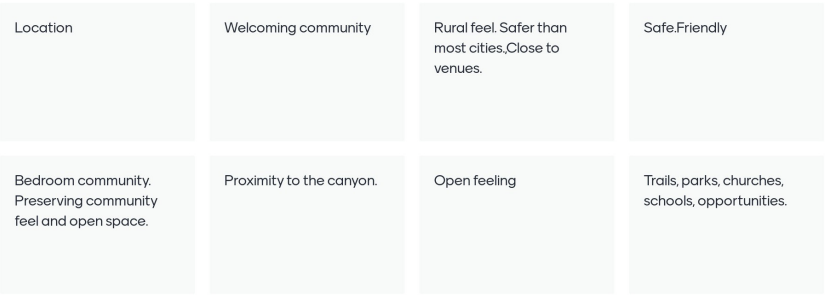
SELECT THE FOLLOWING FACTORS THAT WERE IMPORTANT IN YOUR DECISION TO LIVE IN HIGHLAND? (SELECT ALL THAT APPLY)

- I grew up here (0)
- Proximity to family and friends (2)
- Community atmosphere/reputation (5)
- Clean/safe neighborhoods (5)
- Proximity to employment (3)
- Cost of housing (1)
- Good schools (4)
- Recreation opportunities (2)

WHAT ARE THE TOP ISSUES FACING HIGHLAND TODAY? (SELECT ALL THAT APPLY)

- Preserving single-family neighborhoods (3)
- Maintaining community identity & character (4)
- Preserving open space (5)
- Limiting/reducing traffic impacts (5)
- Developing more affordable housing options (1)
- Providing more shopping options (retail/dining/etc.) (5)
- Improving transportation options (walking/biking/transit) (3)
- Expanding recreational opportunities (4)
- Limiting change (2)

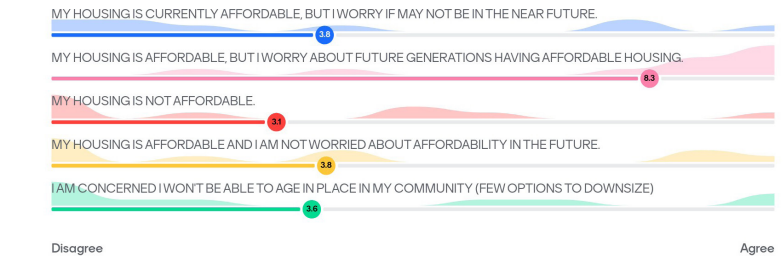
What makes Highland special?



WHAT MAKES HIGHLAND SPECIAL? (OPEN-ENDED)

- Location
- Welcoming community
- Rural feel.
- Safer than most cities, Close to venues.
- Safe. Friendly
- Bedroom community. Preserving community feel and open space.
- Proximity to the canyon.
- Open feeling
- Trails, parks, churches, schools, opportunities.
- The variety of residents from all walks of life. Having resident from old Highland and newer families coming together to make it a unique community.
- Lots of trails, parks, location.

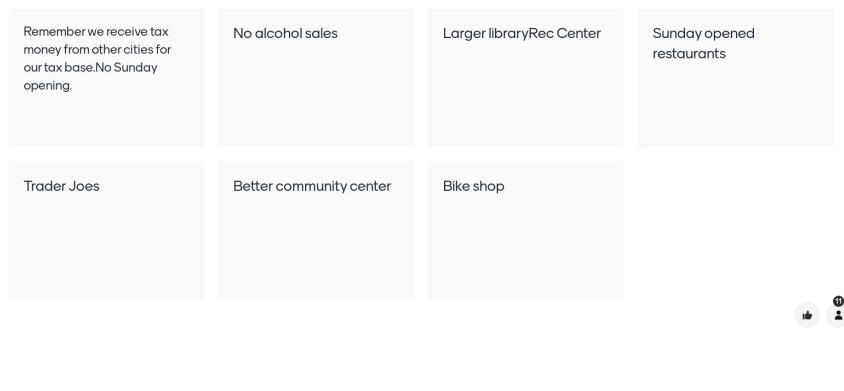
To what extent do you agree with the following statements?



TO WHAT EXTENT DO YOU AGREE WITH THE FOLLOWING STATEMENTS? (WEIGHTED AVERAGE)

- My housing is currently affordable, but I worry it may not be in the near future (3.78)
- My housing is affordable, but I worry about future generations having affordable housing. (8.27)
- My housing is not affordable. (3.11)
- My housing is affordable and I am not worried about affordability in the future. (3.8)
- I am concerned I won't be able to age in place in my community (few options to downsize). (3.6)

What facilities, services, businesses, or amenities would you like to see that are currently not in Highland?



Mentimeter

Remember we receive tax money from other cities for our tax base. No Sunday opening.	No alcohol sales	Larger libraryRec Center	Sunday opened restaurants
Trader Joes	Better community center	Bike shop	

- Nice restaurants
- “Remember we receive tax money from other cities for our tax base. No Sunday opening.”
- No alcohol sales
- Larger library
- Rec Center
- Sunday opened restaurants
- Trader Joe’s
- Better community center
- Bike shop

WHAT FACILITIES, SERVICES, BUSINESSES, OR AMENITIES WOULD YOU LIKE TO SEE THAT ARE CURRENTLY NOT IN HIGHLAND? (OPEN-ENDED)

- Performance center
- Recreation Center with a community pool
- Sit down restaurant
- Senior housing
- Rec center
- Businesses that are allowed to open on Sunday
- Larger library / community center
- Indoor marketplace/farmers market
- Restaurants
- Shopping

HIGHLAND SOCIAL MAP (SOCIAL PINPOINT)

The Highland Social Map, an online community engagement platform, was used to gather feedback from residents on various topics, including suggestions, concerns, and things they like about the city. Key themes include the desire for new commercial developments like restaurants, retail, and a gas station, while maintaining quiet and safe neighborhoods. The community values cultural hubs like the library and recommends involving its staff in city planning. Safety concerns were raised about high-speed roads and outdated traffic plans, with suggestions for improvements. Residents also mentioned a number of Infrastructure needs including improved sidewalks, fire hazard management for vacant lots, and bus shelters for winter months. Positive feedback highlighted the new park and the library’s essential role (see **Table A.1** and **Map A.1**).

TABLE A.1 – SOCIAL PINPOINT COMMENTS						
#	COMMENT	CATEGORY	DOWNVOTES	UPVOTES	TOTAL VOTES	AVERAGE SCORE
1	"SR 92" I would like to see commercial all along SR 92. It seems like it would keep the tax on property for residence a lot cheaper if Highland develops a good commercial area. We In Highland already get all the traffic that goes by there and we benefit by having them spend their money in Highland. Also, it adds convenience to have things close by."	I have a suggestion	0	1	1	1
2	This spot needs a good fancy restaurant	General comment	0	0	0	0
3	Nice good food restaurant needed here.	General comment	0	0	0	0
4	A new gas station on this corner with a convince store would be super helpful.	I have a suggestion	0	1	1	1
5	It would be nice to allow food restaurants or retail.	I have a suggestion	0	1	1	1
6	I love seeing the fruit market. It would be wonderful to see some more developed commercial in this area to support local businesses.	I have a suggestion	0	0	0	0

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TABLE A.1 – SOCIAL PINPOINT COMMENTS

#	COMMENT	CATEGORY	DOWNVOTES	UPVOTES	TOTAL VOTES	AVERAGE SCORE
7	I would like to see residential professional or commercial in this area.	I have a suggestion	0	1	1	1
8	I love my quiet and safe neighborhood.	Something I like	0	0	0	0
9	UTA bus stop on Alpine hwy	I have a suggestion	0	0	0	0
10	The library's role as the cultural and social hub of the city should feature prominently in addressing the city's focus on knowledge, the arts, education, and cultural unity. Furthermore, the library director and staff should be consulted in creating this vision statements for the General Plan.	General comment	1	1	2	0
11	Update general plan to delete this as a major collector road.	I have a suggestion	1	0	1	-1
12	Old general plan shows 11200 as a major collector road. Remove any unfeasible impractical collector roads from general plan. We have had too many city council meetings where the same topic comes back over & over again. Citizens protest, we have exhausting city meetings---and after much effort & anxiety the city council rejects the impractical ideas. Please let's resolve this for once and for all. Re-designate 11200 N as a regular street	I have a suggestion	0	1	1	1
13	High speed, dangerous. Please include a comprehensive city safety plan, speed limits	I have a concern	0	1	1	1
14	To make the city more of a small town would should allow golf carts. It would encourage more visits to local stores for quick visits.	I have a suggestion	2	0	2	-2
15	This intersection would work perfectly with a roundabout.	I have a suggestion	0	1	1	1

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TABLE A.1 – SOCIAL PINPOINT COMMENTS

#	COMMENT	CATEGORY	DOWNVOTES	UPVOTES	TOTAL VOTES	AVERAGE SCORE
16	Canal Blvd is looking great with the speed bumps and low speed limit. 6000 west north of the Timp highway needs some attention! The road is always full of bikers and the speed limit is too high! Not only is the speed limit too high, people really speed on this road. I would love some of those portable speed bumps like canal Blvd has. Just last night a bike was trying to stay to the side of the road and crashed and had to be taken to the hospital by EMS.	I have a suggestion	0	1	1	1
17	Paving this sidewalk would do a great deal for all the families that live on and north of 9600 N.	I have a suggestion	0	0	0	0
18	Highland Blvd side grass is a mess as is the median. Traffic there moves way too fast. Tickets needed. Motorized vehicles use that side walk. Restriction signs are needed. Your property wall is falling down and has been for 1.5 years. Fix it.	I have a suggestion	0	1	1	1
19	Vacant lot plow down should be the rule by May 31st to prevent the extreme fire hazard that we see right now. Owners do it or a fine should be the penalty.	I have a suggestion	0	0	0	0
20	Bus shelter for winter months and rain	I have a suggestion	0	1	1	1
21	Bus shelter - During the winter months it would be helpful to have a bus shelter with bike locks	I have a suggestion	0	1	1	1
22	The new park is great!	Something I like	0	0	0	0
23	I love the City library!	Something I like	0	2	2	2



Map A.1: Social Map Comments

- General comment
- I have a concern
- I have a suggestion
- Something I like

