



HIGHLAND PLANNING COMMISSION AGENDA

TUESDAY, FEBRUARY 25, 2025

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@highlandut.gov

7:00 PM REGULAR SESSION

Call to Order: Audrey Moore

Invocation: Trent Thayn

Pledge of Allegiance: Tracy Hill

1. PLANNING COMMISSION APPOINTMENTS AND CHAIR ELECTION

- a. Commission Makeup and Chair/Vice Chair Election

2. UNSCHEDULED PUBLIC APPEARANCES

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

3. CONSENT ITEMS

Items on the consent agenda are of a routine nature. They are intended to be acted upon in one motion. Items on the consent agenda may be pulled for separate consideration.

- a. **Approval of Meeting Minutes - December 10, 2024** *Heather White, Deputy City Recorder*
- b. **Approval of Meeting Minutes - January 28, 2025** *Heather White, Deputy City Recorder*

4. ACTION ITEMS

- a. **ACTION: Public Hearing - Pantos Preliminary Plat Land Use (Administrative)**
Rob Patterson, City Attorney/Planning & Zoning Administrator
The Planning Commission will conduct a public hearing and consider granting preliminary plat approval for a seven-lot subdivision known as Pantos Subdivision.
- b. **ORDINANCE: PO Zone Text Amendment Land Use (Legislative)**
Rob Patterson, City Attorney/Planning & Zoning Administrator
The Planning Commission will consider the proposed text amendment for the PO Zone and the proposed architectural theme exhibit.

5. COMMUNICATION ITEMS

Communication items are informational only. No final action will be taken.

- a. **General Plan Update and Process**

b. Meeting Time

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 20th day of February, 2025

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PLANNING COMMISSION MEETINGS.
--



PLANNING COMMISSION AGENDA REPORT ITEM #1a

DATE: February 25, 2025
TO: Planning Commission
FROM: Rob Patterson, City Attorney/Planning & Zoning Administrator
SUBJECT: Commission Makeup and Chair/Vice Chair Election
TYPE: General City Management

PURPOSE:

The Planning Commission will elect a chair and vice-chair for 2025.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission select a chair and vice-chair for 2025, who can be the current chair/vice-chair or new individuals.

PRIOR REVIEW:

For 2024, Audrey Moore was the chair and Chris Howden was the vice-chair. The Commission can re-elect the same individuals to the same positions or may elect other regular Commission members to the positions.

BACKGROUND & SUMMARY OF REQUEST:

Chapter 2, Article 2 of the Highland Development Code establishes the organization and membership of the Planning Commission. Under that code, regular Planning Commissioners serve four-year terms, and alternate Planning Commissioners serve one-year terms.

In 2025, two regular Planning Commission members' terms expired: Chris Howden and Debra Maughan. Also, the two alternate members' terms expired: Sherry Kramer and Wesley Warren. On February 18, 2025, the mayor reappointed, with council consent, all 4 to the same positions. Accordingly, the current status of Planning Commissioners is:

Seat	Name	Term Expiration
1	Jerry Abbott	2028
2	Trent Thayn	2028
3	Audrey Moore	2027
4	Claude Jones	2027
5	Tracy Hill	2026
6	Christopher Howden	2029
7	Debra Maughan	2029
Alternate	Sherry Kramer	2026

Per City Code, the Commission must also select a chair and vice-chair for 2025: HDC 2-203(1): "At its first meeting in February of each year, the Planning Commission shall elect one of its members as Chair and a second member as Vice-Chair. The Chair shall serve for a term of one year and until a successor is chosen in the same manner." The chair and vice-chair can serve unlimited terms, consecutive or othrewise.

STAFF REVIEW & PROPOSED FINDINGS:

Staff recommends that the Planning Commission select a chair and vice-chair.

MOTION:

I move that the Planning Commission select [COMMISSIONER NAME] as Planning Commission chair and [COMMISSIONER NAME] as Planning Commission vice-chair.

ATTACHMENTS:



HIGHLAND CITY

HIGHLAND PLANNING COMMISSION MINUTES

TUESDAY, December 10, 2024

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

Awaiting Formal Approval

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: Chair Audrey Moore

Invocation: Commissioner Claude Jones

Pledge of Allegiance: Commissioner Sherry Kramer

The meeting was called to order by Commissioner Audrey Moore as a regular session at 7:02 pm. The meeting agenda was posted on the *Utah State Public Meeting Website* at least 24 hours prior to the meeting. The prayer was offered by Commissioner Jones and those in attendance were led in the Pledge of Allegiance by Commissioner Kramer.

PRESIDING: Commissioner Audrey Moore

COMMISSIONERS

PRESENT: Claude Jones, Debra Maughan, Trent Thayn, Sherry Kramer, Wesley Warren

CITY STAFF PRESENT: Assistant City Administrator/Community Development Director Jay Baughman, City Attorney/Planning & Zoning Coordinator Rob Patterson, Deputy Recorder Heather White

OTHERS PRESENT: Jon Hart, Phil Favro, Elizabeth Rice, Shay Larsen, Thomas Lehnardt, Daniel Schmidt

1. UNSCHEDULED PUBLIC APPEARANCES

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

None was offered.

2. CONSENT ITEMS

Items on the consent agenda are of a routine nature. They are intended to be acted upon in one motion.

Items on the consent agenda may be pulled for separate consideration.

- a. **Approval of Meeting Minutes General City Management**
Heather White, City Deputy Recorder
October 22, 2024, Planning Commission meeting minutes

Commissioner Thayn MOVED to approve the October 22, 2024 meeting minutes. Commissioner Warren SECONDED the motion. All present were in favor. The motion carried unanimously.

3. ACTION ITEMS

- a. **ACTION: Public Hearing – Vista Ridge Subdivision Preliminary Plat Land Use (Administrative)**
Rob Patterson, City Attorney/Planning & Zoning Administrator
The Planning Commission will conduct a public hearing and consider granting preliminary plat approval for the two-lot subdivision known as Vista Ridge.

Mr. Patterson reviewed the details of the Vista Ridge Preliminary Plat. He explained that the property was recently annexed into Highland subject to an annexation agreement that required the property owner to do several things. The preliminary plat needed planning commission approval due to the construction of a road. He mentioned that the fire marshal raised concern with fire access and the applicant was willing to work with the fire marshal to ensure adequate fire access was obtained. Mr. Patterson mentioned that he spoke with a neighbor, Evelyn Worlton, about having access for her property during construction. He reviewed proposed stipulations.

Commissioner Moore opened the public hearing at 7:13 PM and asked for public comments.

Attorney Phil Favro, representing Evelyn Worlton, thanked Mr. Patterson for his cordial and helpful way of working with him. Mr. Favro explained that Ms. Worlton owned her property for over 40 years and was concerned about the development. She understood that there would be and was prepared for disruptions. He said the city-owned lane was in good condition. He understood that it would be removed, and the new half-street would ultimately benefit Ms. Worlton with garbage truck access and closer postal service, but they wanted some sort of accommodation made so that she had appropriate ingress and egress during construction. He hoped work would only be done on weekdays during work hours instead of on weekends.

Elizabeth Rice wanted to make sure that all residents were notified. Mr. Patterson explained that he mailed notices to all property owners within a 500-foot radius of the subject property as required by law. He mentioned that the notice mailed to the Miners was sent back but that he spoke to Mr. Miner on the phone about the agenda item. Ms. Rice thought there needed to be more public input on the proposed subdivision.

Lehi Resident Shay Larson explained that she was doing the development. She said they were willing, if approved by the city, to gravel on the part of the lane that was not being developed. She said they could add gravel back to Ms. Worlton's driveway during construction of the road. Commissioner Thayn asked if she was the general contractor for the property. Ms. Larson said she and her mom were working together on the property. Commissioner Thayn explained that Shay was his niece and her mom was his sister. He said he was just finding out now that they were involved with the property and recused himself from the discussion and vote for the Vista Ridge Subdivision preliminary plat.

Commissioner Moore asked for additional public comment. Hearing none, she closed the public hearing at 7:18 PM.

Commissioner Warren wondered how snow removal and garbage pick-up would be handled once the road to Ms. Worlton's house was improved. Mr. Patterson understood that the lane had been treated as a private lane and a resident handled snow removal. In the future, the road would be added to the city snow removal route. Garbage

pick-up would be at curb by Ms. Worlton's house. Commissioner Maughan asked how Ms. Worlton would get her garbage can to 9600 North if the road was gravel during construction. Mr. Patterson said details with garbage pick up during construction would be worked out between city staff, the developer, and the property owner.

Mr. Favro mentioned that Mark Miner had handled snow removal for decades. He said he needed to confer with Ms. Worlton and her family. He said she personally maintained her property which would be affected by the construction. He appreciated the willingness of the developer to work with them.

Commissioner Moore MOVED that the Planning Commission approve the preliminary plat for the Vista Ridge Subdivision Preliminary Plat subject to the following five (5) stipulations recommended by staff:

- 1. Fire access turnaround be provided subject to the approval of the fire marshal*
- 2. Dedication dimensions for 9600 North to be updated and enlarged so as to meet the City's 66-foot, two lane minor collector ROW standard on final plat*
- 3. Delineations and dedications for setbacks and public/municipal easements to be correctly shown on plat per City standards and R-1-20 setbacks on final plat*
- 4. Final plat approval to be conditioned on payment of remaining impact fees for the existing home*
- 5. Final plat and subdivision improvement plans to conform to the requirements of Highland City Development Code and the recorded Annexation Agreement.*

Commissioner Warren SECONDED the motion.

The vote was recorded as follows:

<i>Commissioner Jerry Abbott</i>	<i>Absent</i>
<i>Commissioner Tracy Hill</i>	<i>Absent</i>
<i>Commissioner Christopher Howden</i>	<i>Absent</i>
<i>Commissioner Claude Jones</i>	<i>Yes</i>
<i>Commissioner Debra Maughan</i>	<i>Yes</i>
<i>Commissioner Audrey Moore</i>	<i>Yes</i>
<i>Commissioner Trent Thayn</i>	<i>Abstained</i>
<i>Commissioner Alternate Sherry Kramer</i>	<i>Yes</i>
<i>Commissioner Alternate Wesley Warren</i>	<i>Yes</i>

The motion carried 5:0

b. PUBLIC HEARING/ORDINANCE: Text Amendment – Town Center Commercial Setbacks

Development Code Update (Legislative)

Rob Patterson, City Attorney/Planning & Zoning Administrator

The Planning Commissioner will consider a request from Highland Town Plaza, LP/WPI to amend the maximum setback requirement of the Town Center Commercial Retail District to allow for a pickup/drive thru lane along Town Center Blvd for lot 3 of the Town Center development.

Mr. Patterson discussed the proposed amendments. He said the applicant had a tenant that wanted to occupy the site but required a pick-up lane and window. In order to facilitate the pick-up lane, and to address traffic flow issues with Wendy's, the applicant proposed a site plan that located the building approximately 22 feet from Town Center Blvd, with a pick-up lane between the building and Town Center Blvd. To make the site plan work, the applicant needed the current maximum setbacks to be amended to 25 feet. Mr. Patterson mentioned that Wendy's was in favor of the plan. He reviewed the proposed text amendments and the concept plan. He said the developer would need to obtain approval from the city if they ever wanted to change the pick-up lane to a drive-thru lane.

Commissioner Moore opened the public hearing at 7:32 PM and asked for public comment.

Thomas Lehnardt, WPI, mentioned the intention was to have a pick-up window in order to maximize the efficiency of the site. Commissioner Kramer was concerned about the sharp turnaround into the pick-up lane and wondered if they considered moving traffic the opposite way. She voiced concern with the raised walkway on the east side and what appeared to be a blind corner. Mr. Lehnardt said they originally planned traffic to flow in the opposite direction, but Wendy's was concerned that cars would stack and back up in their drive-thru lane. He explained that the lane would be for online ordering and pick-up only and didn't think stacking would be a problem. Mr. Patterson said the city needed final dimensions of the location of the walkway on the east side, however, the walkway would be raised similar to a large speed bump and that cars in the pick-up lane would not be traveling fast.

Commissioner Moore pointed out that other restaurants had reserved pick-up stalls. She wondered why the city needed to make a code amendment. Mr. Lehnardt said the drive-thru pick-up window was a specific request from the tenant. He said, at this point, there were no dedicated stalls for pick-up on the concept plan.

Commissioner Warren wondered if there was any consideration for an intersection on the east side coming from Town Center Blvd. Mr. Patterson explained that he rejected an earlier concept with access to the east because he didn't want to add another intersection into Town Center Blvd.

The commissioners discussed other options for routing traffic and how it would affect businesses in the area. Mr. Patterson mentioned that a traffic study would be obtained as part of the development process. Daniel Schmidt, WPI, talked about considerations from Wendy's and the overall flow. He said they managed traffic in similar locations with signs and road paint to help direct drivers. Commissioner Moore discussed the traffic and parking history of the area. She said there was a lot of foot traffic in the summer and encouraged the developer to add signage. Commissioner Kramer talked about the patio sitting area and the proximity to the pick-up lane. She asked if other locations could be considered for the sitting area.

Commissioner Moore asked for additional comment. Hearing none, she closed the public hearing at 7:59 PM.

Commissioner Maughan voiced concern about the current traffic. She said the area was a chaotic mess and thought it made sense to solve the issues before adding more tenants/restaurants. Other commissioners thought the proposed improvements would help the flow of traffic.

Commissioner Warren MOVED that the Planning Commission recommend approval of the proposed amendments to the Town Center Commercial Retail District setbacks as put forward by the city.

Commissioner Jones SECONDED the motion.

The vote was recorded as follows:

<i>Commissioner Jerry Abbott</i>	<i>Absent</i>
<i>Commissioner Tracy Hill</i>	<i>Absent</i>
<i>Commissioner Christopher Howden</i>	<i>Absent</i>
<i>Commissioner Claude Jones</i>	<i>Yes</i>
<i>Commissioner Debra Maughan</i>	<i>Yes</i>
<i>Commissioner Audrey Moore</i>	<i>Yes</i>
<i>Commissioner Trent Thayn</i>	<i>Yes</i>
<i>Commissioner Alternate Sherry Kramer</i>	<i>Yes</i>
<i>Commissioner Alternate Wesley Warren</i>	<i>Yes</i>

The motion carried 6:0

c. PUBLIC HEARING/ORDINANCE: Text Amendment – Lot Combination Zoning Standards
Development Code Update (Legislative)

Rob Patterson, City Attorney/Planning & Zoning Administrator

The Planning Commission will consider a request from staff to amend the City's lot combination code to allow the City to treat approved combinations of property as a single property for zoning purposes.

Mr. Patterson explained that state law changed a couple of years ago to permit the combination of lots with a legal description rather than a plat amendment. A plat amendment was a more involved and expensive process, and the State determined it was not necessary when combining lots. Even though the legal description was approved by the State, Utah County would not recognize a legal description as an acceptable process when combining lots. Mr. Patterson requested and recommended a text amendment so city staff could recognize combined properties with a legal description as a single property for zoning purposes. He reviewed the proposed changes to the city code.

Commissioner Moore asked if there were problems with selling property if the county did not recognize it as a combined lot. Mr. Patterson explained that it could cause problems because residents might not realize they would receive two separate tax bills from the county. He said the city always checked lot lines when processing building permits. He said new owners would also know there was a combination of lots because it would be recorded at the county offices by the city.

Commissioner Warren wondered what would need to happen if property was subdivided in the future. Mr. Patterson said the property owner or developer would need to follow current zoning regulations at that time. If someone combined lots, then decided later to sell the lots separately, they would need to re-subdivide the property.

Commissioner Thayn said the proposed amendment was a good option and thought it would help residents save money. He talked about spending \$3,000 20 years ago while trying to combine lots that the county eventually did not accept. He said it was cheaper to pay taxes on a sliver of land than to try to combine it in a way that was recognized by the county.

Commissioner Moore opened the public hearing at 8:14 PM and asked for public comments.

Resident Elizabeth Rice was concerned that property owners would go to county records for a clear title instead of city records. Mr. Patterson showed an example of what would be recorded at the county showing the city approved and recognized combination of lots. He said he would recommend that residents go through the plat amendment process if they wanted a clean title. Ms. Rice did not have a problem with the proposed amendment if the city filed combined-lot descriptions with the county.

Commissioner Moore closed the public hearing at 8:20 PM and asked for a motion.

Commissioner Maughan MOVED that the Planning Commission recommend approval of the proposed amendments to section 5-7-104 of the Highland Development Code.

Commissioner Thayn SECONDED the motion.

The vote was recorded as follows:

<i>Commissioner Jerry Abbott</i>	<i>Absent</i>
<i>Commissioner Tracy Hill</i>	<i>Absent</i>
<i>Commissioner Christopher Howden</i>	<i>Absent</i>
<i>Commissioner Claude Jones</i>	<i>Yes</i>
<i>Commissioner Debra Maughan</i>	<i>Yes</i>
<i>Commissioner Audrey Moore</i>	<i>Yes</i>

<i>Commissioner Trent Thayn</i>	<i>Yes</i>
<i>Commissioner Alternate Sherry Kramer</i>	<i>Yes</i>
<i>Commissioner Alternate Wesley Warren</i>	<i>Yes</i>

The motion carried 6:0

4. COMMUNICATION ITEMS

Communication items are informational only. No final action will be taken.

Mr. Patterson said he would email the 2025 Meeting Schedule and mentioned that there would be a combined work session on January 28th. Mr. Baughman reviewed the Resident Survey results. He addressed issues with commissioners being able to access emails.

ADJOURNMENT

Commissioner Thayn MOVED to adjourn the meeting. Commissioner Maughan SECONDED the motion. All were in favor. The motion carried.

The meeting ended at 8:39 pm.

I, Heather White, Deputy Recorder, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on December 10, 2024. The document constitutes the official minutes for the Highland City Planning Commission Meeting.



HIGHLAND CITY

HIGHLAND PLANNING COMMISSION MINUTES

Tuesday, January 28, 2025

Waiting Formal Approval

PLANNING COMMISSION AND CITY COUNCIL COMBINED MEETING

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

7:00 PM REGULAR SESSION

Call to Order: Audrey Moore

Invocation: Debra Maughan

Pledge of Allegiance: Trent Thayn

The meeting was called to order by Chair Audrey Moore as a regular session at 7:00 pm. The meeting agenda was posted on the Utah State Public Meeting Website at least 24 hours prior to the meeting. The prayer was offered by Commissioner Debra Maughan and those in attendance were led in the Pledge of Allegiance by Commissioner Trent Thayn.

PRESIDING: Chair Audrey Moore

PLANNING COMMISSION MEMBERS:

Jerry Abbott	Present
Christopher Howden	Present
Claude Jones	Present
Debra Maughan	Present
Audrey Moore	Present
Trent Thayn	Present
Wesley Warren	Present

COUNCIL MEMBERS/MAYOR:

Brittney P. Bills	Present
Ron Campbell	Present
Doug Cortney	Present
Kurt Ostler (Mayor)	Present
Kim Rodela	Present
Scott L. Smith	Present

CITY STAFF PRESENT: City Administrator Erin Wells, Assistant City Administrator/Community Development Director Jay Baughman, City Attorney/Planning & Zoning Administrator Rob Patterson, City Recorder Stephannie Cottle

OTHERS PRESENT: Jon Hart, Liz Rice

1. UNSCHEDULED PUBLIC APPEARANCES

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

Liz Rice stated she hopes the Commission and Council are careful not to change the development code for the City for just one or two people, developers, or properties; she cited the recent focus on a cell tower project in the City and drew the group's attention to a site near Oak Canyon Junior High in Lindon where three huge cell towers are located. They are flag poles, but the biggest flag poles she has seen. There is also a cell tower designed to look like a tree in Provo; the trees around it have finally grown to help disguise the tree, but it took at least five years for that to happen. She stated she is not saying the City should not approve a cell tower, but she advised the Commission and Council to be cautious about their decision making in order to avoid a 'puzzle piece' situation that will be difficult to put together.

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.

Assistant City Administrator/Community Development Director Baughman introduced Sam Taylor and Aubrey Larsen of Landmark Design. They used the aid of a PowerPoint presentation to present the draft vision statement, guiding principles, and future land use concept for an update to the City's General Plan. Mr. Taylor presented a graphic explaining the planning 'journey', which began in the summer of 2024 with data gathering and analysis and is scheduled to culminate in the spring of 2025 with adoption of a final master plan. There has been extensive community engagement dating back to May of 2024, up to and including the resident survey in the fall of 2024.

Mr. Baughman then presented the highlights of the 2024 resident survey, which asked questions regarding:

- Longhorn property
- Future for residential along State Road 92
- Age-restricted senior housing
- Accessory dwelling units (ADUs) and flag lots

Ms. Larsen then presented the draft vision statement and guiding principles, which will affect how the rest of the general plan is drafted and serve as touchstones for future legislative policies. She expounded briefly on each of the following draft guiding principles:

1. Encourage a balanced approach to growth;
2. Cultivate thoughtful economic development; and
3. Enrich community life.

She also read the draft 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 enrichment of community life."

The presentation paused to give the Council and Commission an opportunity to discuss the topics presented to this point. Discussion points included preservation of the City's rural feeling, a diversification of housing opportunities, respect of the current residents of the community, strengthening a true town center before focusing on other economic development, an appetite in the community for a small scale community center, the need to consider traffic implications of different types of commercial development, the best locations for commercial development throughout the community, magnifying the beauty of the community, strategic redevelopment, and making the library a key component of fundamental growth in the City. Ms. Larsen thanked the Council and Commission for their feedback; it is very valuable and will help to shape the recommendations provided by Landmark Design.

Ms. Larsen then continued the presentation; she displayed an image meant to illustrate the main components for General Plan, which included: land use, transportation, housing, water use, economics, parks and recreation, environment, and public facilities. She presented the existing land use map and offered a comparison with the proposed future land use concept. This is an idealized snapshot of the future of the City illustrating the general location and extent of future land uses. The term "General" was used to identify residential areas on the map. Most vacant land is anticipated to be developed for residential use. There should be regulatory mechanisms to allow detached ADUs and flag lots that could help facilitate in-fill development and moderate-income housing strategies. Land use "A" is used to identify the Highland Town Center, which should be the commercial and civic heart of Highland. It should continue developing as a mixed-use center with residential, commercial office, and institutional uses. The Highland Marketplace and nearby areas could offer a logical northern expansion of the Town Center, and some areas could be rezoned to Residential Professional to expand the transitional commercial base. Land Use designation "B" identifies the Longhorn Property, which could be designated as a planned development. A higher-density, upscale senior housing project is envisioned, transitioning to smaller lot single-family homes into larger single-family lots buffering neighboring low-density residential areas. A Neighborhood or Mini Park could be included in the project to serve residents and address service gaps. Neighborhood-scale retail (personal services, food, gas, lodging, general retail) could be located at Timpanogos Highway and 6000 West or east of the Mortuary. Land use designation "C" is classified as 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. And, finally, designations "D", "E", and "F" are identified as highway transitional areas; a majority of residents have expressed interest in expanding the City's commercial base. Highway Transitional Areas are appropriate areas to be considered as zoning for mixed-uses. Potential uses include missing middle housing, redevelopment, neighborhood-scale retail, offices, and residential professional uses. Development should support Highland's housing and economic goals while providing a transition between low-density residential and higher-impact commercial areas. Strip commercial development should continue to be discouraged.

Commissioner Claude Jones left the meeting at 9:06 p.m.

Throughout this portion of the presentation, the Commission and Council provided input regarding development along main corridors in the City; options for residential infill housing; development preference for the Longhorn property; the possible need for further public input on certain matters, such as the development of the Longhorn Property; a continued focus on finalizing development of the town center before pursuing other commercial nodes;

Mr. Taylor concluded the presentation by discussing the next steps for proceeding with the project:

- Verifying the preferred vision
- Continue drafting and refining the General Plan
- Final Advisory Committee Meeting
- Draft Plan Public Open House/City Leadership Briefing/Draft Plan Review
- Final Plan
- Approval and Adoption/Final Plan Delivered

Before concluding the discussion, Council Member Smith asked about a parcel of land in Highland City on the east side of the community near the mountain that is surrounded by Cedar Hills City. There has not been discussion about the future use of that land, if anything. He wondered if it would be appropriate to allow Cedar Hills to annex the property, it is above the Cedar Hills Golf Course and has been identified as open space. Mr. Taylor stated that the consultants can research that property and provide a recommendation as part of their final General Plan recommendation.

Commissioner Howden also asked about recent discussion of an east/west corridor north of State Road 92; the corridor is actually highlighted in the draft changes to the General Plan as 11200 North. City Attorney Patterson stated there is a need for extensive discussion of changes to the Transportation Master Plan map to decide what will happen with that corridor.

Planning Commission Chair Moore then reviewed the upcoming Planning Commission meeting schedule and reported that the Commission will be receiving Cyber Security training virtually from the City.

ADJOURNMENT

Commissioner Wesley Warren MOVED to adjourn the regular meeting and Commissioner Debra Maughan SECONDED the motion. All voted in favor and the motion passed unanimously.

The meeting adjourned at 9:18 pm.

I, Stephannie Cottle, City Recorder of Highland City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on January 28, 2025. This document constitutes the official minutes for the Highland City Planning Commission/City Council joint meeting.

Stephannie Cottle, CMC, UCC
City Recorder



PLANNING COMMISSION AGENDA REPORT ITEM #4a

DATE: February 25, 2025
TO: Planning Commission
FROM: Rob Patterson, City Attorney/Planning & Zoning Administrator
SUBJECT: Public Hearing - Pantos Preliminary Plat
TYPE: Land Use (Administrative)

PURPOSE:

The Planning Commission will conduct a public hearing and consider granting preliminary plat approval for a seven-lot subdivision known as Pantos Subdivision.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission conduct a public hearing and APPROVE the preliminary plat for the Pantos Subdivision.

PRIOR REVIEW:

No prior review of this development.

BACKGROUND & SUMMARY OF REQUEST:

Patterson Homes, LLC, seeks to develop a 6.564 acre parcel of property located approximately at 6100 W 10400 N, across from the Buhler property. This parcel was formerly owned by the Pantos family. The property is zoned R-1-40 and Patterson Homes seeks to develop the property into single-family lots in accordance with R-1-40 standards.

There is an existing parcel of record that is still owned and maintained by the Pantos family on the southeast corner of the development. That parcel is not part of the current proposed subdivision, and accordingly no subdivision improvements (e.g., 10400 N ROW improvements) are required for that parcel.

Per Highland City Development Code, the Planning Commission is the land use authority for preliminary subdivision plats. The Planning Commission is required to hold one public hearing on the preliminary plat. After that public hearing, the Planning Commission may make a decision. This is an administrative land use decision, which means, per City Code and state law, "If the Land Use Authority finds and determines that the plat and subdivision improvement plans comply with and conform to the requirements of Utah State Code, this Chapter, and all other governing laws, land use regulations, applicable land use decisions, ordinances, and standards, the Land Use Authority shall approve the plat" HDC 5-4-103(2).

STAFF REVIEW & PROPOSED FINDINGS:

Plat Review

- The preliminary plat conforms to City plat standards.

Zoning and Density

- The General Plan designates this property for low-density residential development. The proposed subdivision meets that designation.
- The property is zoned R-1-40, which allows a total number of lots equal to the total square footage of the property (less any property used for prescriptive easements/ roadways) divided by 40,000.
 - ALTA survey provided with the application shows the property totals 286,087 sqft, with 6085 sqft used as a prescriptive easement for 10400 North (on the south side of the property), leaving 286,002 sqft of developable ground.
 - $280,002 / 40,000 = 7$. Property is therefore permitted up to 7 lots, 1 of which may be 20k-30k square feet.
 - The proposed subdivision contains 7 lots, all of which are at least 30,000 sqft, so the subdivision conforms to R-1-40 density requirements.
- Each lot has at least 130 feet of frontage on a public road, as required under the R-1-40 zone

Sensitive Lands

- The property does not contain sensitive lands

Easements and Dedications

- Property will be dedicated for 10400 North (66 foot 2 lane minor collector) and the new/extended 6150 West (56 foot local road) in accordance with City standards. The preliminary plat accurately depicts these road dedications.
- Per the General Plan 3-46 and Standard Drawing ST-07, the City's 29-foot parkway detail is required along the 10400 frontage. This has been provided by the developer as a 20-foot parkway landscape easement within lots 1 and 7, with the remaining 9 feet included within the 10400 North right-of-way dedication.
- There are no other easements or dedications other than standard utility easements. Setbacks and public/municipal utility easement dedications are shown on the plat.

Access and Circulation

- Road and utility access will be from 10400 North and the extension of 6150 West from the north through the development, connecting to 10400 North on the south side of the development.
- All roads and right-of-way will meet City standards as to size and construction requirements.
- The fire marshal has reviewed the circulation plan and has no concerns.

Utilities and Water

- Developer will extend existing Highland City mains within 10400 North/6150 West through the extension of 6150 West to the lots
- Developer will need to dedicate 19.5 acre-feet of pressurized irrigation water in connection with final plat approval in accordance with City water dedication requirements. ($280,002 / 43560 = 6.43$ acres, 3 acre-feet per acre = 19.29 acre-feet, rounded up to 19.5).
- There are no separate culinary water dedication requirements for this property.

Notice

- Notice of the hearing on the preliminary plat was published and mailed to adjacent property owners on February 13, 2025. One question regarding the property boundaries was received, but no concerns or objections have been received by staff as of the writing of this report.

Based on staff's review, staff recommends approval of the preliminary plat.

PROPOSED FINDINGS

Staff believes that the preliminary plat meets the following findings

1. The preliminary plat conforms to the density, size, frontage, and location requirements of the R-1-40 zone
2. The preliminary plat conforms to City subdivision development standards
3. Approval of the preliminary plat does not constitute approval of subdivision improvement plans or a final plat for this development. These items will be submitted by the applicant in accordance with City development code and design standards pursuant to preliminary plat approval.

MOTION:

I move that the Planning Commission ACCEPT the findings and APPROVE the Pantos Subdivision Preliminary Plat.

ATTACHMENTS:

1. Pantos Narrative Statement 123024
2. Pantos Preliminary Plan 020625-Preplat

Pantos Subdivision

Narrative and Reports

Narrative:

The Pantos Subdivision consists of 7 new single-family lots that comply with the R1-40 zoning code.

Drainage Report:

See the separate storm drain report.

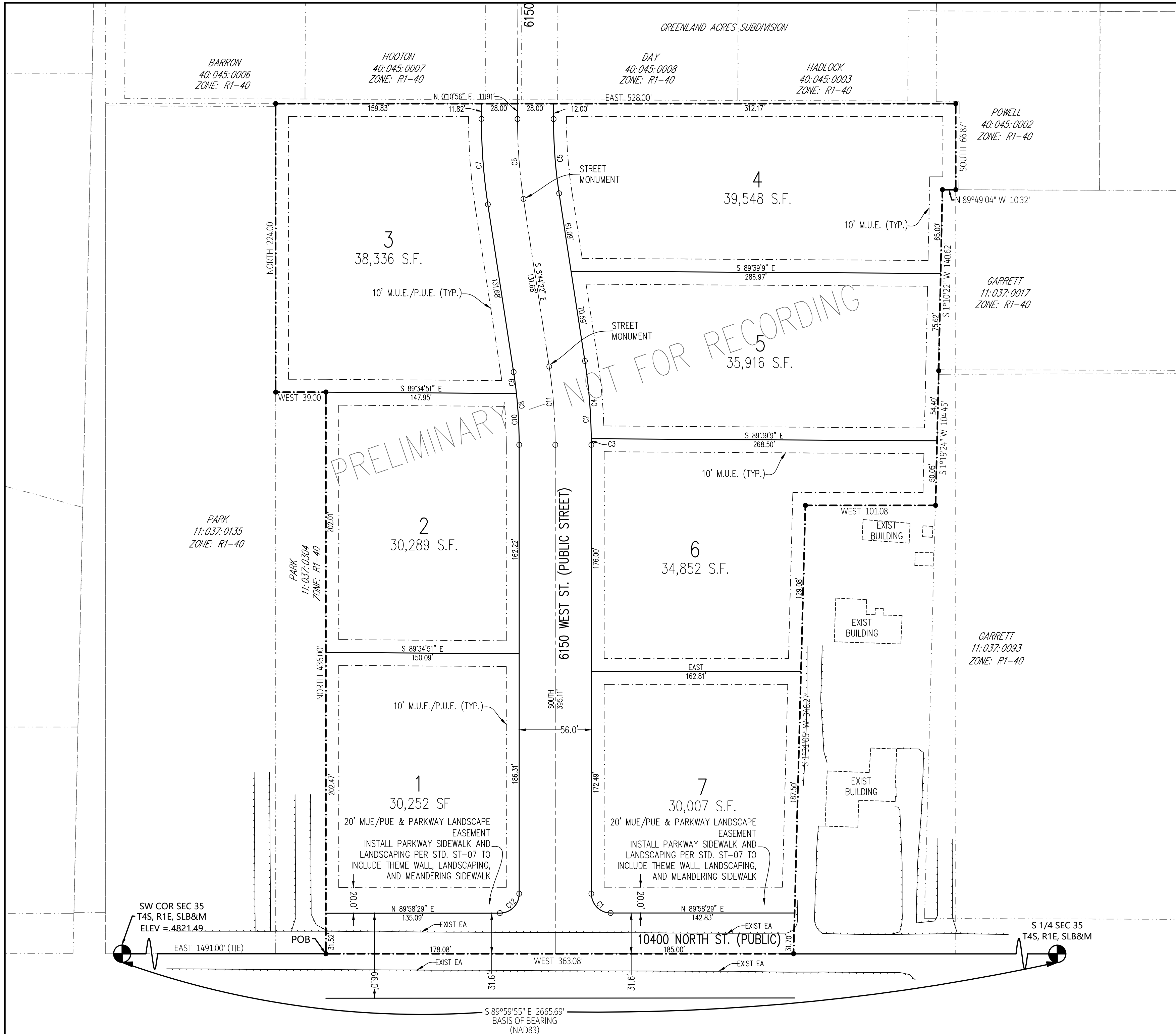
Water and Sewer Report:

The culinary water will connect to the existing 10" culinary line in 10400 North and the existing 6" culinary water line on the North side of 6150 West.

The sewer will connect to the existing sewer main in 10400 North.

Traffic Statement:

The traffic will flow to the existing 10400 North and 6150 West streets. The internal roadways will meet the city standards. 10400 North Street will be widened on the North side along the project frontage. The existing roadways are adequate to receive additional daily trips from the 7 new lots.



GENERAL NOTES

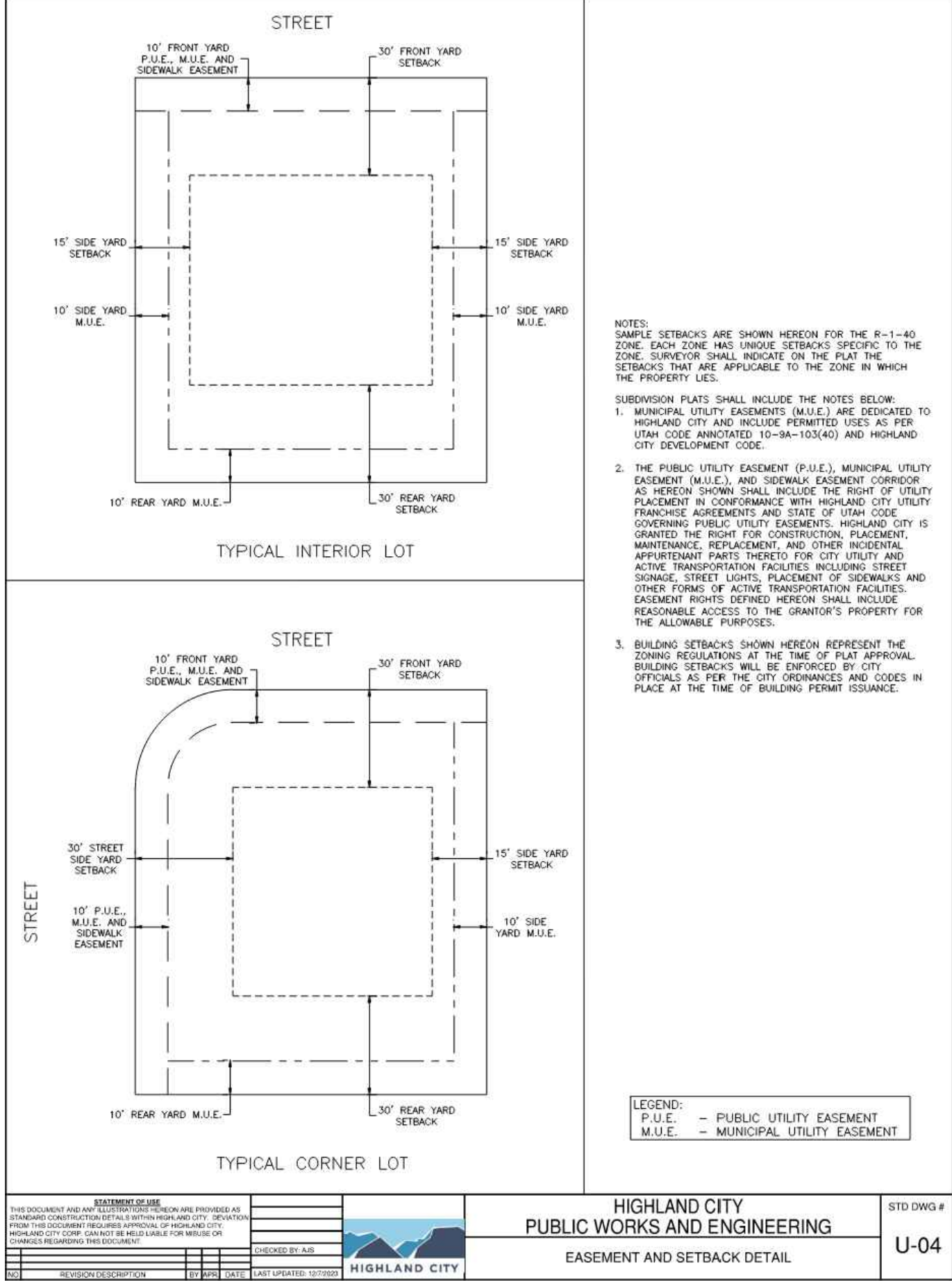
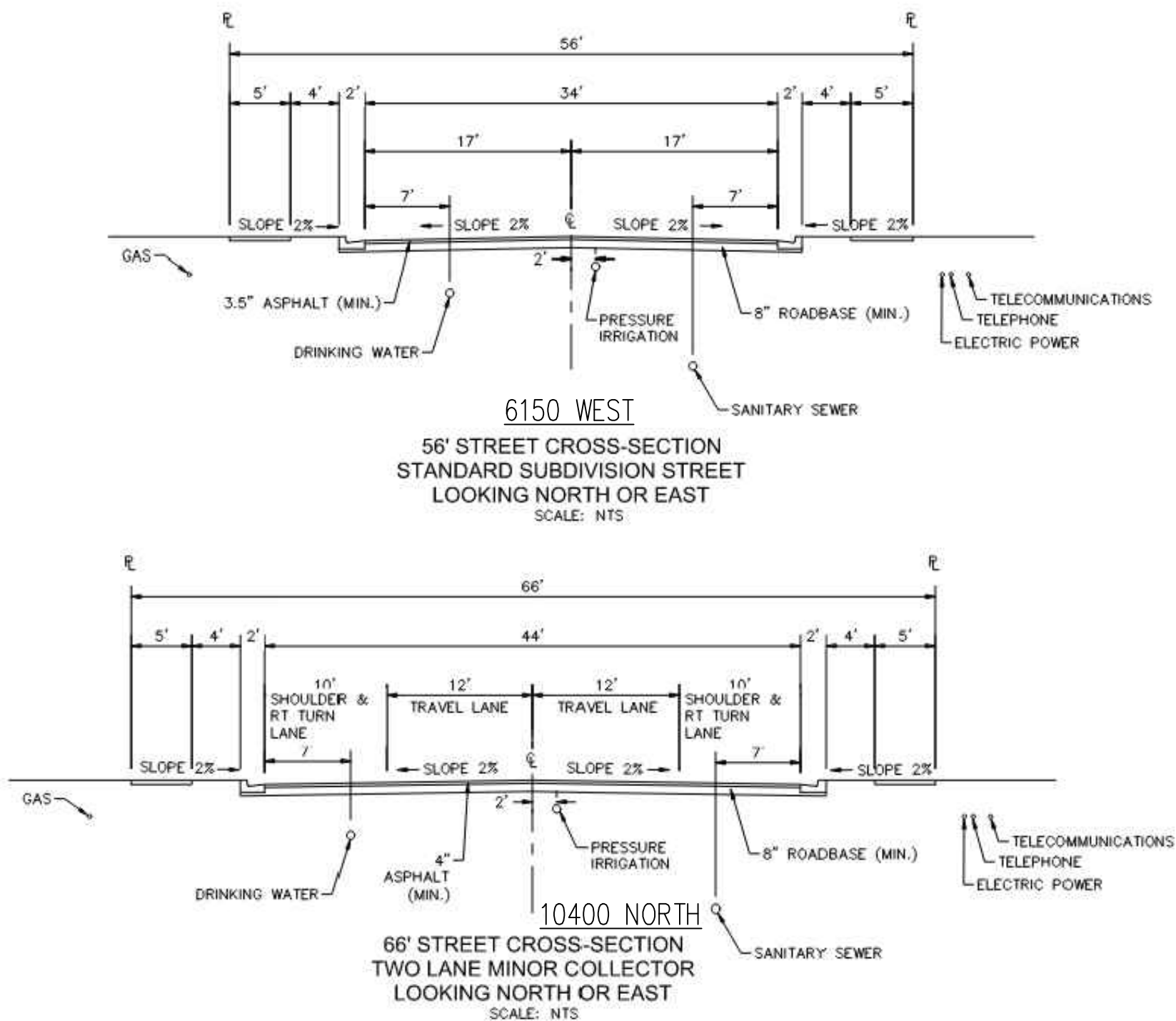
- TOTAL PROPERTY=6.568 ACRES
ALLOWABLE LOTS=7
- PROPERTY ZONING = R1-40
- Flood Zone Classification
FEMA FIRM PANEL 49049C0166F EFFECTIVE JUNE 19, 2020.
ZONE X - OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN

ZONING NOTE

PER ALTA SURVEY, PROPERTY INCLUDES 6,085 SQUARE FEET OF PROPERTY USED AS EXISTING PRESCRIPTIVE EASEMENT FOR 10400 ROW. EXCLUDING EASEMENT PROPERTY FROM PROPERTY SIZE, LEAVES 280,000 SQUARE FEET. 280,000 S.F./40,000 S.F. = 7 (HDC 3-4103)

7 LOTS PERMITTED W/N SUBDIVISION. 1 OF WHICH MAY BE 20K-30K SQUARE FEET. SUBDIVISION CONFORMS.

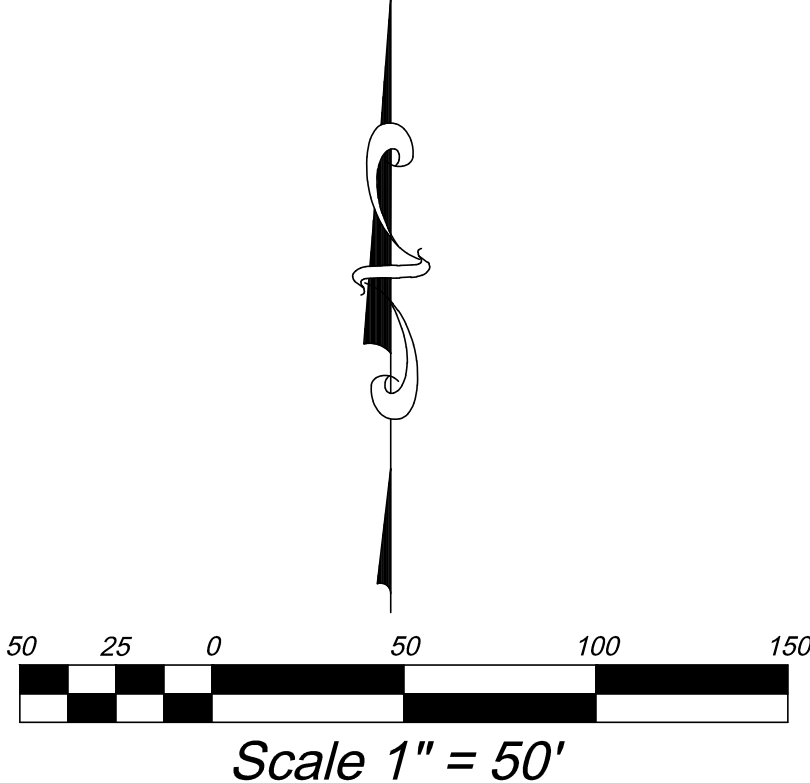
SITE DATA TABLE	
PROPERTY ZONING:	R1-40
GROSS/NET PROPERTY AREA:	286,087 SF
TOTAL BUILDABLE AREA:	286,087 SF
LOT AREA:	239,200 SF
RIGHT-OF-WAY AREA:	46,887 SF
MIN. LOT AREA:	30,007 SF
AVG. LOT AREA:	34,171 SF
TOTAL NUMBER OF LOTS:	7



CURVE TABLE						MONUMENT TABLE		VICINITY MAP	
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING	A:	N:		
C1	15.00	23.57	90°1'31"	21.22	N 45°0'45" W	B:	E:		
C2	428.00	65.28	8°44'22"	65.22	N 42°21'11" W	C:	N:		
C3	428.00	4.70	0°37'47"	4.70	N 01°8'54" W	D:	E:		
C4	428.00	60.58	8°6'34"	60.53	N 41°14" W	E:	N:		
C5	372.00	57.92	8°55'18"	57.87	N 41°6'43" W	F:	N:		
C6	400.00	62.28	8°55'18"	62.22	N 41°6'43" W	G:	E:		
C7	428.00	66.64	8°55'18"	66.58	N 41°6'43" W	H:	N:		
C8	372.00	56.74	8°44'22"	56.69	S 42°21'11" E	I:	N:		
C9	372.00	16.86	2°35'49"	16.86	S 72°26'27" E	J:	E:		
C10	372.00	39.88	6°8'33"	39.86	S 34°16" E	K:	N:		
C11	400.00	61.01	8°44'22"	60.95	S 42°21'11" E	L:	E:		
C12	15.00	23.56	89°58'29"	21.21	S 44°59'14" W	M:	N:		
						O:	E:		

Developer/Property Owner: Jonette Pantos
Address: 6100 West 10400 North
Highland, UT 84003
Phone: 801-367-3987

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com



SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT

BOUNDARY DESCRIPTION

Beginning at a point located East 1491.00 feet from the Southwest Corner of Section 35, Township 4 South, Range 1 East, Salt Lake Base and Meridian, (bearing along section line being South 89°59'55" East from the Southwest Corner of said Section 35 to the South Quarter Corner of said Section 35); thence North 436.00 feet; thence West 39.00 feet; thence North 224.00 feet; thence East 528.00 feet; thence South 66.87 feet; thence North 89°49'04" West 10.32 feet; thence South 11°02'22" West along a fence line 140.62 feet; thence South 11°9'24" West 104.45 feet; thence West 101.08 feet; thence South 1°31'05" West 348.27 feet; thence West 363.08 feet to the point of beginning.

Total Area = 286,087 sq ft or 6.568 Acres
Area in roadway = 5,987 sq ft
Area less roadway = 280,100 sq ft

OWNERS' DEDICATION

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

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

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

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

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

HIGHLAND CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____ HIGHLAND CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ PLANNING COMMISSION CHAIR

COMMUNITY DEVELOPMENT DIRECTOR _____

CONDITIONS OF APPROVAL

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

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

PANTOS PLAT "A"

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

NAD 83
SCALE: 1" = 50 FEET

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

HIGHLAND CITY PUBLIC WORKS AND ENGINEERING
EASEMENT AND SETBACK DETAIL
STD DWG # U-04



PLANNING COMMISSION AGENDA REPORT ITEM #4b

DATE: February 25, 2025
TO: Planning Commission
FROM: Rob Patterson, City Attorney/Planning & Zoning Administrator
SUBJECT: PO Zone Text Amendment
TYPE: Land Use (Legislative)

PURPOSE:

The Planning Commission will consider the proposed text amendment for the PO Zone and the proposed architectural theme exhibit.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission consider the proposed text amendment for the PO Zone and the proposed architectural theme exhibit and either (1) provide a favorable recommendation on the amendment to the Council if the Commission determines that the proposed architectural details and new language for the PO Zone sufficiently meets the purpose and intent of the Zone, or (2) give additional direction to the applicant on what additional changes the Commission would like to see.

PRIOR REVIEW:

On July 25, 2023, the Planning Commission first considered the request from Patterson Homes to amend Article 4.9 in the Development Code, regulating the PO (Professional Office) Zone. The requested amendment would remove the original landscape plan, site plan, and architectural details as exhibits and guides for the PO zone and make the PO zone's regulations applicable beyond just the original master planned area. After reviewing the proposed changes, the Planning Commission continued the item and directed the applicant to provide exhibits that would demonstrate and limit the scope of permitted architectural themes within the PO zone.

On August 29, 2023, the Planning Commission again considered the requested text amendment from Patterson Homes. Representatives of Patterson Homes provided potential exhibits and architectural styles for the Commission to review and indicate preferences. The Commission generally agreed that it would prefer building designs that broke up the facade, used different materials, had different roof heights, and was somewhere between a 3-story box and a traditional house design. The Commission provided this feedback to the applicant and continued the item.

BACKGROUND & SUMMARY OF REQUEST:

The applicant, Patterson Homes, worked with staff towards the end of 2024 to submit a final concept for the Commission to review. Due to scheduling conflicts with the general plan meeting and other pressing items, Commission consideration has been delayed until now. With their updated submission, the applicant has submitted a new exhibit for permitted architectural themes within the PO Zone and additional wording changes to the PO Zone that provide more direction to owners and more control over the process to the City.

The proposed amendments would remove all current exhibits to the PO Zone: Exhibit A, the master site plan that covers a portion of the property zoned PO, Exhibit B, the master landscape plan that covers a portion of the property zoned PO, and Exhibit C, the specific architectural design requirements for certain properties within the PO Zone. These exhibits and the language referencing these exhibits within the PO zone would be removed with the applicant's proposal.

These exhibits and language would be replaced with a single exhibit that gives example architectural styles and new language within the PO Zone that requires sites to be master planned, that modifies the permitted materials for buildings within the PO Zone, and requires all new buildings to be built in accordance with the architectural styles shown in the new proposed Exhibit A. The permitted building materials would change as follows:

- Require primary exterior materials to be brick, stone, stucco, glass, metal panels, cementitious fiber board (hardboard), or similar materials
- Keep the list of prohibited exterior materials, but remove hardboard and metal grills/facades from the prohibited list
- Require building design aesthetics, including roof design and facade design and variation, to conform to the examples shown in the new proposed Exhibit A

In addition to making the PO Zone less site-specific and updating the building design regulations, the proposed amendments would:

1. Require a master site plan for all sites prior to site plan approval or architectural design approval that shows general building footprint, access and circulation, and relation to adjacent properties. This master site plan would be similar to the original Exhibit A site plan that was approved for some properties within the PO Zone. Staff anticipates that the City would typically require the master site plan to be submitted and approved for any new property zoned PO.
2. Adjust the requirement for screening of HVAC/mechanical equipment on the top of buildings to require screening of such equipment from adjacent streets and properties, rather than requiring them to be completely hidden.
3. Clarify the site plan requires demonstration of utility and refuse locations.
4. Remove a front setback landscaping requirement that was in partial conflict with the general front setback requirements for the zone.

STAFF REVIEW & PROPOSED FINDINGS:

There is property zoned PO that is not part of or shown on the original Exhibits A, B, and C. This means that the process and standards for approving development within those other PO Zone properties is less clear for staff and applicants. For that reason, Staff supports the amendment's attempt to make the PO zone's language less site-specific and more generally applicable. It would also allow the City, if it chose, to apply the PO zone to other property within the City. Staff also is comfortable with the text amendments proposed by the applicant, and staff has worked with the applicant to add/change language to address concerns staff had with their proposed amendment.

Whether the proposed new exhibit and the related changes to the PO zone for architectural themes and materials meets the intent and goals of the PO Zone is a policy decision for the Commission to determine. Staff does not have a position regarding what architectural themes or materials should or should not be included. The proposed architectural theme exhibit does include three different styles of

existing and approved buildings within the PO zone.

MOTION:

Motion to Approve:

I move that the Planning Commission recommend APPROVAL of the proposed amendments and exhibit for the PO Zone.

Motion to Continue:

I move that the Planning Commission continue this item [Commission may add direction to staff or the applicant].

ATTACHMENTS:

1. PO Zone Exhibit A - Site Plan (Original)
2. PO Zone Exhibit B - Landscaping
3. PO Zone Exhibit C - Building Design
4. PO Zone Amendments_02.2025
5. Highland Office Exhibit A 2-13-2025

1. THIS PLAN PRESENTED AS PART OF NEW HIGHLAND CITY PROFESSIONAL OFFICE ZONE.
2. DEVELOPMENT DENSITIES, BUILDING AREAS, & GENERAL LAYOUT ALREADY ESTABLISHED AS PER SETTLEMENT AGREEMENT BETWEEN CITY, SUNCREST, & SUNSET MT.
3. HIGHLAND BLVD. (FORMERLY SUNCREST DRIVE) TO BE CONSTRUCTED BY SUNCREST DEVELOPMENT AS PER AGREEMENT.
4. SEE SEPERATE LANSCAPE ANALYSIS AND PLAN.
5. CONSTRUCTION OF OFFICE BUILDINGS & STORAGE UNITS MAY BE PHASED.

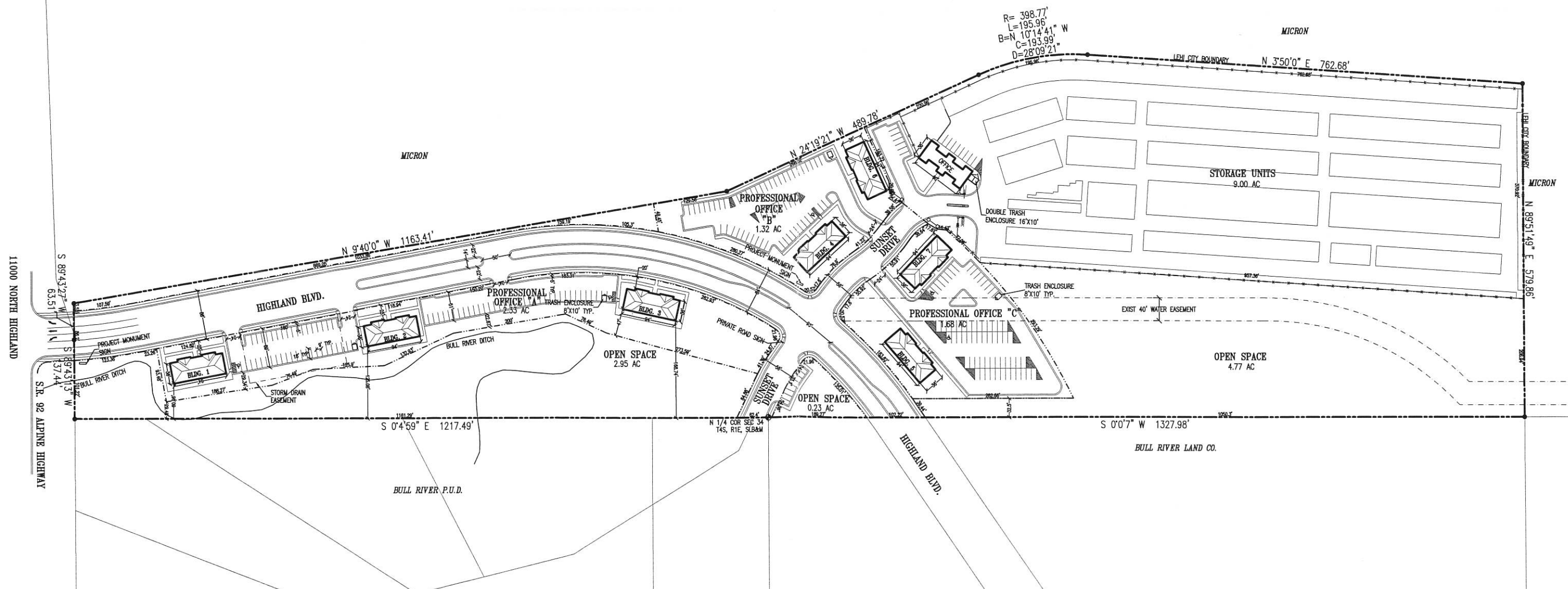
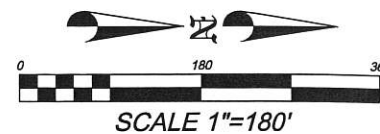
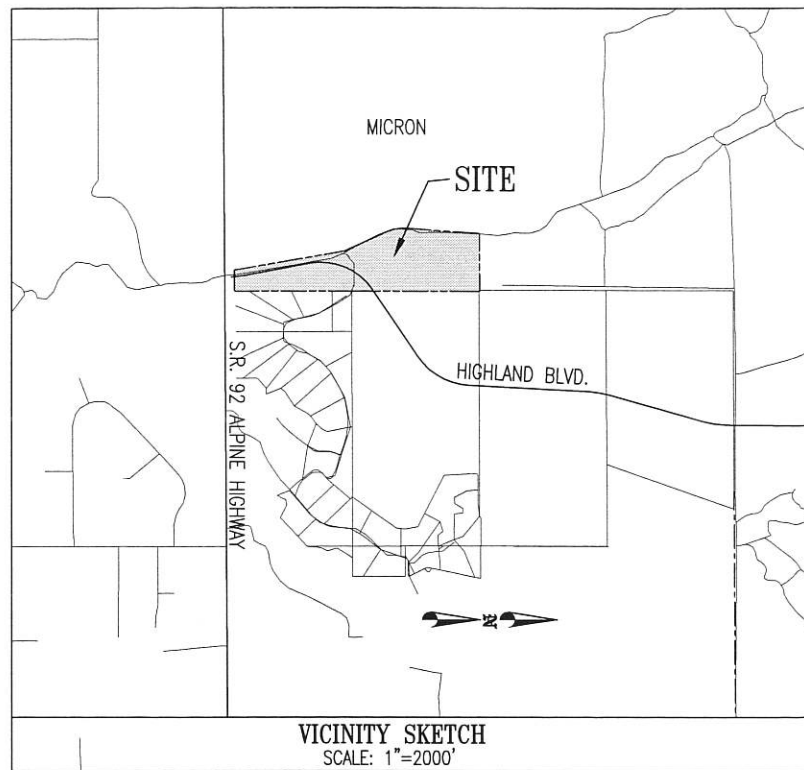
PROFESSIONAL OFFICE A BUILDINGS	2.33 AC	
	20,400 SF	
OPEN SPACE	0.93 AC	40%
PARKING/DRIVES	1.17 AC	50%
PARKING STALLS	79 STALLS	
PROFESSIONAL OFFICE B BUILDINGS	1.43 AC	
	13,600 SF	
OPEN SPACE	0.79 AC	55%
PARKING/DRIVES	0.64 AC	45%
PARKING STALLS	61 STALLS	
PROFESSIONAL OFFICE C BUILDINGS	1.68 AC	
	13,600 SF	
OPEN SPACE	0.75 AC	44%
PARKING/DRIVES	0.93 AC	56%
PARKING STALLS	67 STALLS	

BEGINNING AT A POINT WHICH IS THE NORTH QUARTER CORNER OF SECTION 34 TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.

RUNNING THENCE S 00°04'59" E 1217.49 FEET; THENCE S 89°43'13" W 137.44 FEET; THENCE S 89°43'27" W 63.51 FEET; THENCE N 09°40'00" W 1163.41 FEET; THENCE N 24°19'21" W 489.78 FEET; THENCE ALONG THE ARC OF A 398.77 FOOT RADIUS CURVE TO THE RIGHT 195.96 FEET (CURVE HAS A CENTRAL ANGLE OF 28°09'21" AND A CHORD BEARING N 10°14'41" W 193.99 FEET); THENCE N 03°50'00" E 762.68 FEET; THENCE N 89°51'49" E 579.86 FEET; THENCE S 00°00'07" W 1327.98 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 26.22 ACRES

TOTAL PROPERTY	26.22 AC	
SUNCREST DRIVE	3.07 AC	
NET DEVELOPED AREA	23.15 AC	100%
SUNFLOWER DRIVE	0.44 AC	2%
PROFESSIONAL OFFICE A	2.33 AC	10%
PROFESSIONAL OFFICE B	1.43 AC	6%
PROFESSIONAL OFFICE C	1.68 AC	7%
STORAGE UNITS	9.00 AC	39%
OPEN SPACE BY STORAGE	4.77 AC	21%
OPEN SPACE BY BULL RIVER DITCH	3.18 AC	14%
OPEN SPACE BY HIGHLAND BLVD.	0.32 AC	1%



GENERAL NOTES

- 1. THIS PLAN PRESENTED AS PART OF NEW HIGHLAND CITY PROFESSIONAL OFFICE ZONE.
- 2. DEVELOPMENT DENSITIES, BUILDING AREAS, & GENERAL LAYOUT ALREADY ESTABLISHED AS PER SETTLEMENT AGREEMENT BETWEEN CITY, SUNCREST, & SUNSET MT.
- 3. HIGHLAND BLVD. (FORMERLY SUNCREST DRIVE) TO BE CONSTRUCTED BY SUNCREST DEVELOPMENT AS PER AGREEMENT.
- 4. SEE SEPERATE LANDSCAPE ANALYSIS AND PLAN.
- 5. CONSTRUCTION OF OFFICE BUILDINGS & STORAGE UNITS MAY BE PHASED.

LOT CALCULATIONS

PROFESSIONAL OFFICE A	2.33 AC	
BUILDINGS	20,400 SF	
OPEN SPACE	0.93 AC	40%
PARKING/DRIVES	1.17 AC	50%
PARKING STALLS	79 STALLS	
PROFESSIONAL OFFICE B	1.43 AC	
BUILDINGS	13,600 SF	
OPEN SPACE	0.79 AC	55%
PARKING/DRIVES	0.64 AC	45%
PARKING STALLS	61 STALLS	
PROFESSIONAL OFFICE C	1.68 AC	
BUILDINGS	13,600 SF	
OPEN SPACE	0.75 AC	44%
PARKING/DRIVES	0.93 AC	56%
PARKING STALLS	67 STALLS	

BOUNDARY DESCRIPTION

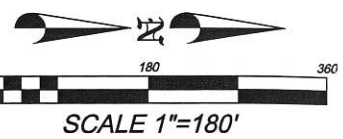
BEGINNING AT A POINT WHICH IS THE NORTH QUARTER CORNER OF SECTION 34 TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.

RUNNING THENCE S 00°04'59" E 1217.49 FEET; THENCE S 89°43'13" W 137.44 FEET; THENCE S 89°43'27" W 63.51 FEET; THENCE N 09°40'00" W 1163.41 FEET; THENCE N 24°19'21" W 489.78 FEET; THENCE ALONG THE ARC OF A 398.77 FOOT RADIUS CURVE TO THE RIGHT 195.96 FEET (CURVE HAS A CENTRAL ANGLE OF 28°09'21" AND A CHORD BEARING N 10°14'41" W 193.99 FEET); THENCE N 03°50'00" E 762.68 FEET; THENCE N 89°51'49" E 579.86 FEET; THENCE S 00°00'07" W 1327.98 FEET TO THE POINT OF BEGINNING.

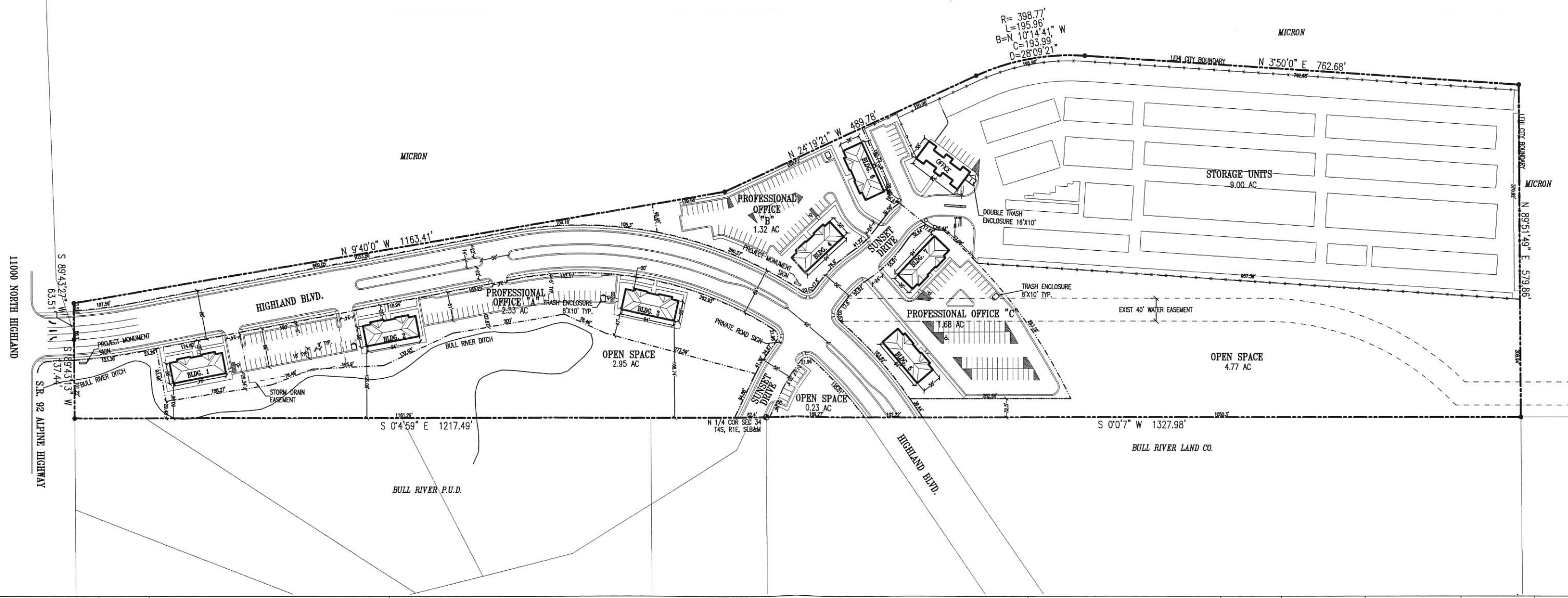
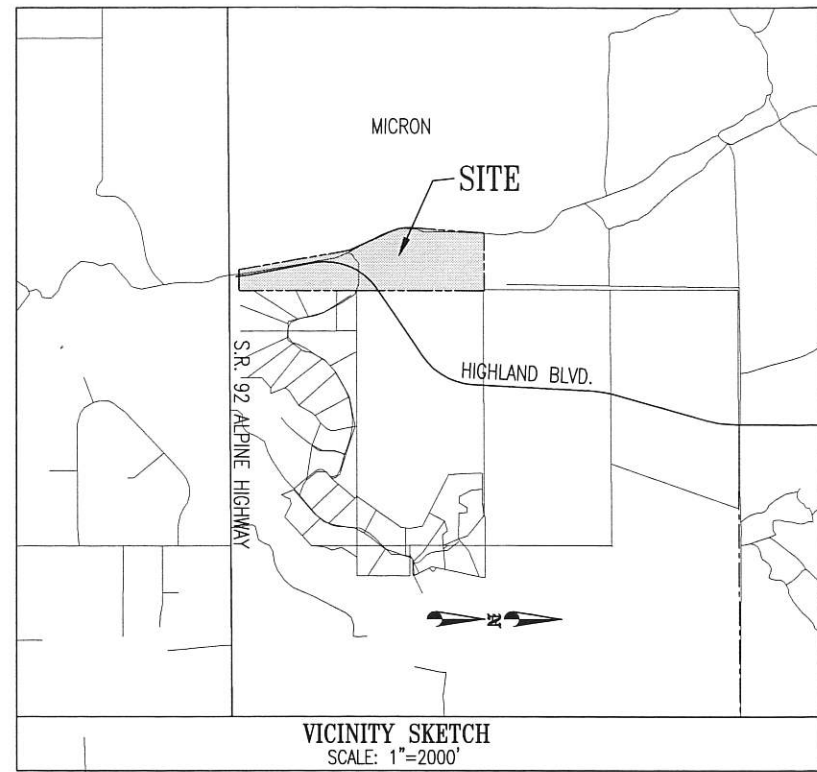
PARCEL CONTAINING 26.22 ACRES

TABULATIONS

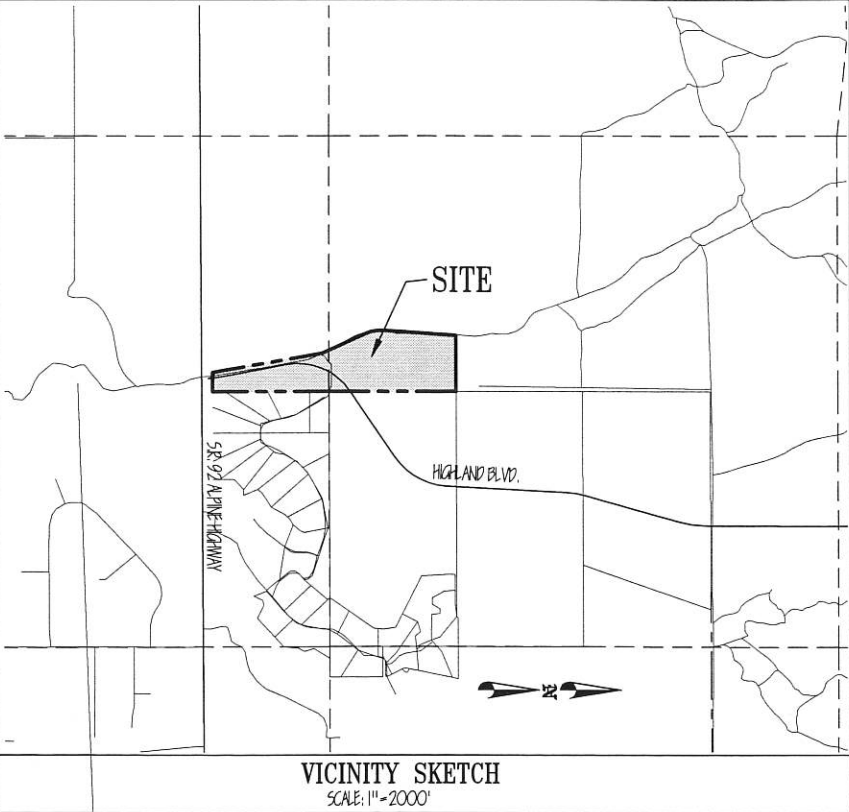
TOTAL PROPERTY	26.22 AC	
SUNCREST DRIVE	3.07 AC	
NET DEVELOPED AREA	23.15 AC	100%
SUNFLOWER DRIVE	0.44 AC	2%
PROFESSIONAL OFFICE A	2.33 AC	10%
PROFESSIONAL OFFICE B	1.43 AC	6%
PROFESSIONAL OFFICE C	1.68 AC	7%
STORAGE UNITS	9.00 AC	39%
OPEN SPACE BY STORAGE	4.77 AC	21%
OPEN SPACE BY BULL RIVER DITCH	3.18 AC	14%
OPEN SPACE BY HIGHLAND BLVD.	0.32 AC	1%



VICINITY SKETCH
SCALE: 1"=2000'



SUNSET MOUNTAIN PROPERTIES LANDSCAPE ANALYSIS & PLAN



LANDSCAPE NOTES

THE PURPOSE OF THIS LANDSCAPE ANALYSIS AND PLAN IS TO ESTABLISH LANDSCAPE GUIDELINES THAT WILL BE FOLLOWED TO ENHANCE THE PROPOSED SUNSET MOUNTAIN PROPERTIES PROJECT AND LESSEN ITS IMPACT ON ADJOINING PROPERTIES. THE PLAN CONSISTS OF THE MAIN ITEMS LISTED BELOW.

1. COMPLETELY LANDSCAPE THE HIGHLAND BLVD. ROADWAY RIGHT-OF-WAY INCLUDING THE MEDIAN AND PLANTER STRIPS ON THE SIDE. THIS PLAN GIVES DETAILS OF THOSE PROPOSED ACTIONS.
2. ENHANCE AND MAINTAIN THE EXISTING OPEN SPACE ON THE EAST SIDE OF THIS DEVELOPMENT (BOTH THE DRIER, MORE OPEN, NORTHERLY AREA AND THE SOUTHERLY, MORE HEAVILY VEGETATED, BULL RIVER DITCH AREA) AS SHOWN ON THIS PLAN. SEE NOTES ON THIS PLAN THAT DESCRIBE THE VIEWS, SCREENING, PLANTING, ETC., THAT ARE SUGGESTED.
3. LANDSCAPE AROUND THE NEW BUILDINGS & PARKING LOT AT TIME OF CONSTRUCTION. A COMPREHENSIVE & DETAILED LANDSCAPE & ILLUMINATION PLAN FOR EACH BUILDING AND PARKING LOT AREA WILL BE COMPLETED AT THE TIME OF EACH BUILDING PERMIT.
4. LANDSCAPING MAINTENANCE FOR THE ENTIRE PROJECT IS TO BE COMPLETED BY THE PROFESSIONAL OFFICE ASSOCIATION. EACH UNIT OR OWNER IS TO CONTRIBUTE AS PER THE CC&R'S TO BE ESTABLISHED.

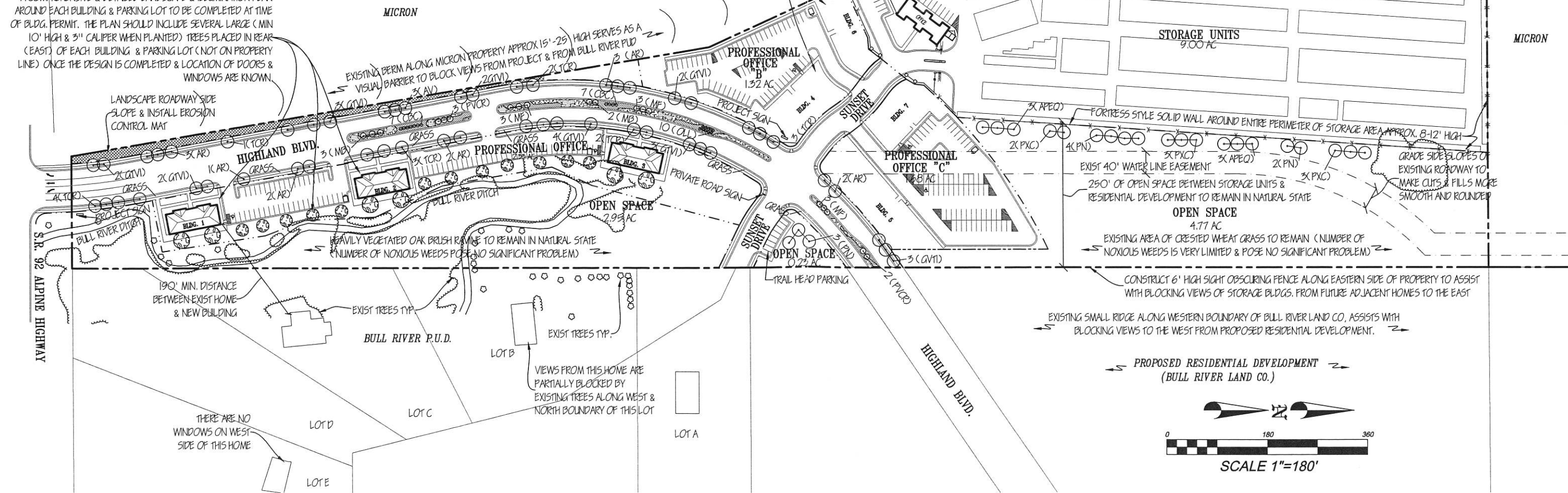
LEGEND

	MEDIUM BARK WITH PERENNIALS (SUCH AS YARROW, DAYLILY, LYSINE)
	3"-6" RIVER ROCK
	3'-4' LANDSCAPE BOULDERS
	STABILIZING WITH GROUND COVER

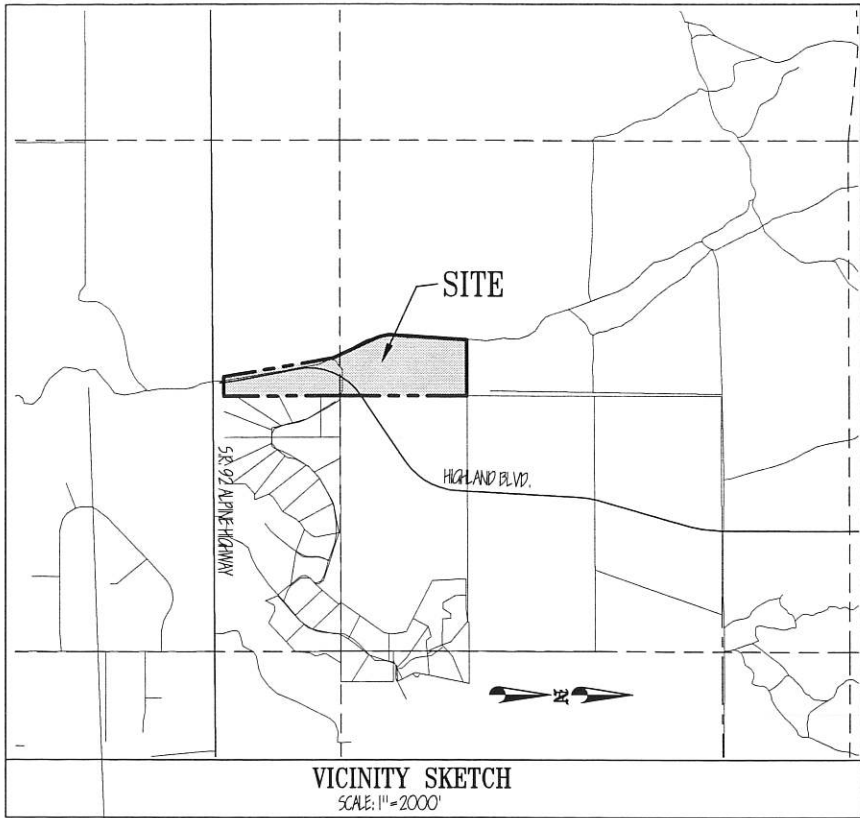
TREE PLANTING LIST

QTY	SYMBOL	BOTANICAL NAME	QTY	SYMBOL	BOTANICAL NAME
9	MF	MALUS FLORIBUNDA	11	CBC	CORAL BEAUTY COTONEASTER
5	PVCR	PRUNUS VIRGINIANA 'CANADA RED'	10	OLL	OTTA LYKEN LAUREL
8	PXC	POPULUS X CANADENSIS	21	GTVI	QUERCUS TRIACANTHOS VAR. INERMIS
15	TCR	TILIA CORDATA GREENSPIRE	9	PN	PINUS NIGRA
5	MB	MALUS BACCATA	6	APEQ	ACER PLATANOIDES 'EMERALD QUEEN'
16	AR	ACER RUBRUM			

A COMPREHENSIVE & DETAILED LANDSCAPE & ILLUMINATION PLAN AROUND EACH BUILDING & PARKING LOT TO BE COMPLETED AT TIME OF BLDG. PERMIT. THE PLAN SHOULD INCLUDE SEVERAL LARGE (MIN 10' HIGH & 3" CALIPER WHEN PLANTED) TREES PLACED IN REAR (EAST) OF EACH BUILDING & PARKING LOT (NOT ON PROPERTY LINE) ONCE THE DESIGN IS COMPLETED & LOCATION OF DOORS & WINDOWS ARE KNOWN.



SUNSET MOUNTAIN PROPERTIES LANDSCAPE ANALYSIS & PLAN



LANDSCAPE NOTES

THE PURPOSE OF THIS LANDSCAPE ANALYSIS AND PLAN IS TO ESTABLISH LANDSCAPE GUIDELINES THAT WILL BE FOLLOWED TO ENHANCE THE PROPOSED SUNSET MOUNTAIN PROPERTIES PROJECT AND LESSEN ITS IMPACT ON ADJOINING PROPERTIES. THE PLAN CONSISTS OF THE MAIN ITEMS LISTED BELOW.

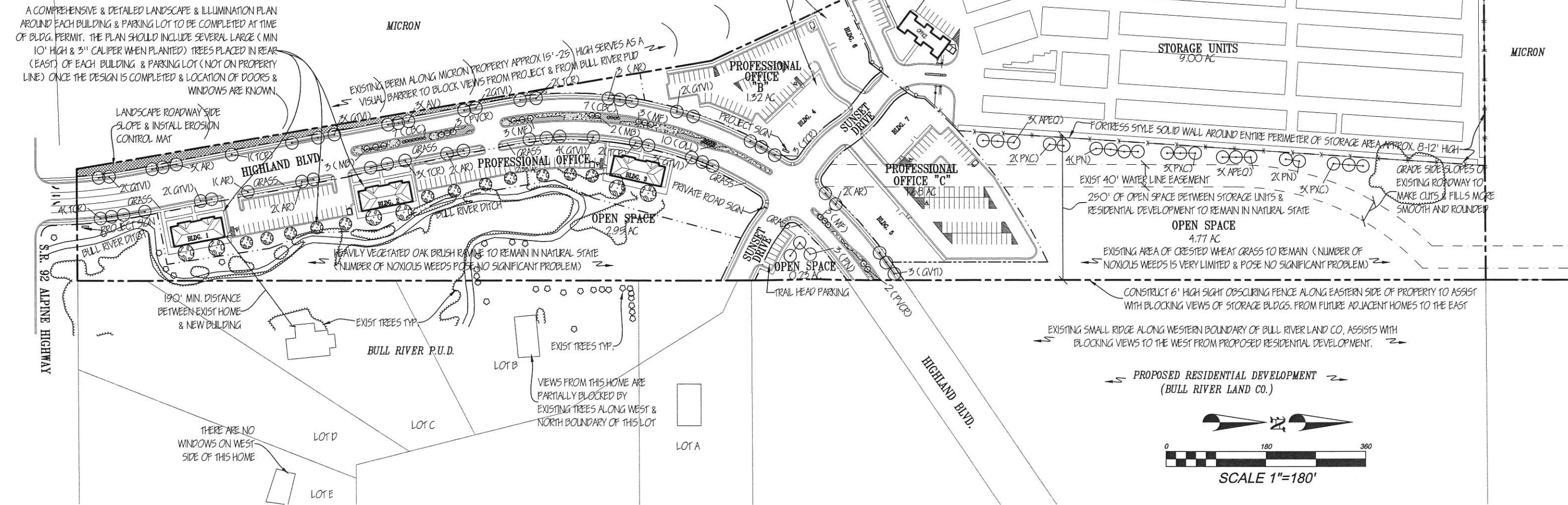
1. COMPLETELY LANDSCAPE THE HIGHLAND BLVD. ROADWAY RIGHT-OF-WAY INCLUDING THE MEDIAN AND PLANTER STRIPS ON THE SIDE. THIS PLAN GIVES DETAILS OF THOSE PROPOSED ACTIONS.
2. ENHANCE AND MAINTAIN THE EXISTING OPEN SPACE ON THE EAST SIDE OF THIS DEVELOPMENT (BOTH THE DRIER, MORE OPEN, NORTHERLY AREA AND THE SOUTHERLY, MORE HEAVILY VEGETATED, BULL RIVER DITCH AREA) AS SHOWN ON THIS PLAN. SEE NOTES ON THIS PLAN THAT DESCRIBE THE VIEWS, SCREENING, PLANTING, ETC., THAT ARE SUGGESTED.
3. LANDSCAPE AROUND THE NEW BUILDINGS & PARKING LOT AT TIME OF CONSTRUCTION. A COMPREHENSIVE & DETAILED LANDSCAPE & ILLUMINATION PLAN FOR EACH BUILDING AND PARKING LOT AREA WILL BE COMPLETED AT THE TIME OF EACH BUILDING PERMIT.
4. LANDSCAPING MAINTENANCE FOR THE ENTIRE PROJECT IS TO BE COMPLETED BY THE PROFESSIONAL OFFICE ASSOCIATION. EACH UNIT OR OWNER IS TO CONTRIBUTE AS PER THE CC&R'S TO BE ESTABLISHED.

LEGEND

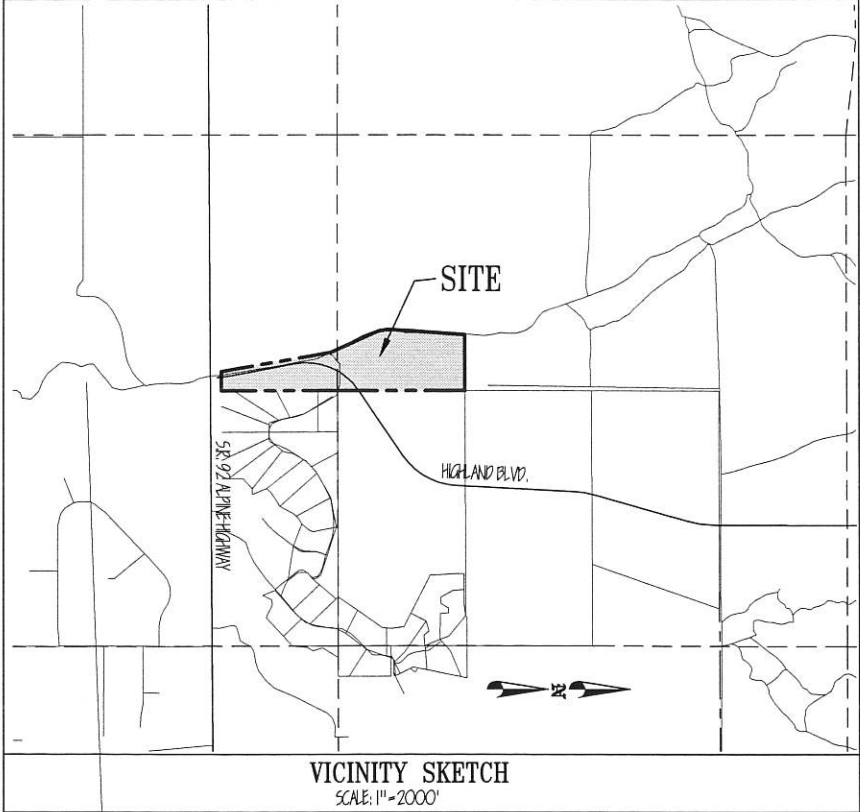
	MEDIUM BARK WITH PERENNIALS (SUCH AS YARROW, DAYLILY, LYSINE)
	3"-6" RIVER ROCK
	3'-4' LANDSCAPE BOULDERS
	STABILIZING WITH GROUND COVER

TREE PLANTING LIST

QTY	SYMBOL	BOTANICAL NAME	QTY	SYMBOL	BOTANICAL NAME
9	MF	MALUS FLORIBUNDA	11	CBC	CORAL BEAUTY COTONEASTER
5	PVCR	PRUNUS VIRGINIANA 'CANADA RED'	10	OLL	OTTA LYKEN LAUREL
8	PXC	POPULUS X CANADENSIS	21	GTVI	GLEDITSIA TRIACANTHOS VAR. INERMIS
15	TCR	TILIA CORDATA GREENSPIRE	9	PN	PINUS NIGRA
5	MB	MALUS BACCATA	6	APEQ	ACER PLATANOIDES "EMERALD QUEEN"
16	AR	ACER RUBRUM			



SUNSET MOUNTAIN PROPERTIES LANDSCAPE ANALYSIS & PLAN



LANDSCAPE NOTES

THE PURPOSE OF THIS LANDSCAPE ANALYSIS AND PLAN IS TO ESTABLISH LANDSCAPE GUIDELINES THAT WILL BE FOLLOWED TO ENHANCE THE PROPOSED SUNSET MOUNTAIN PROPERTIES PROJECT AND LESSEN ITS IMPACT ON ADJOINING PROPERTIES. THE PLAN CONSISTS OF THE MAIN ITEMS LISTED BELOW.

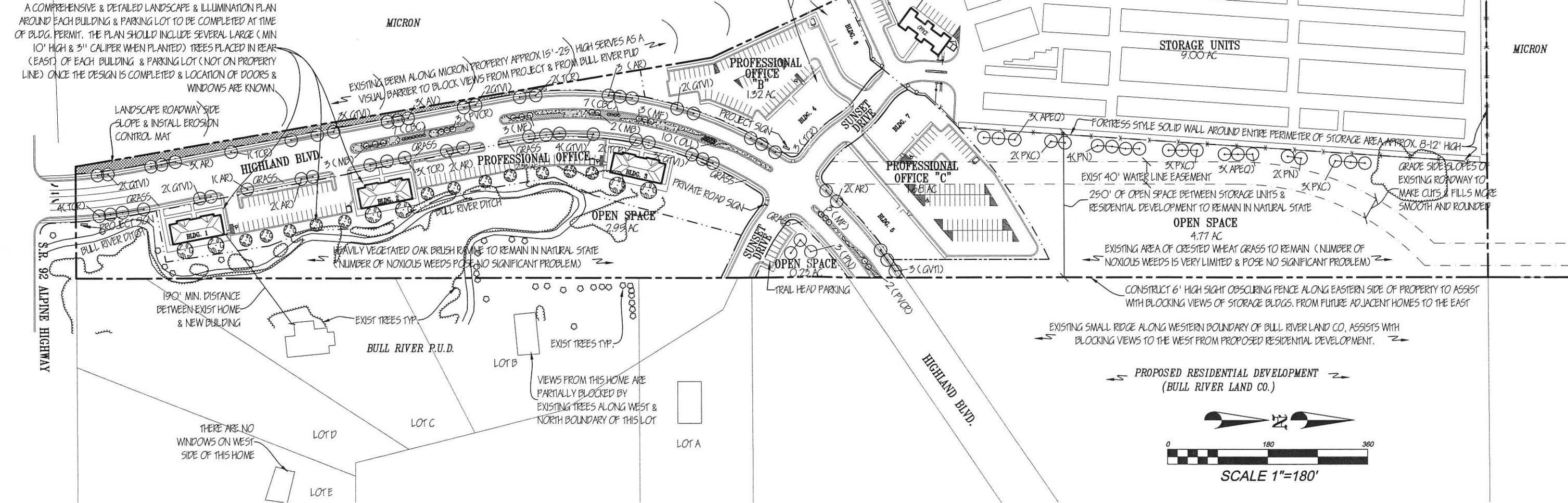
1. COMPLETELY LANDSCAPE THE HIGHLAND BLVD. ROADWAY RIGHT-OF-WAY INCLUDING THE MEDIAN AND PLANTER STRIPS ON THE SIDE. THIS PLAN GIVES DETAILS OF THOSE PROPOSED ACTIONS.
2. ENHANCE AND MAINTAIN THE EXISTING OPEN SPACE ON THE EAST SIDE OF THIS DEVELOPMENT (BOTH THE DRIER, MORE OPEN, NORTHERLY AREA AND THE SOUTHERLY, MORE HEAVILY VEGETATED, BULL RIVER DITCH AREA) AS SHOWN ON THIS PLAN. SEE NOTES ON THIS PLAN THAT DESCRIBE THE VIEWS, SCREENING, PLANTING, ETC., THAT ARE SUGGESTED.
3. LANDSCAPE AROUND THE NEW BUILDINGS & PARKING LOT AT TIME OF CONSTRUCTION. A COMPREHENSIVE & DETAILED LANDSCAPE & ILLUMINATION PLAN FOR EACH BUILDING AND PARKING LOT AREA WILL BE COMPLETED AT THE TIME OF EACH BUILDING PERMIT.
4. LANDSCAPING MAINTENANCE FOR THE ENTIRE PROJECT IS TO BE COMPLETED BY THE PROFESSIONAL OFFICE ASSOCIATION. EACH UNIT OR OWNER IS TO CONTRIBUTE AS PER THE CC&R'S TO BE ESTABLISHED.

LEGEND

	MEDIUM BARK WITH PERENNIALS (SUCH AS YARROW, DAYLILY, LYSINE)
	3"-6" RIVER ROCK
	3'-4' LANDSCAPE BOULDERS
	STABILIZING WITH GROUND COVER

TREE PLANTING LIST

QTY	SYMBOL	BOTANICAL NAME	QTY	SYMBOL	BOTANICAL NAME
9	MF	MALUS FLORIBUNDA	11	CBC	CORAL BEAUTY COTONEASTER
5	PVCR	PRUNUS VIRGINIANA 'CANADA RED'	10	OLL	OPPA LYKEN LAUREL
8	PXC	POPULUS X CANADENSIS	21	GTVI	QUEDITSIA TRIACANTHOS VAR. INERMIS
15	TCR	TILIA CORDATA GREENSPIRE	9	PN	PINUS NIGRA
5	MB	MALUS BACCATA	6	APEQ	ACER PLATANOIDES "EMERALD QUEEN"
16	AR	ACER RUBRUM			



BULL RIVER HOMEOWNERS ASSOCIATION

11 September 2003

COMMENTS and SUGGESTIONS by HOMEOWNERS OF BULL RIVER for the SUNSET MOUNTAIN DEVELOPMENT

BUILDING HEIGHTS

- The three southern buildings would be best if one story, especially the northern most.
- Finished materials will be used on exposed basement foundations.

COLORS

- Earth tones are preferred, please see samples.
- Roofing, architectural shingles in charcoal colors

LIGHTING

- Minimum lights on east side of buildings
- Controlled or directed lighting in parking areas
- Street lights should also be directed lighting

LANDSCAPING

- Preserve existing native vegetation
- Use a mix of evergreen and deciduous trees for new landscaping
- Some trees on the east side of the buildings to soften the visual impact
- Use trees to screen parking areas
- Trees in parking strips (both sides of road) and median area. This will help minimize the road noise, which is a major concern.
- Extend the landscaped median as far south as possible.
- The landscaping east of the storage units should be mass plantings in clumps to give a natural appearance.

Building 1

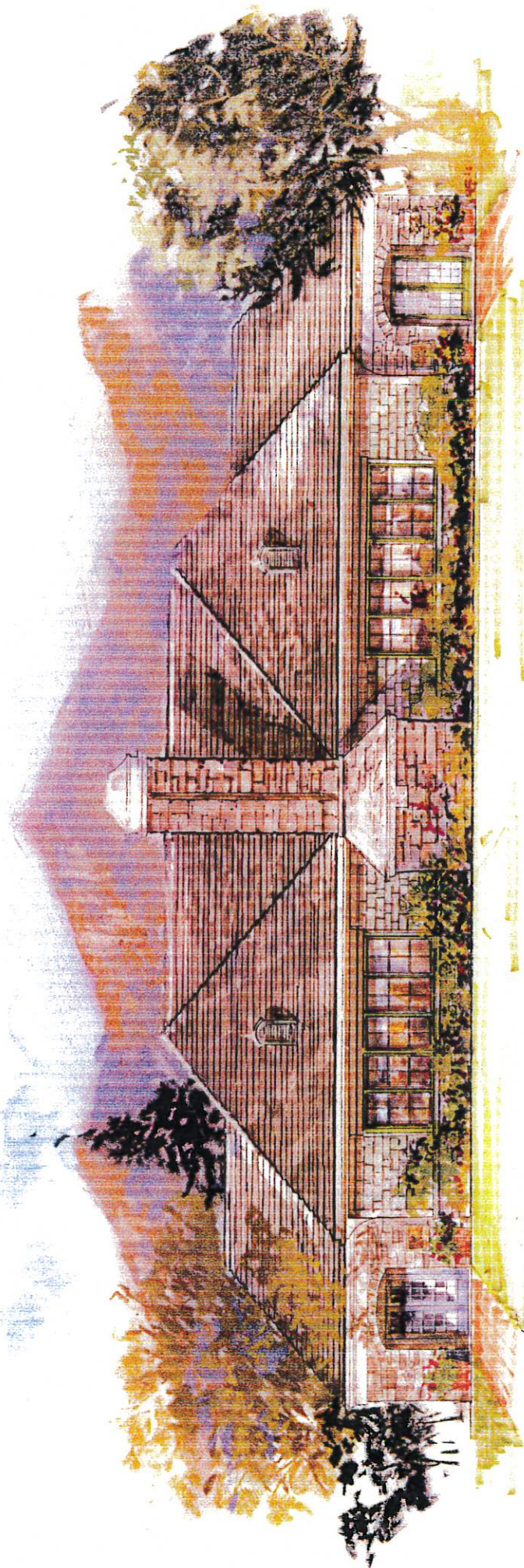
Building 1

Specifications:

One story building
3400 sq ft main floor
3000 sq ft basement

Building Materials

Front and sides-
 Cultured Stone
 Shingle Siding- hardy plank
 Wood Trim- resawn & stained fascia material and/or natural timber
Rear- stone trim with stucco
Colors- earth tones or muted variations as per renderings
 Emphasis on grey, brown and green
Matching colored window frames
Aged metal accents
Roofing Materials- Heavy grade asphalt 1/4" thickness (appearance of shingles)



Building 2

Building 2

Specifications:

One story building
3400 sq ft main floor
3000 sq ft basement

Building Materials

Front and sides-

Cultured Stone

Shingle Siding- hardy plank

Wood Trim- resawn & stained fascia material and/or natural timber

Rear- stone trim with stucco

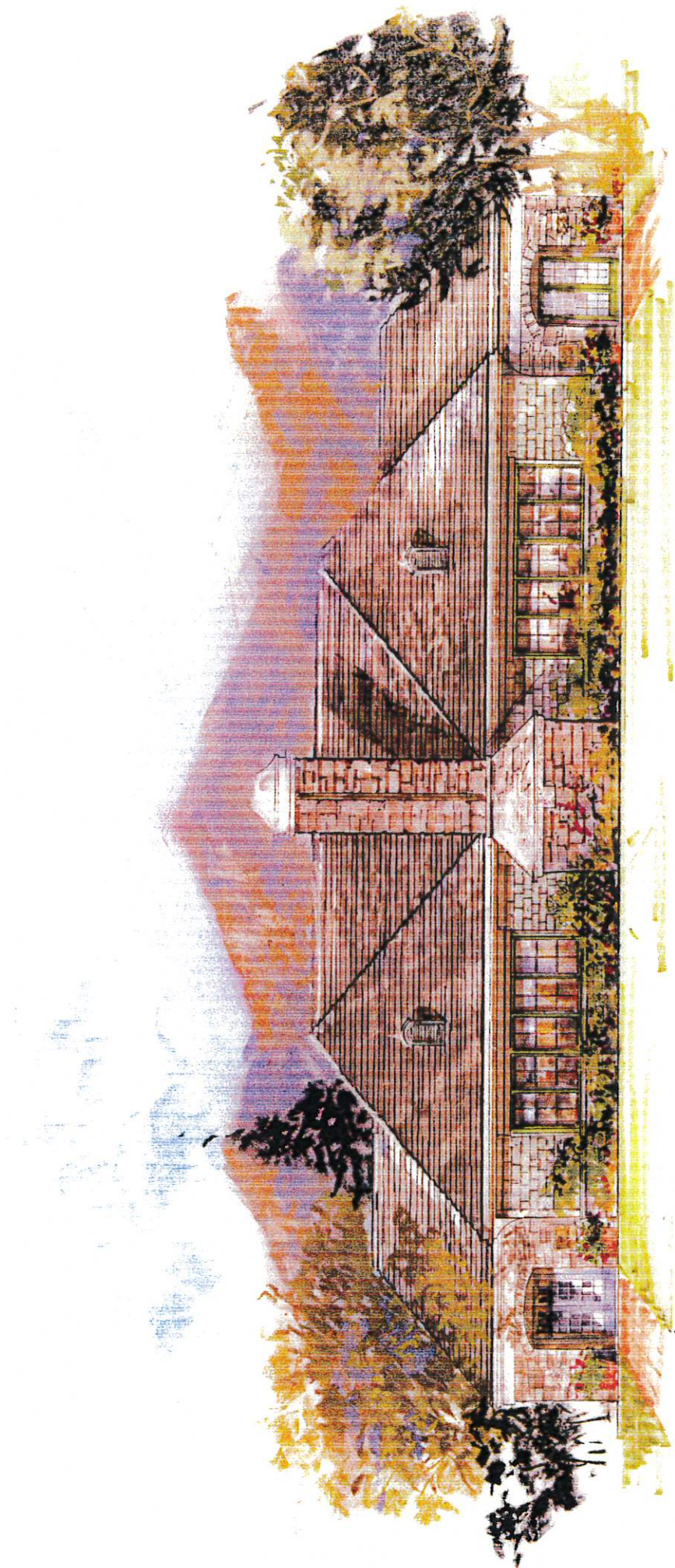
Colors- earth tones or muted variations as per renderings

Emphasis on grey, brown and green

Matching colored window frames

Aged metal accents

Roofing Materials- Heavy grade asphalt 1/4" thickness (appearance of shingles)



Building 3

Building 3

Specifications:

One story building
3400 sq ft main floor
3000 sq ft basement

Building Materials

Front and sides-

Cultured Stone

Shingle Siding- hardy plank

Wood Trim- resawn & stained fascia material and/or natural timber

Rear- stone trim with stucco

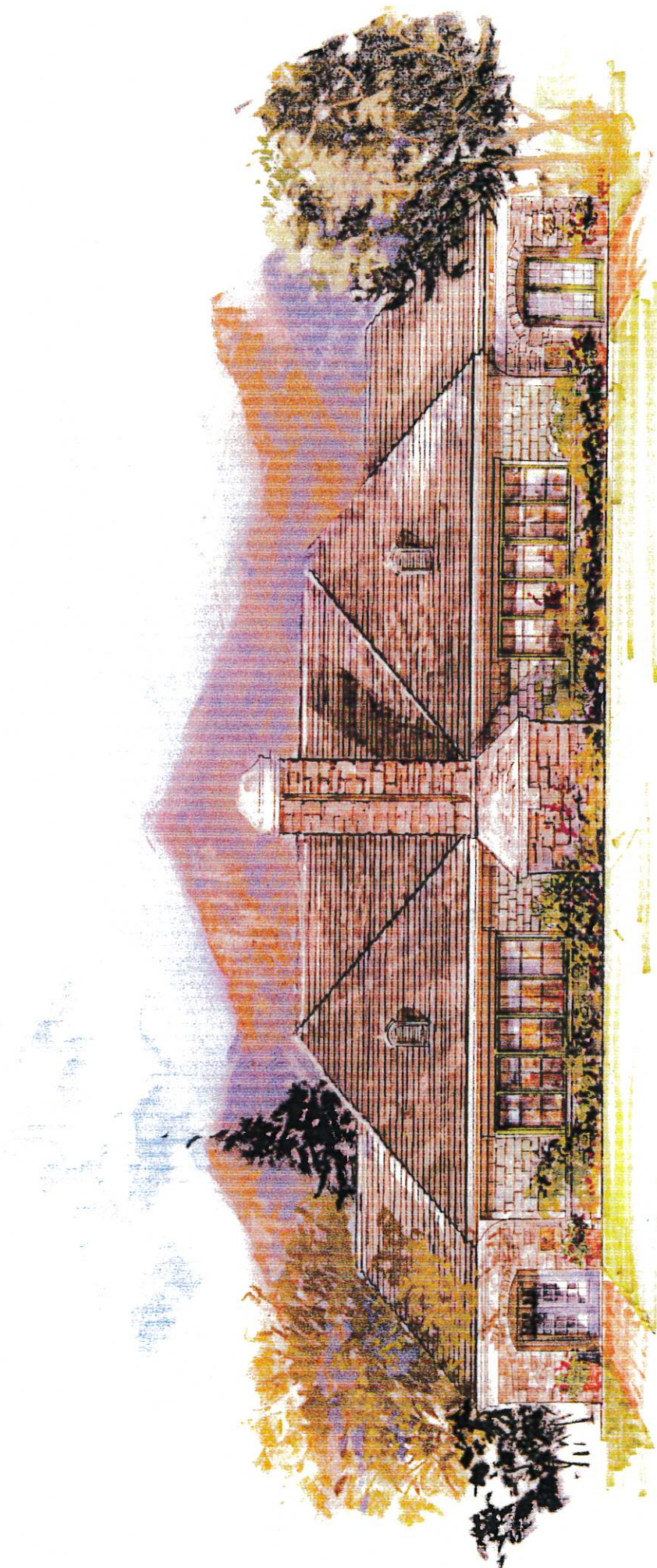
Colors- earth tones or muted variations as per renderings

Emphasis on grey, brown and green

Matching colored window frames

Aged metal accents

Roofing Materials- Heavy grade asphalt 1/4" thickness (appearance of shingles)



Building 4

Building 4

Specifications:

Two story building
3400 sq ft main floor
3000 sq ft upstairs
3000 sq ft basement

Building Materials

Front and sides-
 Cultured Stone
 Shingle Siding- hardy plank
 Wood Trim- resawn & stained facia material and/or natural timber
Rear- stone trim with stucco
Colors- earth tones or muted variations as per renderings
 Emphasis on grey, brown and green
Matching colored window frames
Aged metal accents
Roofing Materials- Heavy grade asphalt 1/4" thickness (appearance of shingles)



Building 5

Building 5

Specifications:

Two story building
3400 sq ft main floor
3000 sq ft upstairs
3000 sq ft basement

Building Materials

Front and sides-
 Cultured Stone
 Shingle Siding- hardy plank
 Wood Trim- resawn & stained facia material and/or natural timber
Rear- stone trim with stucco
Colors- earth tones or muted variations as per renderings
 Emphasis on grey, brown and green
Matching colored window frames
Aged metal accents
Roofing Materials- Heavy grade asphalt 1/4" thickness (appearance of shingles)



Building 6

Building 6

Specifications:

Two story building
3400 sq ft main floor
3000 sq ft upstairs
3000 sq ft basement

Building Materials

Front and sides-

Cultured Stone

Shingle Siding- hardy plank

Wood Trim- resawn & stained fascia material and/or natural timber

Rear- stone trim with stucco

Colors- earth tones or muted variations as per renderings

Emphasis on grey, brown and green

Matching colored window frames

Aged metal accents

Roofing Materials- Heavy grade asphalt 1/4" thickness (appearance of shingles)



Building 7

Building 7

Specifications:

Two story building
3400 sq ft main floor
3000 sq ft upstairs
3000 sq ft basement

Building Materials

Front and sides-

Cultured Stone

Shingle Siding- hardy plank

Wood Trim- resawn & stained facia material and/or natural timber

Rear- stone trim with stucco

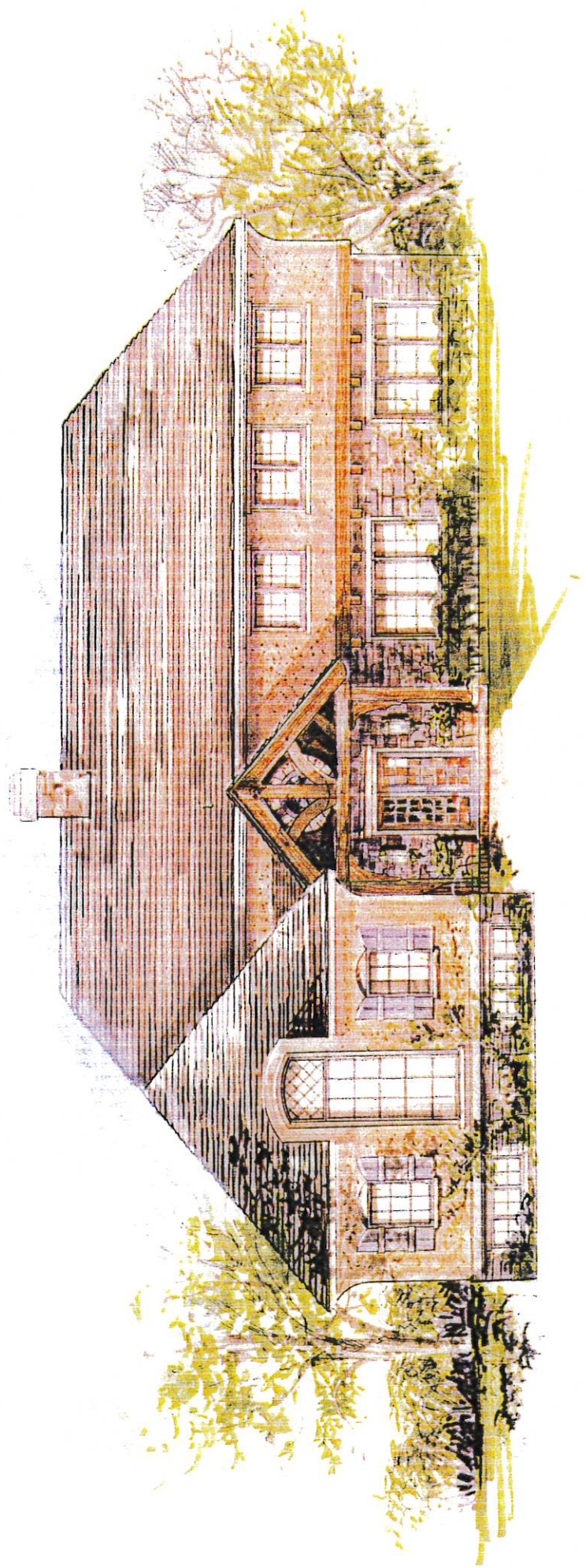
Colors- earth tones or muted variations as per renderings

Emphasis on grey, brown and green

Matching colored window frames

Aged metal accents

Roofing Materials- Heavy grade asphalt 1/4" thickness (appearance of shingles)



Storage Area

Storage Office

Specifications:

Two story building
3400 sq ft main floor
3000 sq ft upstairs
3000 sq ft basement

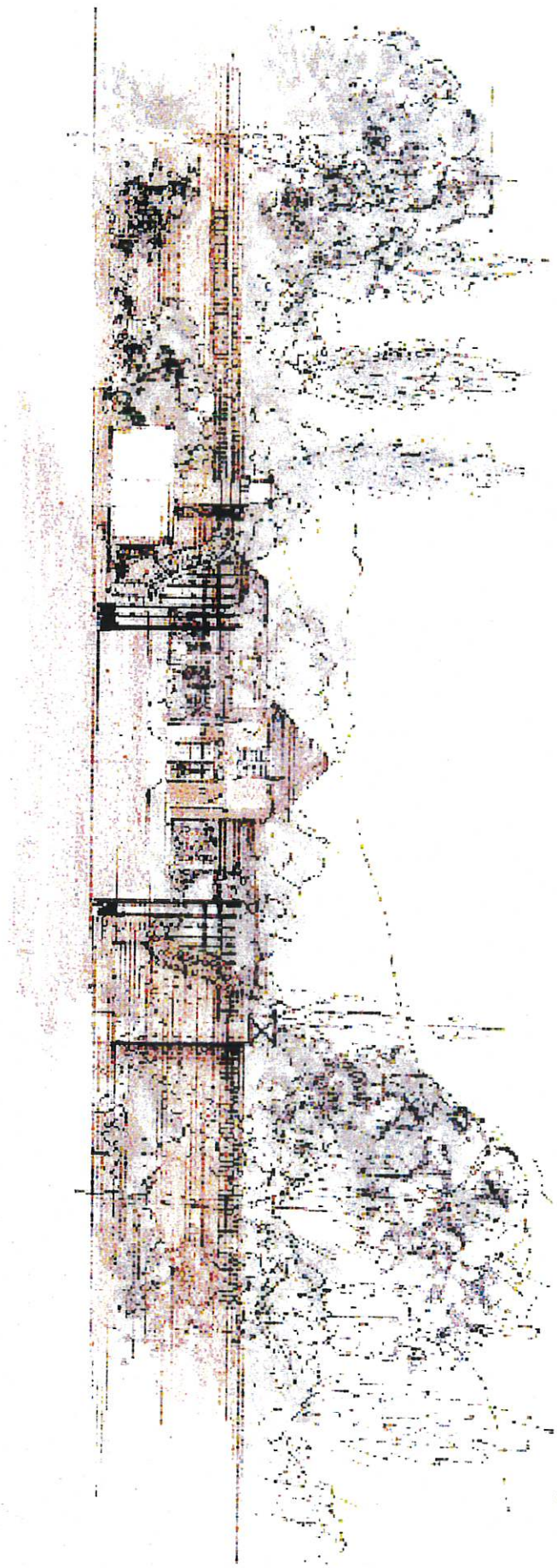
Building Materials

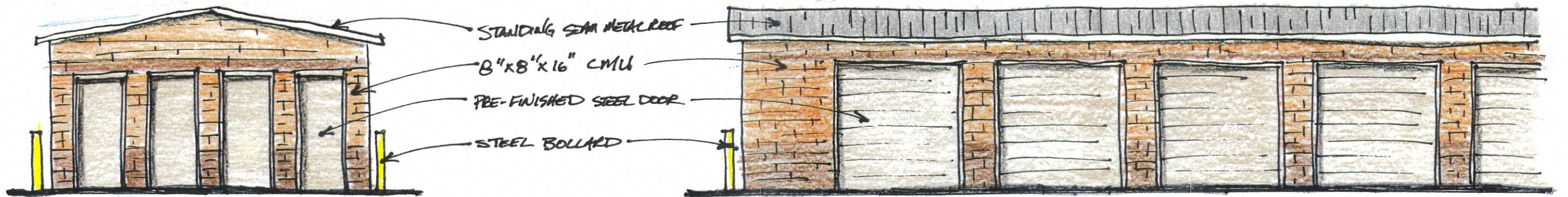
Front and sides-
Cultured Stone
Shingle Siding- hardy plank
Wood Trim- resawn & stained facia material and/or natural timber
Rear- stone trim with stucco
Colors- earth tones or muted variations as per renderings
Emphasis on grey, brown and green
Matching colored window frames
Aged metal accents
Roofing Materials- Heavy grade asphalt 1/4" thickness (appearance of shingles)

Storage Sheds

Brick and Wrought-Iron entry gate
Colored cinder block outer and visible walls (plain cinder block wall adjacent to Lehi border/ Micron)
Colored metal roofing
Colors- earth tones or muted variations as per renderings

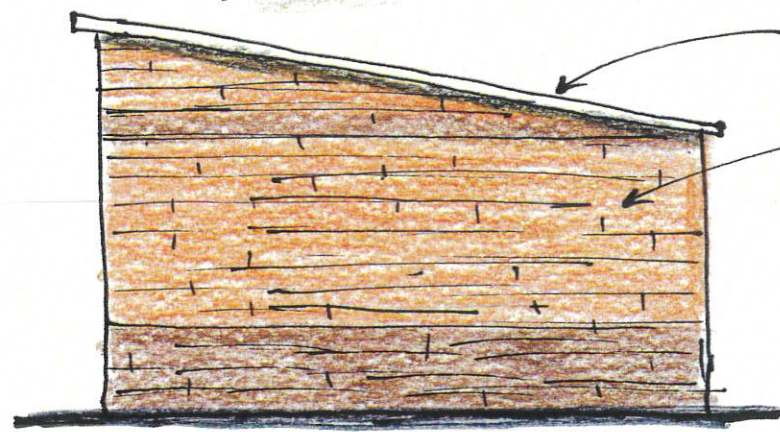






SIDE ELEVATION

FRONT ELEVATION



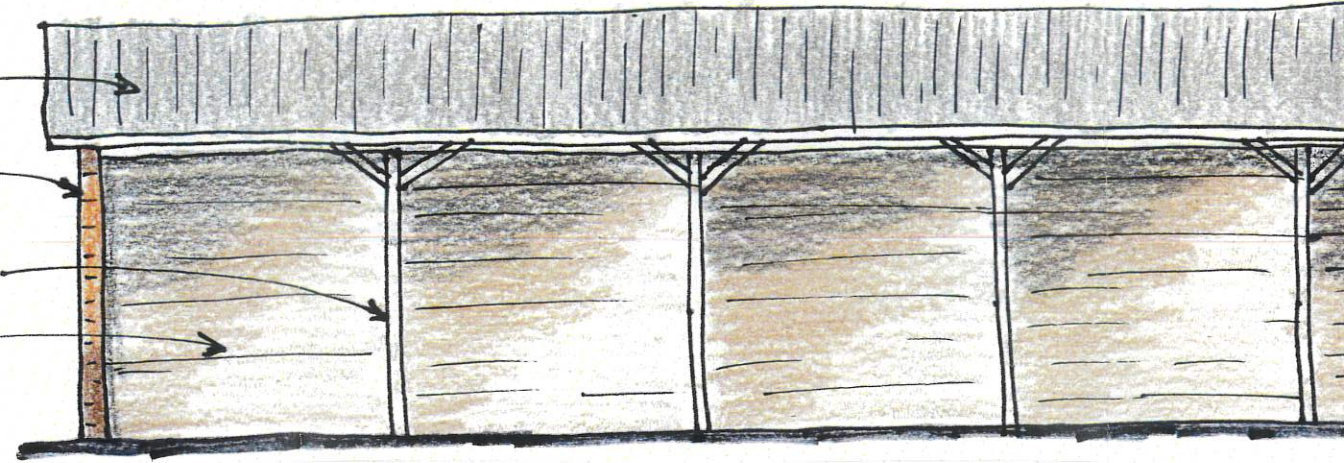
SIDE ELEVATION

STANDING SEAM
METAL ROOF

8"x8"x16" CMU

PAINTED 6x6 POST

OPEN BAY



FRONT ELEVATION

3-4901 Introduction: Purpose/Intent

The design guidelines provided herein for the Professional Office ("P.O.") Zone has been devised as a method of achieving a high quality, cohesive design for professional office development in Highland City. These guidelines will serve as design criteria to developers, builders, engineers, architects, landscape architects and other professionals in preparing plans for construction. In addition, these articles will lend guidance to staff and the Land Use Authority in the review and evaluation of future development projects related to professional office development. There are certain key design elements which contribute significantly to the visual order and consistency of the entire professional office area. These common features--site planning, architecture, landscape design, parking, signage, lighting and other details--are the subject of this ordinance. The guidelines express the desired character of future development. Each guideline shall be considered in terms of how it applies to a given project. The intent of the guidelines must be met in order for a project to be approved during the plan review process. An applicant must submit an overall project plan ("Master Site Plan") that shows how the project is consistent with a~~All of the above and previously approved master and development site plans for adjacent developed sites within the P.O. zone. must be consistent with the Site Plan attached hereto as Exhibit "A"; the Landscape Plan attached hereto as Exhibit "B"; and the Architectural Details, attached hereto as Exhibit "C".~~

1. The purpose of this ordinance is to define a range of goods and services which may be offered by professional and service entities within the community and to establish guidelines for the physical development of such professional and service entities.
2. The overall intent of these regulations is to establish a standard for professional office and storage facility development and maintenance which:
 - a. Promotes the overall functionality, safety and visual attractiveness of professional office buildings, storage facilities, accompanying substructures, and surrounding landscape;
 - b. Promotes architecture with a residential flavor in keeping with Exhibit "A";
 - c. Promotes development which works in harmony with the open, rural atmosphere of Highland City;
 - d. Prevents the erection of buildings or substructures with an industrial or a pre-fabricated appearance; and,
 - e. Allows some flexibility of architecture so as to encourage creativity of design.
 - f. Promotes the successful completion of the project and of the ability of professional and service entities to succeed by carefully reviewing financial statements and character references of developers, builders and users submitted to the Planning Commission.

(Adopted: 12/16/2003)

3-4902 Conditional Uses

The P.O. Zone is intended to allow the provision of professional services, and not general retail commercial. As noted in the following sections, the only uses allowed within the P.O. Zone shall be Conditional Uses which satisfy the primary intent or purpose for the Zone. All such conditional uses are subject to additional conditions considered appropriate and necessary by the conditional use Land Use. Those uses which are incompatible with the desired land use for the P.O. Zone are prohibited. Following is a list of conditional uses for the P.O. Zone, subject to the standards and procedures established in this Code.

1. Professional offices and services including but not limited to: architects, engineers, contractors, real estate offices, property managers, and mortgage and title offices.
2. Financial or legal offices consisting of but not limited to: banks, insurance offices, and law or accounting offices.
3. Medically related offices/services consisting of but not limited to: doctor's office, dentist's office, pharmacy, physical therapy, optometrists, chiropractors, counselors, and psychiatrists.
4. Other types of Professional Services including but not limited to: information technology services, marketing, travel and employment agencies, journalists, collection agencies, educational services, daycares, music studios, photography studios, churches, colleges & schools (academic, preschools, special education, indoor instruction only).
5. Art and craft galleries, and studios for the teaching of arts and crafts.
6. Storage sheds not exceeding nine (9) acres in total within the zone ~~as set forth in Exhibit "A".~~

(Adopted: 12/16/2003)

HISTORY

Amended by Ord. O-2020-13 on 5/19/2020
Amended by Ord. O-2022-23 on 12/6/2022

3-4903 Prohibited Uses

1. In the P.O. Zone, any use not expressly listed as a conditional use shall be evaluated by the conditional use Land Use Authority to determine if said use
 - a. Is consistent with the intended use of the zone; and
 - b. Is compatible with other listed uses; and
 - c. Is compatible with the uses of the adjacent properties.

2. Residential occupancy is not allowed in the professional offices or storage sheds themselves, but living quarters for full-time employees having onsite responsibilities for this storage facility may be permitted as part of the conditional use process.

(Adopted: 12/16/2003)

HISTORY

Amended by Ord. O-2020-13 on 5/19/2020

3-4904 Development Standards

1. The area to be zoned P.O. ~~(a legal description of which is incorporated in Exhibit "A" (Amended: 10/19/04))~~, shall be recommended by the Recommending Body and approved by the Land Use Authority pursuant to the City's legislative authority and discretion, and shall have the following characteristics:
 - a. ~~Development site, excluding dedicated roads, shall be approximately twenty-three (23) acres (excluding the roadway). In order to e~~Encourage uses consistent with the objectives of the professional office district and to ensure adequate site planning, the entire site must be master planned at the time of site plan approval, even though it may be developed in stages or phases. Each phase must adhere to the intent of the original Mmaster sSite pPlan except as subsequently approved by the site plan Land Use Authority. The project must have a minimum of four-hundred (400) feet of frontage on a dedicated public street, unless the Recommending Body and Land Use Authority, as part of the zoning process, find and determine that a smaller frontage is suitable for the project.
 - b. Although the professional office district may provide services to citizens from surrounding communities, i.e., Alpine, Cedar Hills, American Fork, etc., it shall cater primarily to the citizens of Highland City.
 - c. ~~The cumulative total, including the roadway, of professional office zoned property in Highland City shall not exceed twenty seven (27) acres (the size of the entire site).~~
 2. ~~Development site shall be located in the vicinity the Micron property at the border of Lehi City and Highland City. more specifically defined as: north of the intersection of State Road 92 and Highland Blvd~~
- 3-2.** Development of property zoned P.O. requires the following approvals:
- a. Master Site Plan approval per 3-4901, which includes review and approval of overall building location and footprint, access and parking areas, and compatibility with adjacent developments.
 - a.b. Site plan approval, which includes review and approval of site coverage, building setbacks, screening and fences, parking, loading and driveway areas, traffic circulation, landscaping and hardscaping, transition and buffering between adjacent uses, lighting, grading, drainage, utility design, and other engineering design elements;
 - b.c. Architectural review approval which includes review of building height, design, materials, and aesthetics;
 - e.d. Conditional use permit approval, for conditional uses; and
 - d.e. Construction approvals, including building permits, sign permits, and right of way permits.

(Adopted: 12/16/2003)

3-4905 Site Coverage

Coverage regulates the area of the site that may be covered by the building footprint. Covered walkways, roof structure overhangs, and other solar protection or aesthetic structural elements should not be included in building coverage calculations. These guidelines also help protect area dedicated to landscape and parking. Site Coverage shall conform with the bBuilding footprint square footage as approved on the Master Site Plan located in the Lot Calculations on for each lot. Exhibit "A" subject to the following:-

1. Coverage of a site by a building structure shall not exceed thirty (30) percent of the total site. This coverage may be increased, subject to the approval of the site plan Land Use Authority, if the project demonstrates superior response to the professional office zoning guidelines. In no case, however, shall site coverage exceed 40 percent.
2. In all site plan configurations, landscaping and/or natural open space shall occupy no less than thirty-five percent (35%) of the total land area under development, with minor deviations being allowed as approved by the site plan Land Use Authority. All landscaping plans and open space designations must be approved by the site plan Land Use Authority.

(Adopted: 12/16/2003)

3-4906 Building Setbacks

It shall be within the authority of the site plan Land Use Authority to determine, for any lot in this district, which property line or lines shall be considered as side or as rear lines for the purpose of administering this ordinance.

1. No building shall be closer to a public street right-of-way than twenty-five (25) feet unless all parking is provided in the rear of the building, in which case it may be no closer than twenty (20) feet. No building, with the exception of any portion that contains a drive-up window or counter, shall be closer than eight (8) feet from any private road or driveway. Structures which are adjacent to a plaza, mall, or other permanent pedestrian open space under the same ownership as the structure may abut the space and have openings into it. Those professional office buildings directly bordering residential property to the rear shall have no parking in the rear.
2. The public street right-of-way line shall be considered the front property line of a lot. Where a lot is bordered on two or more sides by a public street right-of-way, all such sides shall be considered as front property lines, and the area between the front property line and the building lines shall be known as the front setback area in all cases. Canopies, overhangs, and similar coverings may project into the front setback area, as much as 10', if approved by the architectural review Land Use Authority.
3. Side setback areas shall be a minimum of ten (10) feet including canopies and overhangs except where a side property line abuts a residential district, in which case the setback area shall be a minimum of thirty (30) feet.

4. Rear setback areas shall be a minimum of thirty (30) feet except where a rear property line abuts a residential district, in which case the rear setback area shall be a minimum of twenty-five (25) feet.
5. Side and Rear setbacks for storage areas near the City boundaries (i.e. along the Micron/Lehi border) can be reduced to five (5) feet.

(Adopted: 12/16/2003)

3-4907 Building Height

The maximum height of any building in the Professional Office zone shall not exceed thirty-five (35) feet. The height is measured from one location along the highest any elevation where the "Grade of Building" (as defined in 10-102(23)) to the highest part of the building is at its greatest vertical distance. ~~On sloped lots where the grade difference exceeds four feet in elevation, the averaged~~ maximum "Height of Building" (as defined in 10-102(26)) in the Professional Office Zone shall not exceed thirty-five (35) feet. No building shall be constructed to less than the height of 10 feet or one story above finished grade.

(Adopted: 12/16/2003) (Amended 6/7/05)

3-4908 Screening Walls/Fences/Hedges

No wall, or fence is required for the buildings, except as approved or required on the Master Site Plan. ~~designated on the site plan as buildings 1-7.~~ An open, rural, natural setting is preferred. An outside wall shall be installed and maintained along the any approved storage portion of the site. Following are acceptable means of providing such screening:

1. Walls. A wall shall consist of concrete, stone, brick, tile, or similar type of solid masonry material a minimum of six (6) feet high and a maximum of twelve (12) feet high, and a minimum of eight (8) inches thick.
2. Berms. A berm shall be no less than thirty (30) feet in width at the base facing an arterial road and no less than twenty (20) feet in width at the base facing any other street or property. It shall be constructed of earthen material and it shall be landscaped. Grading of berms is further detailed in Section 3-4318 of this Code.
3. No signs or sign supports shall be permitted on any wall or fence.
4. Notwithstanding the requirements listed above, where the finished elevation of the property is lower at the boundary line, or within five (5) feet inside the boundary line, than an abutting property elevation, such change in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements for this zone.
5. Note. Since walls and hedges are a main visual feature in any development, regulations related to the placement, size and appearance of such structures must be enacted. The following standards shall apply to the installation of all fences, walls, hedges or other visual obstructions used for the purpose of screening, either

around the perimeter of the development site or within the development site:

- a) No stand-alone wall, hedge or other visual obstruction in excess of six (6) feet shall be allowed on any professional office development site, unless along a boundary which abuts a city boundary or residential zone, or a part of the storage shed complex, in which case the height shall not exceed eight (8) feet. Storage shed walls which are also a wall of a storage structure shall not exceed twelve (12) feet in height.
- b) When there is a difference in the ground level between two adjoining lots, the height of any fence, wall, or hedge constructed along the property line shall be determined by using the finished grade of the highest contiguous lot.
- c) Only one (1) type of fence or wall design shall be permitted on any one (1) parcel or development. The design may include an appropriate mix of materials subject to the guidelines of these.
- d) The use of chain link, barbed wire, electrified fence, or razor wire fence in conjunction with any fence, wall, or hedge, or by itself is prohibited, unless required by any law or regulation of the State of Utah.
- e) On a corner lot, no fence, wall, hedge, sign or other structure, shrubbery, mounds of earth, or other visual obstruction over thirty-six (36) inches in height above the nearest street curb elevation shall be erected, placed, planted, or allowed to grow within a traffic safety sight area.
- f) To protect safe sight-distance for vehicular movement, sight obstructing fences, or walls or other obstructions shall not exceed thirty-six (36) inches in height when located in a front setback.
- g) Wall materials shall consist of masonry construction finished with a light colored stucco, or mortar washed brick.
- h) Colors will be limited to natural tones. No bright or neon colors will be allowed.
- i) Any hedges used as screening shall be consistent in appearance to the general landscape of the site. Such hedges may be geometric in shape, but shall be pruned and maintained so as to avoid unsightly appearance and to avoid vehicular sight hazards.

(Adopted: 12/16/2003)

3-4909 Parking

Parking shall be provided in substantial conformance with ~~in~~ the amount and location as specifically set forth in the approved Master Site Plan Exhibit "A". There shall be provided at the time of erection of any building, the minimum required off-street parking space. Requirements are calculated on square footage of professional office or storage space and shall be based upon floor area devoted to the principal use.

1. Commercial Vehicle Parking. Vehicles that display any form of advertising of a commercial enterprise, including phone numbers, logos, or associated artwork, are prohibited from parking in street right-of-ways or private parking lots within public view (visible from a public roadway).
 - a. Parking for commercial vehicles is limited to properly screened loading areas and other approved off-street parking that is properly screened
 - b. Commercial vehicles include, but are not limited to , cars, trucks, vans, trailers, fork lifts, ~~and~~
2. Landscaping of Parking Areas.
 - a. Where possible, siting parking areas lower than adjacent roadways and continuing streetscape grading, berms, hedges, and other landscape treatment into parking areas is encouraged, with intent to reduce their visual impact and to screen the parking from the adjacent roadway.
 - b. Planter "islands" between parking bays shall measure six (6) feet from the outside edge of the curb, or five (5) feet inside dimension, to provide adequate space for tree trunks, hedges or parking lot light supports and to allow for proper maintenance.
 - c. Vehicles shall be prevented from overhanging into landscaped areas through extended curbs or the use of concrete wheel stops.
3. Other Considerations.
 - a. Circulation within the parking areas shall provide for free flow of vehicular traffic. The on-site parking and traffic circulation plan shall be a part of the traffic impact analysis required as a part of the preliminary site plan review required by Section 3-4926 of this Code.
 - b. Bicycle parking areas with suitable racks shall be provided in convenient locations. Randomly strewn bicycles are not only unsightly, but can create a safety hazard. Bicycle parking areas shall be located so to minimize conflict with pedestrian walkways.
 - c. Provision for loading/unloading areas for local transit buses (e.g. UTA) are encouraged on-site or along the periphery of the site (e.g. bus bays). Such loading areas shall be located as far as practicable from intersections and access drives so as not to interfere with the safe operation of streets and driveways or impede traffic flow.
 - d. Regardless of changes in occupancy or type of use, no increase in the amount of parking shall be allowed. Sufficient parking to meet the requirements of actual tenants shall be provided on-site.

(Adopted: 12/16/2003)

3-4910 Driveway And Curb Openings

1. Unobstructed and direct driveways of sufficient width to safely accommodate projected 20 year turning volumes as determined by the Traffic Impact Analysis required by Section 3-4926 shall be provided. Loading driveways may coincide with driveways to parking facilities.
2. In establishing permissible curb openings and sidewalk driveway crossings for access to private property, they shall not be authorized where they are unnecessary or where they would reasonably interfere with the movement of vehicular traffic, with public improvements, or with the rights of the public in the adjacent street or alley, and in no case shall any curb opening be of greater length than necessary for reasonable access to the property to be served thereby. In determining the length of curb openings and spacing of driveways, the end transitions in each case will be considered a part of the length of the curb opening.
3. Unless otherwise specified by this ordinance, design and location of access drives shall comply with "Guidelines for Driveway Location and Design", a Recommended Practice of the Institute of Transportation Engineers, 1987, or as revised.
4. The following standards shall apply in determining the size of curb openings and location of driveways:
 - a. Access shall be by not more than one (1) driveway opening for each two-hundred (200) feet or fraction thereof of frontage on any street.
 - b. Driveway openings shall be offset a minimum of 350 feet from the centerline of major arterials at intersections, but in no case shall be located within the operational area of the intersection (which includes turning lanes with associated tapers) as defined in the "Guidelines" referred to above.
 - c. In order to minimize the number of access points from adjacent streets driveway openings and driveways shall be shared at property lines between parcels whenever possible.
 - d. Driveway design shall incorporate reservoir space or "throat area" at entrances to provide sufficient queue storage for exiting vehicles and adequate deceleration distance for entering vehicles, as well as separating conflict points on site.
 - e. Where the construction of more than one curb opening is required, a concrete safety curb between driveway openings, along and inside the property line, shall be provided when the property located between two driveways is used for the purpose of movement, storage, or parking vehicles.
 - f. No driveway opening will be approved which results in vehicles encroaching on any portion of the street right-of-way for loading, standing, or unloading.
 - g. Driveway openings must serve only legal off-street parking spaces or loading zones.
 - h. Curb openings shall be entirely within the extension of the side property lines extended perpendicular to the street center line.

- i. Driveway openings and driveways shall be paved and shall provide for adequate storm drainage.
- j. Curb returns for driveway approaches shall be of the radius type and be provided with wheelchair ramps and shall meet all applicable State and Federal regulations pertaining to access for the handicapped.
- k. Any unused or abandoned driveway openings or portion thereof shall be restored to the original curb section at the expense of the abutting property owner. Upon refusal or neglect of the owner or agent to restore the curb and gutter to their original section, the City shall proceed to do such work, and all expenditures so incurred shall be charged against the owner or agent.
- l. Improvements within the public right-of-way shall be designed and constructed in conformance with the applicable specifications. All driveway geometrics shall be selected to provide for passage of the AASHTO design vehicle deemed to be appropriate to the development. As a minimum this shall be an AASHTO single unit truck.
- m. No object shall be so situated as to interfere with the required sight distance at intersections, on or off site, including driveway openings, and intersecting driveways, as set forth in the AASHTO "Policy on Geometric Design of Highways and Streets," latest edition, hereinafter referred to as the AASHTO Policy on Geometric Design.
- n. Circulation roadways shall also conform to the requirements of the Uniform Fire Code with regard to providing emergency vehicle access.
- o. Where commercial developments abut State Highway access permits must be required to regulations adopted by the State of Utah.
- p. Driveways and Curb Openings shall conform with [the master site plan](#)~~Exhibit "A"~~.

(Adopted: 12/16/2003)

3-4911 Landscaping

The following guidelines for landscaping shall apply to all developments within the professional office district:

1. Landscaping shall enhance the overall visual appearance of the development.
- ~~2. A fully dimensioned comprehensive landscaping site plan, attached hereto as Exhibit "B", and incorporated herein as a specific requirement of this zone, shall include, but not be limited to:~~
 - ~~a. List of plants~~
 - ~~b. Size~~
 - ~~c. Location~~
 - ~~d. Irrigation plan~~
 - ~~e. Hardscape~~

~~3-2.~~ A fully dimensional, comprehensive landscapesite plan shall be submitted and approved by the site plan Land Use Authority prior to each building approval Planning Commission prior to each building approval and shall include a minimum of:

- a. List of Plants
- b. Size
- c. Location
- d. Irrigation Plan
- e. Hardscape
- a.—

~~4-3.~~ Minimum caliper for all trees shall be 2" and minimum shrub size shall be one gallon.

~~5-4.~~ The City may require that landscaping plans be prepared by a registered landscape architect.

~~6-5.~~ When inorganic ground cover is used, it shall be in combination with live plants.

~~7-6.~~ All landscaping shall have an automatic irrigation system.

~~8-7.~~ Installation. All required landscaping shall be properly installed, irrigated, and maintained prior to use inauguration or occupancy of each specific building site.

~~9-8.~~ Maintenance. Maintenance of approved landscaping shall consist of regular watering, pruning, fertilizing, clearing of debris and weeds, the removal and replacement of dead plants, and the repair and replacement of irrigation systems and integrated architectural features.

~~10-9.~~ Front Setback Areas. Landscaping in these areas shall consist of an effective combination of street trees, trees, ground cover, and shrubbery continuously along all public rights-of-way less area for drive entrances. Areas on the East and South side of Highland Blvd shall be a minimum of five (5) feet wide. Areas on the West and North side of Highland Blvd shall be a minimum of twenty (20) feet wide. Where appropriate, setback areas shall be bermed.

~~11-10.~~ Other Setback Areas. The entire area between the side and rear property lines and a point ten (10) feet in back thereof will be landscaped, except for any access driveway in said area. Natural landscaped areas & the preservation of natural open space is encouraged.

~~12-11.~~ At Intersections. Landscaping along all streets and boundaries shall be limited to a height of not more than three (3) feet within the area required for minimum sight distance as specified in the AASHTO Policy on Geometric Design for the following intersections:

- a. A vehicular trafficway or driveway and a street;
- b. A vehicular trafficway or driveway and a sidewalk;
- c. Two or more vehicular traffic ways, driveways, or streets.

~~13.12.~~ Other Non-Parking Areas. All unpaved areas not utilized for parking and storage shall be landscaped utilizing ground cover shrub and tree materials, and/or dry landscaped materials.

~~14.13.~~ Parking Areas. Landscaping shall be separated from the parking area by wall or curb at least six (6) inches higher than the parking area.

~~15.14.~~ Total Landscaping. In all cases of professional office development, landscaping and natural open space shall occupy no less than thirty-five percent (35%) of the total land area under development.

(Adopted: 12/16/2003)

3-4912 Hardscape

1. Hardscape should be used in coordination with architecture and landscaping to provide a link between the street edge and individual developments. Attention to Hardscape details can create visual unity by relating different developments to a unifying theme. In addition, proper hardscaping can improve pedestrian safety and movement, and the visual enjoyment of public areas.
2. Hardscape can include such items as benches, sculptures, water fountains, enriched paving treatments, cobblestone walkways, etc. A detailed plan of Hardscape design shall accompany landscape plans and shall be subject to review by the site plan Land Use Authority to determine continuity with overall development plan and harmony with the development of surrounding properties.
3. The following specifications shall apply to Hardscape curbing and are found in Section 3-4911. Driveway and Curb Openings:
 - a. Access shall be by not more than one (1) roadway for each two-hundred (200) feet or fraction thereof of frontage on any street.
 - b. Curb cuts shall be offset a minimum of 350 feet from the centerline of major arterials at intersections, but in no case shall be located within the operational area of the intersection (which includes turning lanes with associated tapers), as defined in the "Guidelines" referred in Section 3-4311.
 - c. Curb cuts and driveway aisles shall be shared at property lines between parcels whenever possible.

(Adopted: 12/16/2003)

3-4913 Substructures; Storage/Refuse Collection, Etc.

1. The following articles shall relate to the screening and location of storage and refuse collection areas:

- a. No outdoor storage is allowed in the professional office zone.

(Ord: #2009-23, 09/01/2009)

2. Storage Area.

- a. All substructures erected for the purpose of screening storage areas shall be accomplished with materials and architecture which are compatible with that of the primary building structure.
- b. There shall be no visible storage of motor vehicles, trailers, airplanes, boats, or their composite parts: loose rubbish, garbage, junk, or their receptacles; tents, or building materials except those items permitted by this ordinance in the storage shed site. Covered storage (roofs without side walls) of boats and recreational vehicles on the storage shed site is allowed, as long as it is visually screened as described herein.
- c. Building materials for use in the same premises may be stored on the parcel during the time that a valid building permit is in effect for construction.

3. Refuse.

- a. Every parcel with a building or structure shall have a trash receptacle on the premises. The trash receptacle shall be of sufficient size to accommodate the trash generated.
- b. The refuse collection area shall be located upon the lot so as to provide clear and convenient access to refuse collection vehicles.
- c. The receptacle shall be screened from public view on at least three (3) sides by a solid wall six (6) feet in height and on the fourth side by a solid gate not less than five (5) feet in height. The gate shall be maintained in working order and shall remain closed except when in use. The wall and gate shall be architecturally compatible with the surrounding buildings and structures.
- d. Freestanding refuse containers in retail or public areas which are intended for public use shall be constructed of cast concrete, ceramic or wrought iron, with an inset for a trash can and shall be constructed so as not to allow dispersal of the container or trash by the strong winds common to the area. The containers shall be natural in color and/or of a design commensurate with surrounding architectural themes.
- e. All outdoor refuse collection areas shall be visually screened from access streets and adjacent property by a complete opaque screen. Professional office owner and/or manager shall be responsible for the abatement, clean-up and removal of all garbage or refuse thrown, placed, or blown on surrounding property or streets rights-of-way. Every effort shall be made by said owner and/or manager to avoid the spread of such refuse or garbage to the surrounding area.

- f. No refuse collection areas shall be permitted between a frontage street and the building line. No refuse collection area shall be located within forty (40) feet of any residential use or zone.
- g. Refuse removal and trash collection operations shall occur between the hours of 7:00 a.m. and 10:00 p.m.

(Adopted: 12/16/2003)

3-4914 Signs/Sign Illumination

(Adopted: 12/16/2003) (Section deleted 7/5/05)

3-4915 Lighting

The following articles shall relate to guidelines for exterior lighting of any professional office development. These articles relate to parking lighting, sign lighting, architectural lighting, safety lighting, and landscape lighting.

1. Lighting shall be stationary. No lighting shall blink, flash, or be of unusually high intensity or brightness.
2. Lighting shall be directed away from all adjacent properties and public streets and rights-of-way.
3. Lighting shall be shielded or recessed so that direct glare and reflections are contained within the boundaries of the parcel.
4. Parking lot lighting shall be reviewed by the site plan Land Use Authority. Parking lot lighting may consist of bollard lights no more than four (4) feet in height or light poles no more than fifteen (15) feet in height. Type and location of light pole or bollard shall be approved by the site plan Land Use Authority. Any approved parking lot lighting types shall have a cap to direct all light toward the ground. The maximum foot candles at the center of a parking lot shall be 2. Parking lot lighting shall not be operable between the hours of 11:00 p.m. and 6:00 a.m. Lighting standards for the storage shed area shall not exceed 15 feet in height or the height of the primary building, whichever is less.
5. Street lighting and parking lot lighting contribute to the safety and security of each development, improving night visibility. Unique lighting fixtures may provide easy identification of entrance and exit ways for motorists. Such lighting shall be encouraged, however, lighting potentially visible from adjacent properties shall be subdued and shall not interfere with vehicular traffic.
6. Use of mercury vapor or exposed fluorescent lights is prohibited. Energy efficient warm, white lighting, such as high pressure sodium or quartz halogen, is encouraged.
7. Automatic timers on lighting shall be encouraged. Well designed systems can maximize personal safety during nighttime use while saving energy.
8. Lighting may be used to enhance landscaping and reinforce architecture, with dramatic up lighting or wall shadow effects with plant materials encouraged.
9. Light fixtures shall be consistent in styling with the design theme proposed for that development.

10. Service area lighting shall be contained within service yard boundaries, with light sources concealed.
11. Lighting shall not cast any glare onto adjacent lots and streets in such a manner as to decrease the safety of pedestrian and vehicular movement.
12. A lightning plan shall be submitted for approval at the time of the application for a building permit.
13. Lighting in the storage shed area may remain on at all times for safety and security reasons.
14. The maximum average allowable foot candles on the ground in the professional office area shall be 5.
15. The maximum average allowable foot candles on the ground in the storage shed area shall be 2.
16. Eastside lighting shall be limited to building mounted only.

(Adopted: 12/16/2003) (Amended: 6/1/04)

3-4916 Projections

The following list represents the only projections/construction that shall be permitted within the required setback areas:

1. Front Setback. Roof overhangs
2. Rear/Side Setbacks. Roof overhangs, and any projection/substructure which is determined by the architectural review Land Use Authority to substantially contribute to public safety.

(Adopted: 12/16/2003)

3-4917 Grading

The following guidelines shall apply to grading of professional office properties:

1. Grading shall conform to natural topography as much as possible and result in a harmonious transition of the man-made grades with the natural terrain.
2. Man-made land forms shall be graded to avoid unnatural sharp or straight edges and planes. The top and toe of graded slopes shall be rounded to avoid a harsh machine-made appearance.
3. Parking lots shall be graded for proper drainage with surface water diverted in such a way as to keep the parking area free of accumulated water, snow, or ice. All surface drainage shall be contained within development site and approved by City Engineer.
4. Parking lots shall have minimum and maximum percent grades as set forth by the City Engineer.
5. Berms are to be graded in gentle, undulating naturalistic forms. No straight, steep or erodible slopes are permitted. Provisions are to be made for drainage around or

through berms as necessary. Generally, a berm height of thirty-six (36) inches from top of adjacent curb is the maximum desired.

(Adopted: 12/16/2003)

3-4918 Utilities/Equipment

The following articles shall relate to the installment, location and screening of utilities and other exterior equipment:

1. All utilities, including drainage systems, sewer, gas and water lines, electrical, telephone and communications wires, and related equipment, irrigation ditches and/or pipes, shall, where possible, be installed and maintained underground.
2. ~~No m~~Mechanical equipment (including, but not limited to, components of plumbing, processing, heating, cooling, and ventilating systems) shall be screened from view from adjacent streets and properties as set forth herein. ~~visible on site or from adjacent property.~~
3. No exterior components of such mechanical equipment (e.g. piping, stacks and duct work, fans and compressors) shall be mounted on any building wall unless they are an integrated architectural design feature. Any such components shall only be permitted with the approval of the architectural review Land Use Authority.
4. Roof mounted mechanical equipment shall be hidden from view by building parapets of equal height.
5. If building parapets do not provide adequate screening of mechanical equipment ~~from the upper floors~~, screening shall be installed as an integral part of the overall architectural design, and painted such a color as to allow its blending with its visual background.
6. Equipment and mechanical devices shall not be located in any required setback area or side yard except for electrical or telephone equipment installed by the utilities and HVAC equipment located within the eave line of the building. Screening shall be provided so that equipment located in the area is screened from view from all adjacent streets and properties. Such screening shall be accomplished with materials and designs that are compatible with the architectural character of the building.
7. Electric transformers, utility pads, cable TV and telephone boxes shall be located in public rights-of-way and under ground or screened with walls, fences or vegetation or otherwise enclosed in a manner harmonious with the overall architectural theme.
8. Each licensed business will provide public rest rooms of sufficient size to service potential customers including men and women. The rest rooms shall be designed in accordance with the UBC to accommodate handicapped persons.

(Adopted: 12/16/2003)

3-4919 Roof Design

The following articles shall apply to roof structure and design in any commercial development:

1. The following roofing materials are prohibited, either because of their appearance, or because they are not likely to perform satisfactorily in the climate of Highland City:
 - a. Untreated aluminum or metal (except that copper may be used)
 - b. Reflective materials
 - c. Brightly colored roofing materials such as bright red, blue, yellow, neon colors, or similar colors that are highly visible
2. The following roof shapes are prohibited in Highland city, either because of their appearance, or because of their poor performance:
 - a. Mansard or fake mansard roofs
 - b. Gambrel roofs
 - c. Curvilinear roofs
 - d. Domed roofs
 - e. Geodesic domes
 - f. Conical roofs
 - g. A-frame or modified A-frame roofs
3. Skylights and solar panels must be designed to fit flush with the roof surface, or up to a maximum of two feet above the roof's surface. No reflective materials may be used unless thoroughly shielded to prevent reflection into nearby properties.

(Adopted: 12/16/2003)

3-4920 Nuisances

1. No portion of the property shall be used in such a manner as to create a nuisance to adjacent sites, such as, but not limited to, vibration, sound, electromechanical disturbance and radiation, electromagnetic disturbance, air or water pollution, dust emission of odorous, toxic, or noxious matter, or placement, dumping or blowing refuse, paper or other garbage.
2. Noise Attenuation. All professional office areas within Highland City shall be subject to the noise limitations established in Municipal Code Section 8.16.100 Nuisance of Noise and Light.
3. Dust Mitigation. All excavations in excess of 1/4 acre shall obtain and file with the City a dust mitigation plan.
4. Grading, Sedimentation and Erosion Control. All building permits shall be accompanied by a grading, sedimentation, and erosion control plan which shall at

a minimum include environmental fencing surrounding the project and best management practices.

(Adopted: 12/16/2003)

HISTORY

Amended by Ord. [O-2021-12](#) on 6/1/2021

3-4921 Change Of Use

Any person who desires to occupy vacant floor space, or to change the use of floor space, shall be required to first obtain a certificate of occupancy from the City. Any person constructing or altering a building in the professional office zones shall first obtain a building permit from the City for such construction or alteration, and then shall obtain a certificate of occupancy from the City before the building being constructed or altered is occupied.

(Adopted: 12/16/2003)

3-4922 Architectural Design

The architectural design (including design, rendering, and a list of building materials) of each professional office building and the storage shed complex shall meet the standards defined herein and conform to the architectural character, style, and themes as shown on Exhibit A. Building elevations shall be provided and approved as part of a architectural review approval for any project within the P.O Zone. are attached hereto as Exhibit "C" and incorporated herein as a specific requirement of this zone. The location of each building on the site plan shall conform with the intent of the approved master site plan is designated in Exhibit "A", which locations are also incorporated herein as a specific requirement of this zone. Prior to the issuance of building permits for any use, the architectural review Land Use Authority shall review the proposed development plans to assure compliance with the architectural design guidelines provided in this and other sections of Article 4.9 of Highland City's P.O. Zone. Any appeals of final decisions on architectural compliance shall be heard by the architectural review Appeal Body.

1. Overall Architectural Outline.

- a. The proposed development shall be of a quality and character which is consistent with the community design goals and policies including but not limited to: scale, height, bulk, materials, cohesiveness, colors, roof pitch, roof eaves and the preservation of privacy.
- b. The design shall improve community appearance by avoiding excessive variety and monotonous repetition.
- c. Proposed signage and landscaping shall be an integral architectural feature which does not overwhelm or dominate the structure or property.
- d. Lighting shall be stationary and deflected away from all adjacent properties and public streets and rights-of-way.

- e. Mechanical equipment, storage, trash areas, and utilities shall be architecturally screened from public view.
 - f. With the intent of protecting sensitive land uses, any proposed design shall promote a harmonious and compatible transition in terms of scale and character between areas of different land uses.
 - g. All building elevations shall be architecturally treated.
 - h. Both sides of all perimeter walls or fences shall be architecturally treated, except for the side that is inside a storage building
 - i. Each licensed business will provide public rest rooms of sufficient size to service potential customers including men and women. The rest rooms shall be designed in accordance with the UBC to accommodate handicapped persons.
2. Architectural Guidelines. The following architectural design guidelines apply to all uses:

1. The primary exterior materials shall consist of brick, stone, stucco, glass, metal panel, cementitious fiber board or materials of similar quality and durability.

1.2. The ~~siding~~ materials listed below are prohibited in any P.O. building in Highland City:

- a. Weeping mortar
- b. Plastic or vinyl siding
- c. Lava rock
- d. Asphalt or ~~hardboard-plywood~~ siding

~~1. Plywood siding~~

- e. Stucco walls divided by wood dividers

~~2. Metal grills and/or facades~~

- f. Non-colored-anodized and/or unpainted aluminum, except for flagpoles.
- g. Aluminum siding

2.3. Architectural design in Highland City has primarily been simple. Highly ornate buildings are inconsistent with the architecture of the community and shall be prohibited.

3.4. Different exterior siding materials add interest to a building, and to the community as a whole, however, the use of too many exterior materials, like excessive ornamentation, detracts from the values of adjoining properties. Exterior walls of any building may be sided with up to three different materials per building, but no more than three materials may

appear on any one wall, including ornamental siding. Trim shall not be counted as a siding material. If trim covers more than 10% of a side of the building, it shall be counted as a siding material on that side.

4.5. Colors shall be limited to soft shades and/or earth tones. No bright or neon colors shall be allowed on exterior of buildings.

(Adopted: 12/16/2003)

3-4923 Non-Conforming Structures And Uses

Non-Conforming Structures and Uses are not Allowed.

(Adopted: 12/16/2003)

3-4924 Irrigation Water Requirements

Developments occurring under the provisions of this Article must comply with the irrigation water requirements of Sections 5B8-112 and 7-103 of this Code and the Annexation and Development Agreement entered into between the parties.

(Adopted: 12/16/2003)

3-4925 Submittal Requirements

All uses proposed for development under this Article shall be subject to site plan review. There shall be submitted to the Zoning Administrator a plan for the use and development of each tract for the purposes of and meeting the requirements set forth in this ordinance. Said plan shall be accompanied by information concerning the number of persons to be employed, the effects on surrounding property, and other physical conditions, including the effect of the project on adjacent streets and shall include the following:

1. A site plan showing lot lines and defining the area to be occupied by buildings, the areas and configurations to be used for parking, the location of roads, driveways, signs, and walks, the spaces for loading, location of garbage containers, and location of utilities.
- 4.2. A landscaping plan that meets the requirements of section 3-4911 of this ordinance and the character and extent of landscaping, planting and other treatment for adjustment to surrounding property.
- 2.3. Enough information on land areas adjacent to the proposed development to indicate adjacent land uses, zoning classifications, circulation systems, public facilities, and unique natural features of the landscape.
- 3.4. Elevations and/or architectural renderings of buildings' facades facing public rights- of-way and district boundaries where the premises abut areas zoned for residential uses, said elevations or renderings being sufficiently complete to show building heights and roof lines, the location and height of any walls, signs,

and light standards, openings in the facade, and the general architectural character of the building.

4.5. Any additional information as required by the Reviewing Body, Recommending Body, or Land Use Authority to evaluate the character and impact of the proposed development.

5.6. Additional requirements associated with a Conditional Use Permit application, see General Provision Section.

(Adopted: 12/16/2003)

3-4926 Action On Site Plan

The site plan Recommending Body shall review the site plan and make a recommendation to the site plan Land Use Authority. The site plan then will be reviewed by the site plan Land Use Authority.

1. Findings necessary to granting approval for the site plan are:
 - a. The proposed use and development of land conforms to the provisions of this ordinance, and requirements of Engineering, Fire Department, Flood Control, Business License, and Planning Department.
 - b. The development is otherwise not detrimental to the public health, safety, general welfare, or to adjacent property, or to the orderly development of the City.
 - c. Approval of a traffic impact analysis (TIA) for the proposed development, to be completed by a competent transportation engineer at the developer's expense. Said TIA shall, as a minimum, address the suitability of the proposed parking, street access, driveway, and on-site traffic circulation systems and the impact on the adjacent street system.
 - d. Demonstration that adverse impacts on neighboring residential properties have been reasonably mitigated.

(Adopted: 12/16/2003)

3-4927 Appeals

Any appeals from any final decision of the site plan Land Use Authority shall be heard by the site plan Appeal Body.

(Adopted: 12/16/2003) (Amended: 4/21/98)

3-4928 Security: Site Improvements/Project Completion

The following articles shall apply to all professional office developments within Highland City.

1. Site Improvements.

- a. Guarantee. To guarantee the construction, repair and/or replacement of required public improvements, the permittee shall post a bond in the form of a cash deposit per Chapter 6, Guarantee of Performance, in this Code.

(Adopted: 12/16/2003) (Amended 5/20/08)

3-4929 Storage Facilities

The following articles shall apply to the storage facilities within the Professional Office zone.

1. All goods and wares shall be stored within an enclosed building, except that boats and trailers may be stored in structures containing a roof with no side walls where screened from outside view. This provision shall not be interpreted to permit the storage of partially dismantled, wrecked or inoperable vehicles.
2. No storage facilities shall be used for the storage of hazardous materials in violation of the provisions of the Uniform Fire Code or the Uniform Building Code.
3. The repair, reconstruction or construction of any boat, vehicle, small engine, furniture or other items which require the use of gasoline, paint remover or similar materials is prohibited.
4. It shall be unlawful for any owner, renter or operator of a storage facility or any unit located therein to offer for sale or sell any item of personal property within the storage facility, or to conduct any type of commercial activity on the premises, other than the leasing of the storage units, leasing of moving vehicles, or to permit the same to occur.
5. A maximum of two (2) moving vehicles may be displayed outside the enclosed storage facility, with the ability to store an additional maximum of six(6) moving vehicles inside the storage facility, provided that said vehicles are stored in structures containing a roof with no side walls where screened from outside view.
6. No other residence or dwelling structure is allowed, except as is provided in 3-4903(2). No storage facility shall be used for permanent or temporary living quarters.
7. The applicant shall provide to the Planning Commission for their approval rules and regulations governing the use of the storage units. Said rules and regulations shall become a condition of approval in the conditional use process and shall include as a minimum rules governing hours of operation and a traffic circulation and mitigation plan.

(Adopted: 12/16/2003)

HISTORY

Amended by Ord. [O-2021-06](#) on 3/2/2021

EXHIBIT 'A'

