



HIGHLAND PLANNING COMMISSION AGENDA

TUESDAY, JULY 22, 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@highlandcity.org

7:00 PM REGULAR SESSION

Call to Order: Chair Christopher Howden

Invocation: Commissioner Trent Thayn

Pledge of Allegiance: Debra Maughan

1. UNSCHEDULED PUBLIC APPEARANCES

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

2. ACTION ITEMS

- a. **PUBLIC HEARING/ORDINANCE: PO Zone Daycare Development Agreement Land Use**
(Legislative)
Rob Patterson, City Attorney/Planning & Zoning Administrator
The Planning Commission will hold a public hearing to consider approving a legislative development agreement for a property in the Professional Office zone.
- b. **PUBLIC HEARING/ORDINANCE: PO Zone Amendments Development Code Update**
(Legislative)
Rob Patterson, City Attorney/Planning & Zoning Administrator
The Planning Commission will hold a public hearing to consider comprehensive amendments to the Professional Office (PO) zone regulations.
- c. **ACTION: Vet Clinic Site Plan and Architecture Review Land Use**
(Administrative)
Rob Patterson, City Attorney/Planning & Zoning Administrator
The Planning Commission will review and make a recommendation regarding a proposed site plan and building architecture for a vet clinic building located in the Wild Rose PD zone.

3. COMMUNICATION ITEMS

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

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, City Attorney/Planning & Zoning Administrator, 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 17 day of July, 2025
& Zoning Administrator

Rob Patterson, City Attorney/Planning

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

DATE: July 22, 2025
TO: Planning Commission
FROM: Rob Patterson, City Attorney/Planning & Zoning Administrator
SUBJECT: PO Zone Daycare Development Agreement
TYPE: Land Use (Legislative)

PURPOSE:

The Planning Commission will hold a public hearing to consider approving a legislative development agreement for a property in the Professional Office zone.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission hold a public hearing, review the proposed concept development plans and development agreement, and recommend APPROVAL of the development agreement with any changes or additions desired by the Commission.

PRIOR REVIEW:

The Commission briefly discussed this item on May 27, 2025. At the time, the Commission reviewed an early concept plan and building elevations and indicated support for this project. This item was brought back to the Commission during the June 24, 2025, meeting, but because the development agreement was not yet final, the item was continued to this meeting.

BACKGROUND & SUMMARY OF REQUEST:

The developer, WDG Highland, LLC, desires to establish a large, commercial daycare facility in Highland within the PO zone. Specifically, on the "Professional Office 'B'" site from the original master plan. This is the site on the west side of Highland Blvd., south of the storage units. In the original master plan, this site was planned to have two buildings (buildings 4 and 6), each with three floors (basement + two above-ground floors). The buildings currently planned for the site are permitted to each have an approximate 3,400 square foot footprint (6,800 square foot combined footprint), and 9,400 square feet in total between all three floors of each building (combined 18,800 square feet).

During the recent text amendment PO zone process, residents expressed concern with the master plan for this site, specifically with the planned two-story height for the building and the number of buildings. The site and building as proposed by the daycare client would be for a single building on the site, one story with a roof peak at 21 feet in height (measured from floor), 10,000 square feet in size, with pitched roofs and more traditional residential architecture. This would be a larger footprint than the original two planned buildings (6,800 square feet vs 10,000 square feet), but overall the massing of the building would be much smaller than the planned buildings (18,800 square feet vs 10,000 square feet). The height would also be less with the daycare proposal, as the structure would be one story with a roof peak at 21 feet vs. two two-story buildings that could each be 35 feet in height. The daycare proposal would be a single, single-story building, which aligns better with the expressed desires of the residents than the

current plan.

The proposed daycare building and site plan do not align with the current PO zone master plan, though they do, in staff's opinion, align with the intent and goals of the PO zone. The developer is asking for the City to enter into a legislative development agreement that establishes a development plan and conditions specific to this site that override the general PO zone regulations and master plan (but only for this site). Under Utah Code 10-9a-532, cities are authorized to enter into development agreements for terms related to "a master planned development," and cities can enter into development agreements that deviate from adopted zoning regulations if the city follows the same process for adoption of a land use regulation, including public hearings and review and recommendation from the planning commission.

The proposed development agreement contains the following key terms:

- Developer will be entitled to develop the property as generally shown in the concept site plan, landscaping plan, and building elevations, which override the original master plan for this site. The agreement limits development to a single, single-story building, no basement, max height of 28 feet, though the concept building elevations show a lower height of 21 feet. The site plan does call for a small amount of 4-foot high vinyl-coated chain link fencing within the playground area, which will be fenced with 6-foot high vinyl fencing. Chain link is generally not a permitted fence material, but staff is not overly concerned with this fencing because it will be screened from public view and only used within an area that is fenced with an appropriate fence.
- Developer will landscape the southern median on Highland Blvd
- Developer will install sidewalk and parkstrip improvements along the site frontages
- For this site, daycare and preschool uses will be a permitted use, rather than a conditional use. This means the Developer will not be required to obtain a separate conditional use permit. Staff is comfortable with this, because any conditions the City desires to put on the use can be put directly into the development agreement.
- Developer will still be required to obtain final site plan and architectural review approvals through the normal review and approval process.
- Developer will provide 40 parking spaces, which aligns with non-retail use parking requirements in other zones (4 spaces per 1,000 SF of building).
- Any material change to the agreement or concept development plans require an amended development agreement, which requires public hearings and review and approval by the Planning Commission and City Council.
- Agreement terminates if the Developer fails to obtain site plan approval within 2 years. If the agreement terminates, the site remains subject to general PO zone regulations.

STAFF REVIEW & PROPOSED FINDINGS:

Staff prepared the draft development agreement with the input of the Developer. Staff believes that the proposed development aligns with the goals and intent of the PO zone and also provides a better, more harmonious building and site plan configuration than the current master plan for this property. The proposed development also appears to better meet the adjacent residents' desires, as it reduces the number of buildings on this site from 2 to 1, keeps the building height low (21 feet vs. 35 feet), and aligns the building more perpendicular to residents to reduce visual impact. The proposed development for uses already conditionally permitted within the PO zone (daycares and preschools), so the development would not introduce new uses that change the character of the PO zone. The proposed building incorporates strong residential flavor and design aesthetics, with a pitched roof, dormers, and traditional building materials (brick, stucco, stone, etc.). For these reasons, staff recommends approval

of the development agreement, based on the following findings:

1. The proposed development aligns with the intent and purpose of the PO zone.
2. The proposed development provides non-retail commercial development with residential flavor and aesthetics.

NOTICE

Notice of the Planning Commission's consideration of the development agreement was published on June 12, 2025. No comments have been received.

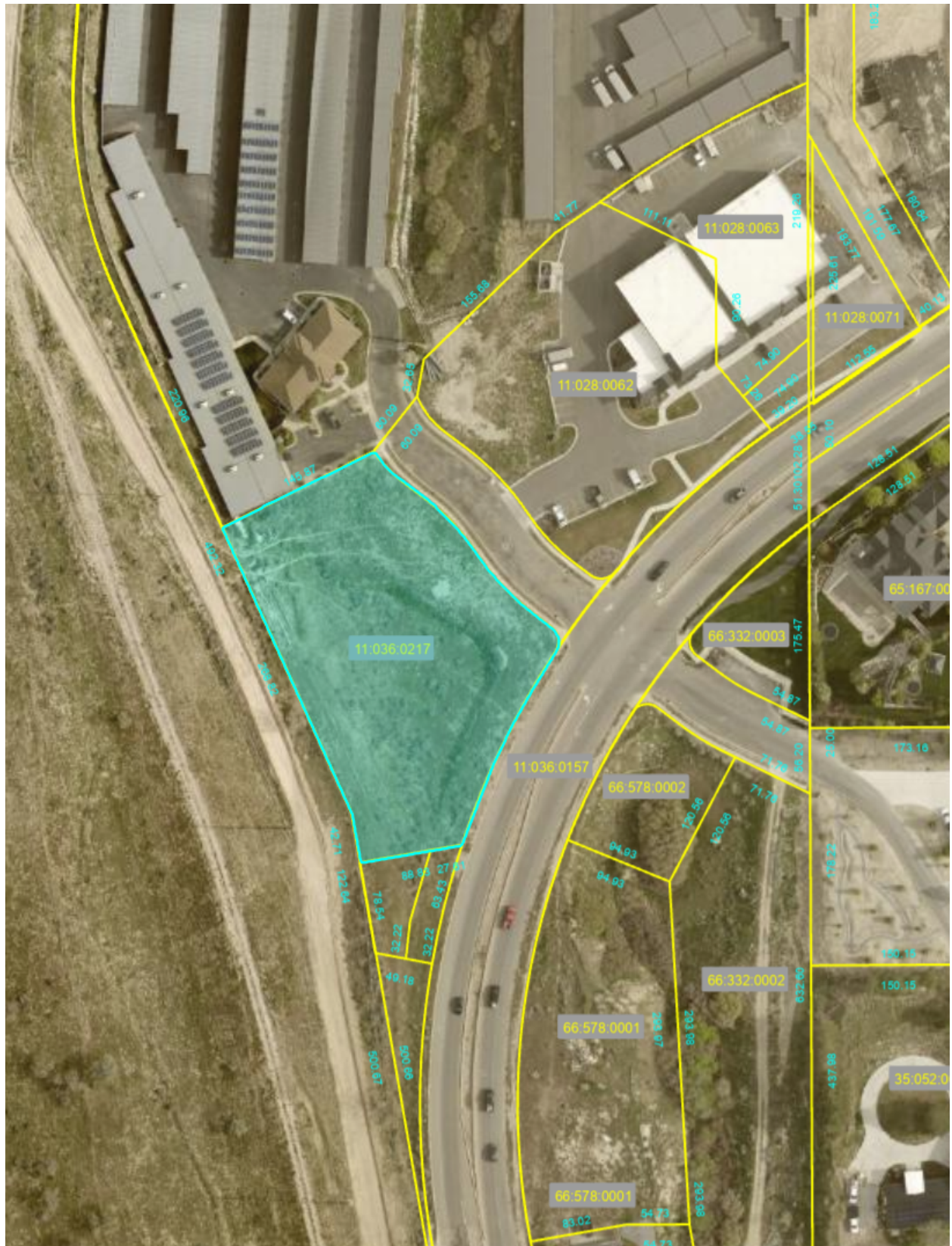
MOTION:

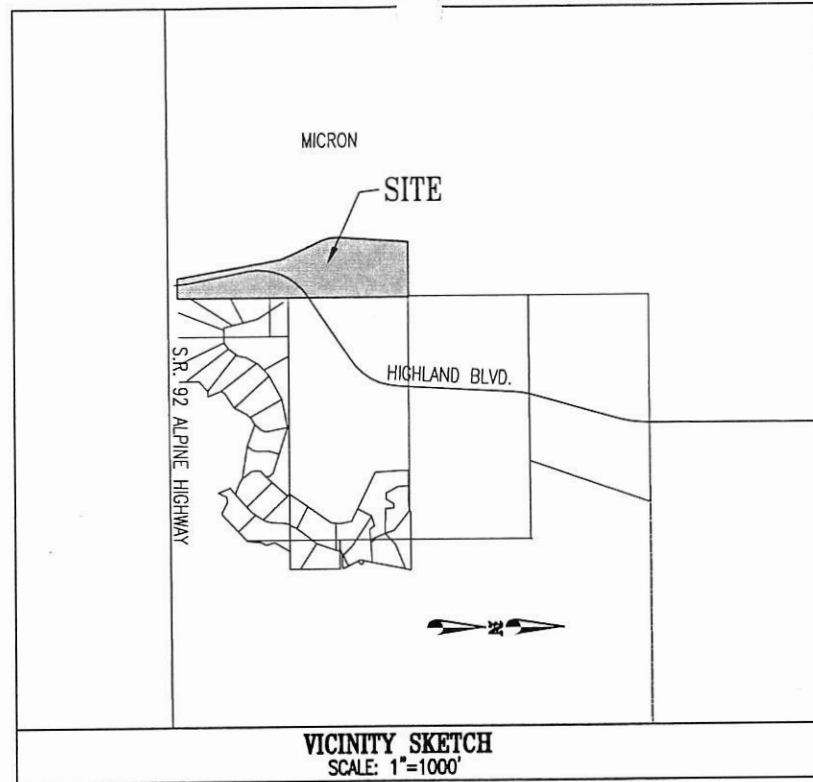
I move that the Planning Commission recommend APPROVAL of the proposed development agreement with WDG Highland, LLC.

ATTACHMENTS:

1. VICINITY MAP
2. PO Zone Original Master Site Plan
3. PO Zone Original Building Design
4. HC Development Agreement - Planning Commission Review
5. Development Agreement - Exhibit B

VICINITY MAP ~11200 N HIGHLAND BLVD





STORAGE TABULATIONS

BUILDING LETTER	SIZE OF BUILDING
A	16,050 SF
B	6,300 SF
C	11,520 SF
D	12,000 SF
E	1,600 SF
F	4,050 SF
G	2,220 SF
H	2,750 SF
I	2,500 SF
J	3,000 SF
K	1,800 SF
L	1,400 SF
M	3,600 SF
N	4,800 SF
O	7,200 SF
P	8,400 SF
Q	6,100 SF
R	11,600 SF
S	10,150 SF
T	8,700 SF
U	12,000 SF
V	9,700 SF
W	9,000 SF
X	1,200 SF
Y	2,850 SF
Z	9,300 SF
AA	3,150 SF
BB	9,300 SF
CC	6,400 SF
DD	8,300 SF
TOTAL UNITS	196,940 SF

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	1.93 AC
BUILDINGS	20,400 SF
OPEN SPACE	0.98 AC 51%
PARKING/DRIVES	0.71 AC 37%
PARKING STALLS	77 STALLS
PROFESSIONAL OFFICE B	1.29 AC
BUILDINGS	13,600 SF 24%
OPEN SPACE	0.42 AC 33%
PARKING/DRIVES	0.56 AC 43%
PARKING STALLS	57 STALLS
PROFESSIONAL OFFICE C	1.29 AC
BUILDINGS	13,600 SF 24%
OPEN SPACE	0.28 AC 21%
PARKING/DRIVES	0.70 AC 54%
PARKING STALLS	60 STALLS

BOUNDARY DESCRIPTION

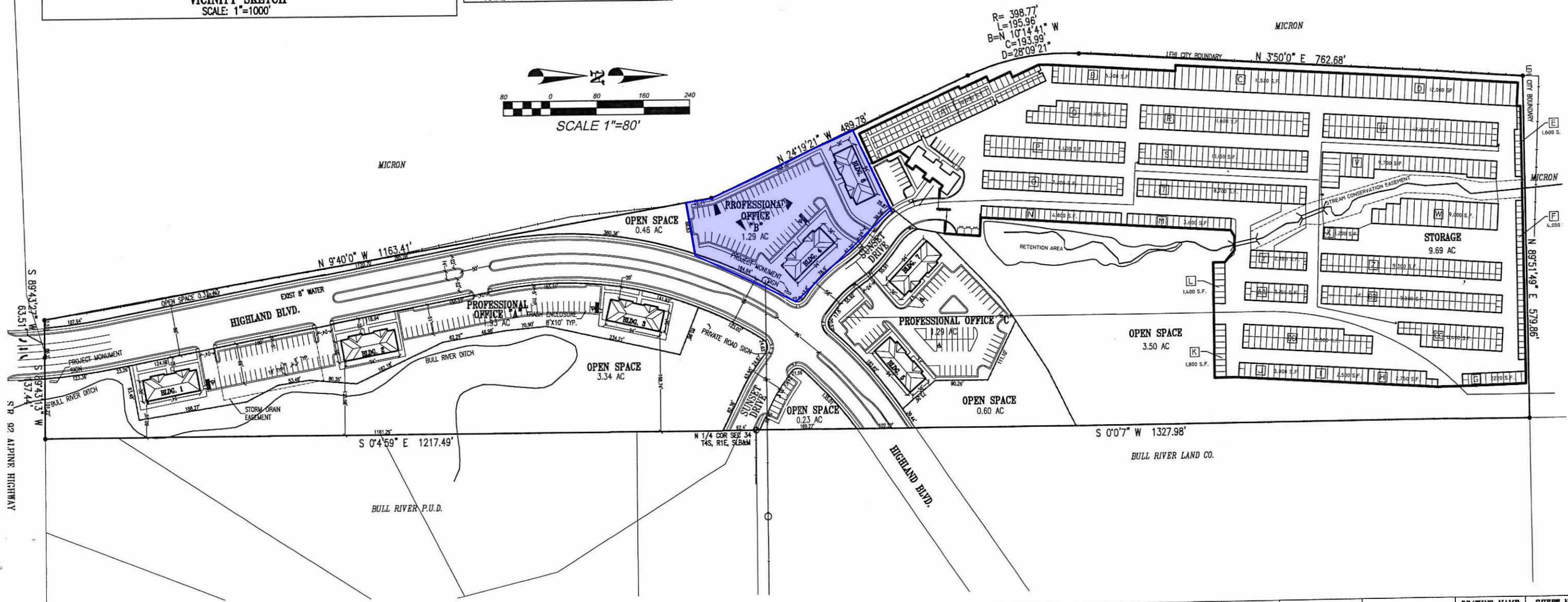
BEGINNING AT A POINT WHICH IS THE NORTH QUARTER CORNER OF SECTION 34 TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.

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
HIGHLAND BLVD	3.03 AC
NET DEVELOPED AREA	23.19 AC 100.0%
SUNSET DRIVE	0.49 AC 2.1%
PROFESSIONAL OFFICE A	1.93 AC 8.3%
PROFESSIONAL OFFICE B	1.29 AC 5.6%
PROFESSIONAL OFFICE C	1.29 AC 5.6%
STORAGE UNITS	9.69 AC 41.8%
STREAM CONSERVATION EASEMENT	0.36 AC 1.5%
OPEN SPACE BY STORAGE	3.50 AC 15.1%
OPEN SPACE BY BULL RIVER DITCH	3.57 AC 15.4%
OPEN SPACE BY HIGHLAND BLVD.	0.46 AC 2.0%
OPEN SPACE BY OFFICE C	0.60 AC 2.6%
TOTAL ACCESSIBLE OPEN SPACE	8.13 AC 35.1%



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 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

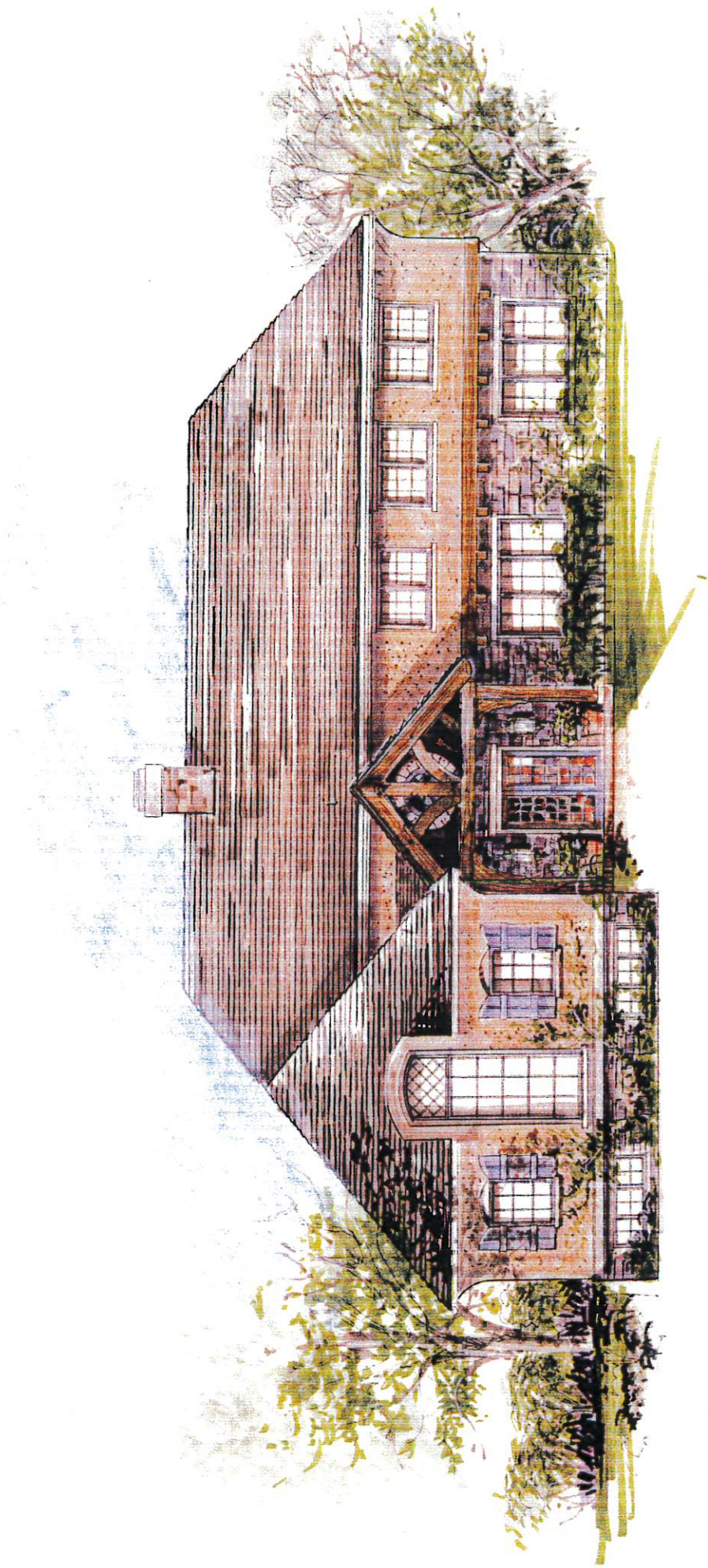
Colors- earth tones or muted variations as per renderings

Emphasis on grey, brown and green

Matching colored window frames

Aged metal accents

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



When recorded, return to:
Highland City
5400 W Civic Center Dr
Highland, UT 84003

HIGHLAND CITY DEVELOPMENT AGREEMENT

This Development Agreement (“**Agreement**”) is entered into by HIGHLAND CITY (“**City**”) and WDG HIGHLAND, LLC, (“**Developer**”), and is effective as of the date that it is executed by both parties, as shown by the signatures contained herein.

RECITALS

- A. Developer owns or otherwise has the right to develop certain property located within the City and seeks to develop the same (“**Development**”), containing approximately 1.44 acres, which property is more described as:

UTAH COUNTY PARCELS: 11:036:0217, 11:036:0240, 11:036:0239.

APPROXIMATE ADDRESS:

11185 N HIGHLAND BLVD, HIGHLAND, UT 84003

PROPERTY MORE PARTICULARLY DESCRIBED IN EXHIBIT A.

- B. Prior to the approval and execution of this Agreement, the Development was zoned under applicable City land use regulations as Professional Office (PO) (“**Zoning**”). The Zoning also includes all generally applicable land use regulations governing the use and development of property within the Professional Office (PO) zone adopted by the City.
- C. Developer is entitled, pursuant to governing state law and City land use regulations, to develop the Development under the Zoning and to vest development rights in accordance therewith. Notwithstanding such entitlement, Developer desires to adjust the allowed uses or development standards for the Development under the Zoning in order to better meet Developer’s needs and desires for the Development.
- D. Developer has prepared preliminary and conceptual plans and documents for the Development, which plans show the proposed density, uses, and layout of lots, units, roads, and other improvements for the Development (“**Development Plans**”), which Development Plans are attached and incorporated herein as Exhibit B.
- E. City has, pursuant to Highland Development Code 5-1-106(7) and Utah Code § 10-9a-532, and other applicable ordinances, determined that the approval of this Agreement with Developer, and the establishment thereby of specific requirements, elements, and aspects of the Development, some or all of which are not currently allowed under the Zoning, will result in benefits to the City and its residents that are not provided by the Zoning.

- F. The Parties therefore desire to enter into this Agreement in order to provide specific requirements, elements, conditions, and standards that will govern the Development.

TERMS

1. Compliance with Regulations.

- a. The Development remains subject to all terms, conditions, and requirements of the Zoning and all other applicable federal, state, county, and City laws, ordinances, codes, standards, and land use regulations applicable to the Development and to any building, improvement, landscaping, excavation, or other work required or related to the Development, including but not limited to payment of fees, provision of assurances and guarantees, and compliance with design and construction standards.
- b. To the extent that the terms, conditions, and requirements of this Agreement and the Development Plans expressly modify or are in direct conflict with the Zoning or another City-adopted ordinance, standard, or land use regulation applicable to the Development, this Agreement shall control and take precedence, but only to the extent of the express modification or direct conflict.

2. **Land Use Approvals Required.** Developer acknowledges that the execution of this Agreement, on its own, does not constitute preliminary or final plat or site plan approval, the adoption of any land use regulation other than those related to the Development set forth herein, or permission to begin development, excavation, or construction regarding the Development, and that any such approval sought by the Developer shall only be granted based on Developer's submission of all necessary applications, documentation, and information to the City, and Developer's compliance with the applicable terms of the City's land use regulations, ordinances, standards, and this Agreement.

3. **Compliance with Development Plans.** Developer shall develop, construct, improve, and maintain the Development in a manner substantially similar to and in substantial compliance with the Development Plans, attached hereto, and the terms, conditions, and requirements set forth below. The express terms of this Agreement shall control and take precedence in the event of a conflict between the Development Plans and this Agreement.

- a. Commercial spaces: No more than 11,000 sf of commercial space. Such space shall be limited to a single-story building, with no basement, with a building height no greater than 28 feet.
- b. Public Improvements:
 - i. Developer shall complete the landscaping in the median of Highland Blvd, but only the areas that align with the Development frontage, which is the median located generally from 11150 North to 11250 North/Sunset Drive.

- ii. Developer shall install sidewalk and park strip/landscaping within the Highland Blvd right-of-way and the Sunset Drive right-of-way along the entire frontage of the Development.
 - c. **Design Elements:** Developer agrees to construct and develop the lots, units, structures, buildings, grounds, and spaces according to the design elements and specifications as set forth in the Development Plans. Developer hereby requests and agrees to the imposition of such design elements in recognition of and in exchange for the benefits granted to Developer herein. To the extent the Development Plans do not provide or establish design elements and specifications, the design elements and specifications set forth in the Zoning shall apply.
4. **Uses Allowed.**
- a. The uses allowed within the Development shall be those uses authorized by Section 3 and the uses allowed by the Zoning, subject to the following modifications:
 - i. As a permitted use within the Development, Daycare and Preschool uses in conformance with the Development Plans.
5. **Water Dedication.** Developer shall provide water shares/rights for the Development as per city code.
6. **Phasing.** Phasing of the Development shall be established as set forth in the Development Plans. In the event that the Development Plans do not specify the phasing of the Development, or in the event that Developer desires to alter the phasing specified by the Development Plans, phasing shall be allowed pursuant to governing City ordinances, provided that Developer shall be required to provide with each phase a proportional amount of the public improvements and public amenities required by this Agreement, whether by actual construction or by provision of an adequate guarantee of construction. A separate phasing agreement may be entered into by the parties, which agreement shall be approved as an amendment to this Agreement.
7. **Public Improvements.** All public improvements for the Development, including but not limited to those described in Section 3, shall be constructed, improved, and installed in accordance with the City's design and construction standards and specifications adopted and in effect at the time Developer applies for or, if no application is required, begins construction of the same, except to the extent such standards and specifications are expressly modified herein.
8. **Fees and Charges.** Developer shall pay all application, building, plan and plat review, excavation, hook-up, impact, and other applicable development fees adopted and in effect at the time of the relevant application, regardless of whether such fees were in effect as of the effective date of this Agreement.

9. **Vested Rights.** Upon the City's approval of this Agreement after the City's completion of the required public notice, hearing, review, and approval processes, and both parties' execution of this Agreement, the right to develop the Development in accordance with the use and density rights set forth in Section 3, Section 4, and as described in the Development Plans, shall vest in Developer ("**Vested Rights**"). In exercising the Vested Rights, Developer shall be bound by all obligations and requirements set forth herein.
10. **Reserved Legislative Powers.** The execution of this Agreement and the establishment of the Vested Rights shall not prevent the City, pursuant to the exercise of its legislative authority and power, to amend, enact, or repeal any provision of the Zoning or any other ordinance, specification, standard, or code, provided that no such legislative action shall reduce or eliminate the Developer's Vested Rights under this Agreement unless facts and circumstances are present and specifically found by the governing body of the City that meet the compelling, countervailing public interest exception to the vested rights doctrine under Utah law.
11. **Recordation.** This Agreement, including the Development Plans, shall be recorded against title to all real property that is included the Development prior to any further land use application, permit, or approval being sought for the Development. Developer shall ensure that there are no holders of interest that are superior in title to this Agreement, and that all interests, including but not limited to liens, mortgages, deeds of trust, and other similar instruments, have been made subordinate to this Agreement. Developer shall provide such documentation as is necessary to establish the fact of the recordation and of the priority of this Agreement prior to receiving any further approval related to the Development.
12. **Assignment; Successors Bound.** This Agreement may be assigned and transferred by Developer. This Agreement shall run with the land and be binding on and inure to the benefit of the successors and assigns of Developer, such that any person who obtains any right, title, or interest to any portion of the Development shall be bound by the rights and obligations of this Agreement and shall be responsible for performance of Developer's obligations related to such portion in the same manner as Developer. All assignees, transferees, and successors in interest shall be bound by all terms of this Agreement applicable to Developer as though such party were named herein as Developer. Unless otherwise agreed to, in writing, by City, no person may acquire any portion or interest in the Development without likewise being obligated in the same manner and to the same extent as Developer by this Agreement as to such portion or interest.
13. **Modifications to Development.**
 - a. Developer shall develop, construct, improve, and maintain the Development in a manner substantially similar to and in substantial compliance with the Development Plans and this Agreement, provided that Developer may adjust the final placement or location of lots, streets, amenities, infrastructure, and other improvements within and upon the Development as necessary and as approved by the City through the site plan and construction plan preparation, review, and

approval processes, so long as such adjustments do not materially change the overall design and intent of the Development.

- b. Material changes to the overall design and intent of the Development include, but are not limited to:
 - i. Decreases to the amount or size of public amenities, open space, or common area or substantial relocation of public amenities, open space, or common area;
 - ii. Decreases to or substantial relocation of commercial area, or a change in the proposed use of a commercial area to a use that is not permitted under the Zoning or this Agreement;
 - iii. Variances or exceptions to the Zoning or other applicable land use regulations not set forth herein;
 - iv. Changes to the functional design of the Development that materially affects vehicular and pedestrian traffic, drainage, utility connectivity, or other design characteristics.
 - c. In the event of a dispute between Developer and the City as to whether a change is “material,” no change, modification, or adjustment shall be made without express, written City approval of such change, modification, or adjustment.
 - d. Material changes to the Development and Development Plans shall not be authorized by the City except by way of an amendment to this Agreement. All amendments to this Agreement shall be in writing and shall be approved in the same manner as this Agreement, i.e., pursuant to the City’s public notice, hearing, review, and approval processes.
14. **Term.** The term of this Agreement shall commence as of the Agreement’s effective date and shall continue until it is terminated as set forth herein. Upon termination, the Development shall thereafter be subject to the general zoning regulations applicable to the affected property.
- a. The Agreement, and the Vested Rights described herein, may be terminated due to the uncured breach or default of one of the parties hereto, subject to the provisions set forth in Section 15.
 - b. The Agreement, and the Vested Rights described herein, may be terminated by the mutual agreement of the parties.
 - c. The Agreement, and the Vested Rights described herein, may be terminated by the City if Developer fails to receive approval of a proposed site plan for at least one phase of the Development within twenty-four (24) months after the effective date of this Agreement. At least ninety (90) days prior to termination of this

Agreement under this provision, City shall give Developer written notice of City's intent to terminate.

- d. Developer may apply for an extension of the deadlines set forth in this Section from the governing body of the City, who may grant an extension, with such terms and conditions as the body finds expedient, upon a finding of good cause for the delay or extension.

15. Default.

- a. In the event of a breach or default of any term of this Agreement, the non-breaching party shall provide written notice to the breaching party. Such notice shall describe the alleged breach, the applicable provisions of this Agreement, and the actions necessary to remedy and cure the breach.
- b. Within 30 days after the date of such notice, the breaching party shall either:
 - i. cure the breach and notify the non-breaching party, in writing, of the actions taken to cure the breach; or
 - ii. notify the non-breaching party, in writing, why the breach cannot be cured within 30 days and establishing a reasonable time to cure such breach, with a description of the steps, processes, and actions to be taken by the breaching party.
- c. In the event the breaching party does not cure the breach or default within the specified timeframes, the non-breaching party may declare this Agreement to be terminated and send written notice of such declaration to the breaching party.

16. **Severability.** Each provision of this Agreement shall be separate, several, and distinct from each other provision hereof, and the invalidity, unenforceability, or illegality of any such provisions shall not affect the enforceability of any other provision hereof, provided that, the provisions set forth in Sections 1 through 9 of this Agreement are material and essential to the purpose and intent of this Agreement. Accordingly, if any provision within Sections 1 through 9 is declared to be invalid, unenforceable, or illegal, either party may terminate this Agreement upon written notice to the other party.

17. **No Waiver.** Failure of a party to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise, at some future time, said right or any other right it may have hereunder, provided that this provision shall not operate to excuse Developer's non-compliance with the deadlines set forth in Section 14. No modification, waiver, or amendment to any right, term, condition, obligation, or provision of this Agreement shall be valid unless adopted through the process set forth in Section 13.

18. **Entire Agreement.**

- a. This Agreement is the entire agreement between the Parties with respect to the Development and the special rights and obligations granted to and assumed by Developer related to the Development.
- b. This Agreement shall supersede all prior agreements, conversations, understandings, contracts, and representations related to the Development or any term or provision of this Agreement. Neither party shall rely on or attempt to enforce any statement or representation, not contained herein, made by any person regarding the Development or Developer's rights and obligations thereto.

19. **Enforcement and Governing Law.** This Agreement may be enforced by any means available to the parties, subject to the notice and default provisions set forth in Section 15. This Agreement shall be governed by the laws of the State of Utah, and any court proceedings shall be brought in the Fourth Judicial District Court of the State of Utah. Prior to initiating any such litigation, the parties shall first attempt to mediate or seek an advisory opinion regarding any dispute related to this Agreement through the Utah Property Rights Ombudsman's office or another qualified mediator that both parties agree upon. A party that prevails in any litigation following such mediation or opinion regarding this Agreement shall be entitled to recover their reasonable court costs and attorney fees related to the litigation.

20. **Third Parties.** This Agreement is intended for the sole benefit of the named parties thereto. No third party, except for permitted assignees, transferees, and successors-in-interest, shall have any right to enforce any of the terms or obligations herein contained.

21. **Representations.** The persons signing this Agreement on behalf of the parties represent and warrant that they have the authority and authorization to execute the Agreement on behalf of the respective party such that the party will be bound by all rights, obligations, terms, and conditions herein, and that all steps, requirements, and processes necessary for a party to approve and execute the Agreement have each been completed.

-- SIGNATURE PAGE AND ACKNOWLEDGEMENT TO FOLLOW --

For Highland City:

Attested by:

By: _____
Mayor Kurt Ostler

City Recorder

Date: _____

STATE OF UTAH)
 : ss
County of _____)

On the ____ day of _____, 20____, personally appeared before me,
_____, a notary public, _____, the
_____ of Highland City, the signer of the foregoing instrument,
who duly acknowledged to me that they executed the same.

NOTARY PUBLIC

For Developer: _____

By: _____

Date: _____

Name: _____

Title: _____

STATE OF UTAH)
 : ss
County of _____)

On the ____ day of _____, 20____, personally appeared before me,
_____, a notary public, _____, the
_____ of Highland City, the signer of the foregoing instrument,
who duly acknowledged to me that they executed the same.

NOTARY PUBLIC

EXHIBIT A

Property Description

Utah County Parcel: 11:036:0217

COM S 0 DEG 4' 59" E 98.77 FT & W 299.98 FT FR N 1/4 COR. SEC. 34, T4S, R1E, SLB&M.; ALONG A CURVE TO R (CHORD BEARS: N 26 DEG 9' 54" E 184.31 FT, RADIUS = 702 FT); ALONG A CURVE TO L (CHORD BEARS: N 9 DEG 34' 22" W 20.57 FT, RADIUS = 15 FT); N 52 DEG 51' 13" W 17.6 FT; ALONG A CURVE TO R (CHORD BEARS: N 43 DEG 8' 40" W 76.9 FT, RADIUS = 228 FT); ALONG A CURVE TO L (CHORD BEARS: N 43 DEG 20' 25" W 59.17 FT, RADIUS = 172 FT); N 53 DEG 14' 42" W 22.26 FT; ALONG A CURVE TO R (CHORD BEARS: N 44 DEG 23' 14" W 39.42 FT, RADIUS = 128 FT); S 63 DEG 37' 14" W 145.87 FT; S 24 DEG 19' 21" E 268.82 FT; S 9 DEG 40' 0" E 42.71 FT; N 80 DEG 20' 0" E 88.83 FT TO BEG.

AREA 1.304 AC.

Utah County Parcel: 11:036:0239

COM S 98.71 FT & W 299.58 FT FR S 1/4 COR. SEC. 27, T4S, R1E, SLB&M.; ALONG A CURVE TO L (CHORD BEARS: S 14 DEG 24' 53" W 105.13 FT, RADIUS = 701.67 FT); N 79 DEG 9' 44" W 22.97 FT; N 6 DEG 25' 57" E 32.22 FT; N 16 DEG 23' 58" E 63.43 FT; N 80 DEG 19' 59" E 27.61 FT TO BEG.

AREA 0.057 AC.

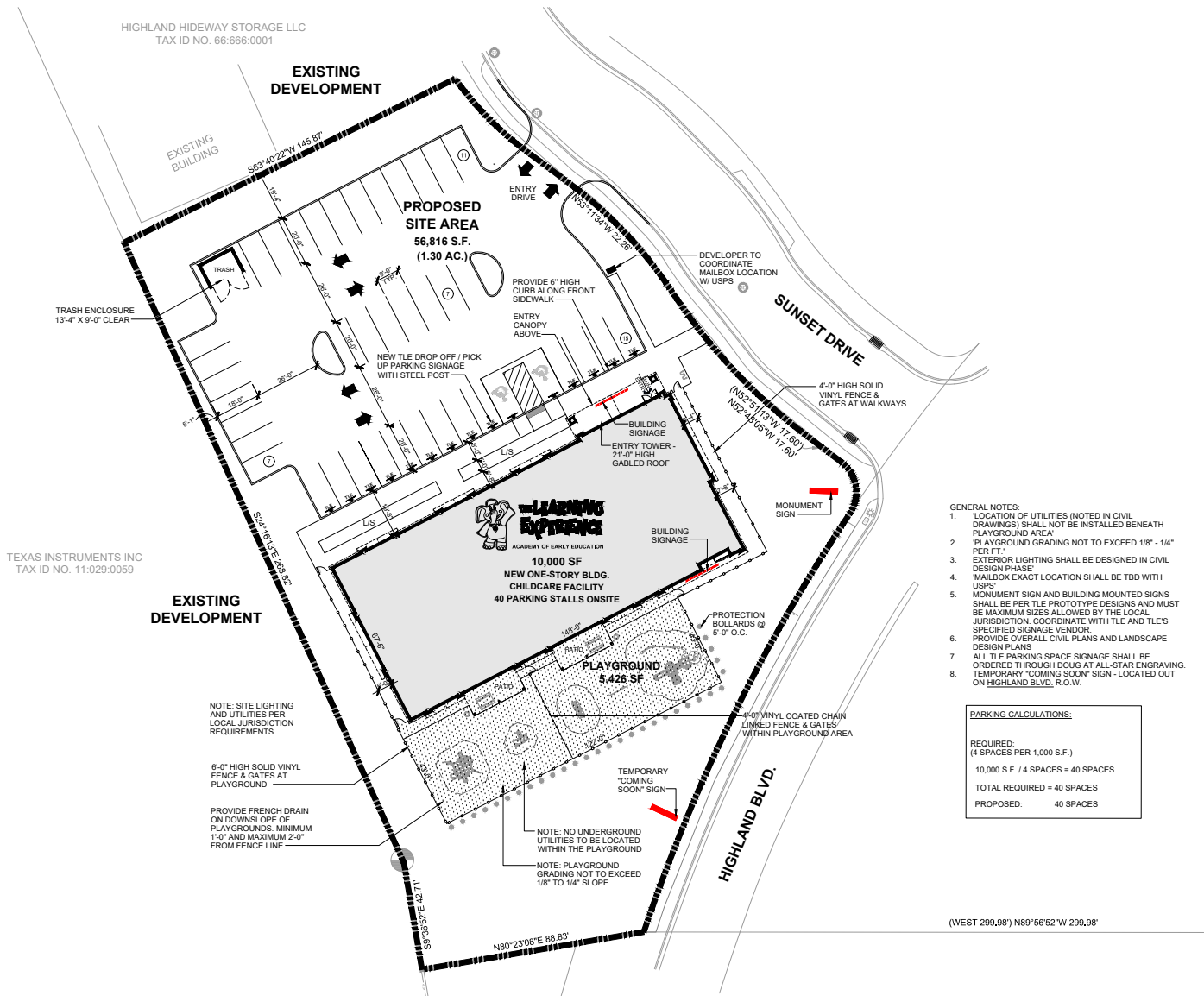
Utah County Parcel: 11:036:0240

COM S 103.35 FT & W 326.79 FT FR S 1/4 COR. SEC. 27, T4S, R1E, SLB&M.; S 16 DEG 23' 58" W 63.42 FT; S 6 DEG 25' 56" W 32.22 FT; N 79 DEG 9' 45" W 26.84 FT; N 9 DEG 40' 0" W 78.54 FT; N 80 DEG 19' 59" E 61.94 FT TO BEG.

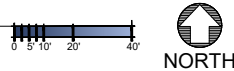
AREA 0.081 AC.

EXHIBIT B

Development Plans



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"



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HIGHLAND CITY, UT 84003
TLE SITE ID: 1UT0005

THE LEARNING EXPERIENCE
Academy of Early Education

ISSUE		REVISION	
NO.	DATE	NO.	DESCRIPTION
01	07/15/25		ARCHITECTURAL SITE PLAN
02	07/15/25		CONCEPT DESIGN

25.022
ARCHITECTURAL
SAB
APPROVED BY

PRELIMINARY
NOT FOR
BIDDING OR
CONSTRUCTION

ARCHITECTURAL
SITE PLAN

A-0

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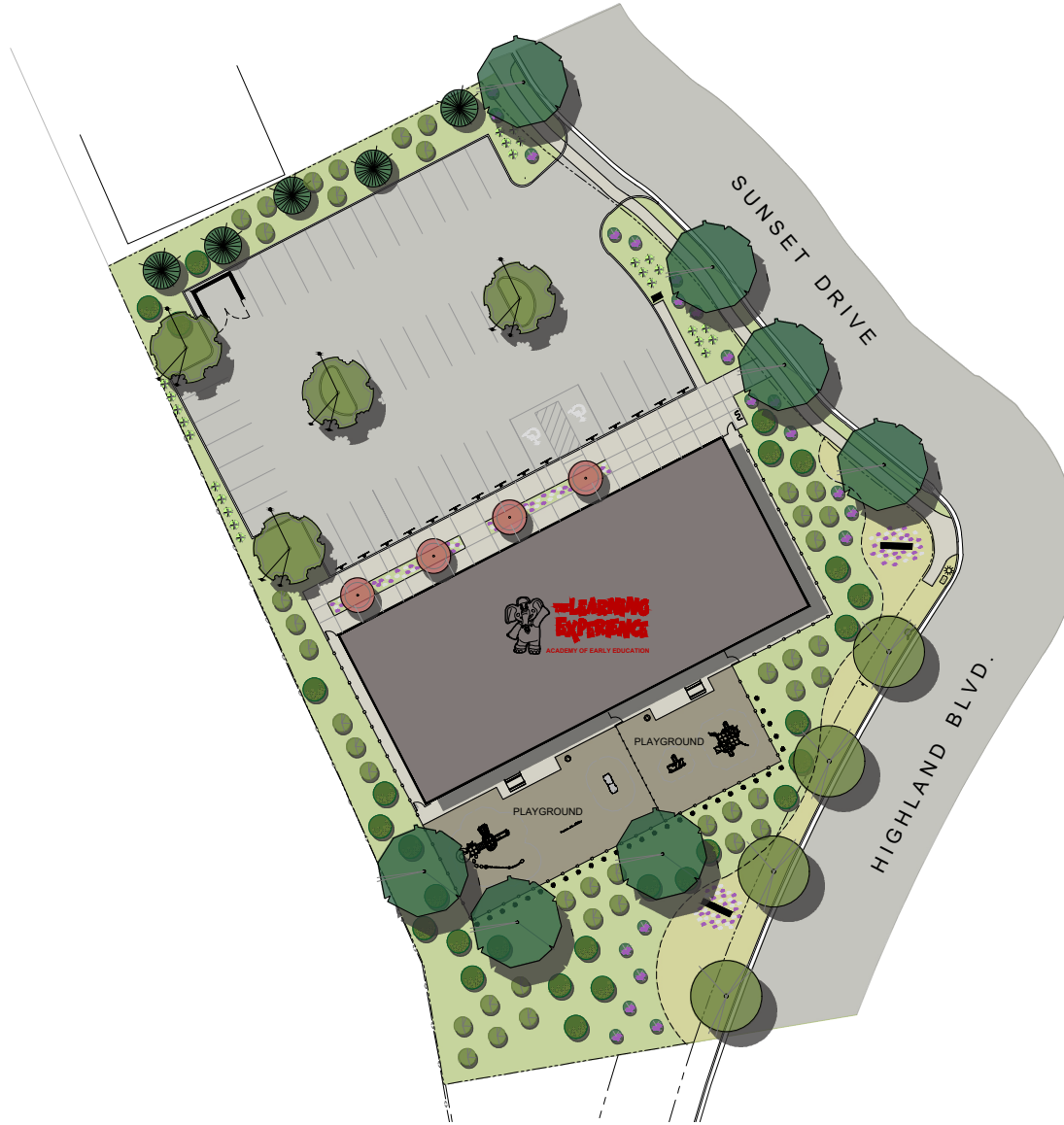
CONCEPT DESIGN - 07/16/2025

ISSUE DESCRIPTION	DATE
	7.16.2025

#	REV.	DESCRIPTION	DATE
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THE LEARNING EXPERIENCE
HIGHLAND, UTAH

LANDSCAPE
PLAN

A

LANDSCAPE PLAN
SCALE: 1" = 20'-0" NORTH
0 10 20

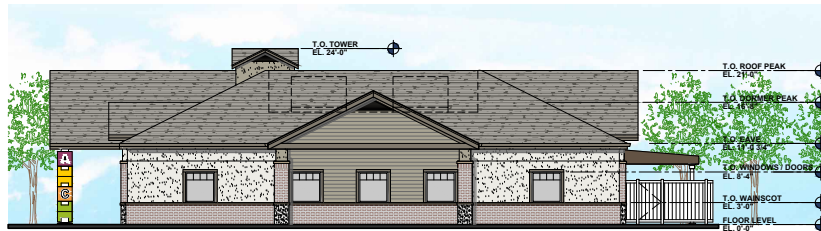
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1 PROPOSED FRONT ELEVATION (NORTH)
SCALE: 1/8"= 1'-0"


















2 PROPOSED REAR ELEVATION (SOUTH)
SCALE: 1/8"= 1'-0"



3 PROPOSED RIGHT SIDE ELEVATION (WEST)
SCALE: 3/16"= 1'-0"



4 PROPOSED LEFT SIDE ELEVATION (EAST)
SCALE: 3/16"= 1'-0"

EXTERIOR MATERIAL SCHEDULE			
LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR
STOREFRONT	KAWNEER	TRIFAB 451T	BONE WHITE
DOOR	-	PER DOOR SCHEDULE	FACTORY PRIMED COLOR: PAINT-1
FIXED WINDOW	PLYGEM, SILVERLINE OR ANDERSEN	PER WINDOW SCHEDULE	WHITE
 BRCCK-1	BELDEN BRICK (OR EQUAL)	MODULAR BRICK RUNNING BOND	#671 VELOUR OR APPROVED EQUAL
 BRCCK-2	BELDEN BRICK (OR EQUAL)	MODULAR BRICK SOLDIER COURSE	#671 VELOUR OR APPROVED EQUAL
 CML-1	BASALITE (OR EQUAL)	8"X8"X18" SPLIT-FACE	WHITE OR APPROVED EQUAL
 SLL-1	READING ROCK (OR EQUAL)	ROCKCAST / SMOOTH	CREME BUFF
 STUCCO-1	DRYVIT OR SIMILAR 3-COAT CEMENTITIOUS SYSTEM	FIELD COLOR	SAND PEBBLE FINISH PURE WHITE (SW #7005)
 STUCCO-2	DRYVIT OR SIMILAR 3-COAT CEMENTITIOUS SYSTEM	ACCENT COLOR	SAND PEBBLE FINISH MORRIS ROOM GREY (SW #0037)
 RVL-1	DRYVIT OR SIMILAR	3/4" X 1/2" ALUMINUM REVEAL	CLEAR ANODIZED
 SING-1	JAMES HARDIE	FASCIA BOARD	MORRIS ROOM GREY (SW #0037)
 TRIM-1	JAMES HARDIE	HARDIE TRIM	AGED PEWTER
 ROOF-1	GAF OR SIMILAR	TIMBERLINE HD	WEATHERED WOOD
 PAINT-1	SEMI-GLOSS	SHERWIN WILLIAMS (DOORS & TRIM)	ICE CUBE (SW #0252)
 PAINT-2	SEMI-GLOSS	SHERWIN WILLIAMS (TRIM)	COLOR TO MATCH TRIM-1
 MTL-1	MBCI	SHEET METAL TRIM	SLATE GRAY
 AWN-1	AWNING	VINYL FABRIC PREFAB. AWNING	COCOA
 KBOX-1	KNOX BOX (MAIN ENTRY & MECHANICAL ROOM)	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	COLOR: DARK BRONZE (REF. NOTE 2 BELOW)

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HIGHLAND CITY, UT 84003
TLE SITE ID: 1UT0005

THE LEARNING EXPERIENCE

Academy of Early Education

REVISION		ISSUE	
NO.	DATE	DESCRIPTION	DATE
01	07/15/25	ARCHITECTURAL SITE PLAN	
02	07/15/25	CONCEPT DESIGN	

25.022

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PROPOSED EXTERIOR ELEVATIONS

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CONCEPT DESIGN - 07/16/2025



PLANNING COMMISSION AGENDA REPORT ITEM #2b

DATE: July 22, 2025
TO: Planning Commission
FROM: Rob Patterson, City Attorney/Planning & Zoning Administrator
SUBJECT: PO Zone Amendments
TYPE: Development Code Update (Legislative)

PURPOSE:

The Planning Commission will hold a public hearing to consider comprehensive amendments to the Professional Office (PO) zone regulations.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission hold a public hearing, consider the proposed amendments, provide any final changes or adjustments to the amendments, and recommend ADOPTION of the proposed amendments to the City Council.

PRIOR REVIEW:

A proposed amendment to the PO zone was recently addressed and rejected by the City. The Planning Commission and the City Council directed staff to independently review and propose amendments to the PO zone to address concerns with the functionality and utility of the zone. The Planning Commission reviewed an initial draft of these amendments during its June 24, 2025, meeting.

BACKGROUND & SUMMARY OF REQUEST:

Staff has prepared an initial draft of potential changes to the PO zone to try and incorporate the Planning Commission and Council's direction. These amendments update virtually every portion of the PO zone regulations. Staff's primary objectives--as staff understood the direction--was to accomplish the following:

- Decouple the original master plan (master site plan, landscaping plan, and design exhibits) from the PO zone, but retain certain restrictions to avoid allowing development that is drastically different from what was originally planned.
- Resolve internal inconsistencies within the zone
- Ensure the zone is more generally applicable to any property that may be zoned PO

The proposed amendments attempt to accomplish these goals.

As to the original master plan, staff proposes removing those exhibits from the zoning ordinance entirely and not replacing them with new exhibits. Staff could not find a straight-forward way of amending the PO zone with new design regulations while also retaining the original design restrictions. Instead, staff proposes the adoption of new design, building height, and other restrictions to be incorporated directly into the zoning regulations. The goal would be to have these new regulations mandate the types of

designs and appearances the Commission wants, rather than relying on a separate exhibit to accomplish that. The new proposed design regulations largely conform to those Commission Abbott previously prepared and shared with the Commission and address facade design, entrance design, fenestration, massing, landscaping, hardscaping, and open areas, and ornamentation.

The other amendments attempt to fill in details that were not in the original zone (parking requirements, loading areas, xeriscaping, subdivision requirements), clarify allowed and prohibited uses (added numerous prohibited uses to ensure allowed uses are more consistent), remove references to the old exhibits, remove obsolete language that does not generally apply to all property within the PO zone, and update the regulations to conform to other city ordinances (sensitive lands, conditional use processes). Staff also proposes allowing for setback reductions down to 5' for side and rear setbacks where property is not adjacent to residential properties. This has already generally been allowed within the storage unit area.

While staff has not currently proposed any design or architectural exhibits to accompany these amendments, staff could add those exhibits if desired. The Commission previously indicated that it did not believe that exhibits were necessary as part of the zoning regulations, though they should be available to potential developers as examples of approved architecture.

The only changes to the proposed amendments from what was presented to the Commission in June are:

1. Cleaned up some minor language inconsistencies
2. Limit basements to one story below grade
3. Allow flexibility to massing requirements (one-story vs. two-story elements of a building) when the Commission and Council determine that the proposed building demonstrates superior response to the intent, goals, and design requirements of the PO zone, the design promotes residential architecture and aesthetics, and the design reduces the visual impact to adjacent properties.
4. Provide three options for building height measurements. Those options are:

Height Option 1: Apply current general City height measurement regulations, which means height is measured from top of finished grade at foundation, with the first floor beginning no more than 2 feet above that point, and then the roof peak no more than 35 feet above first floor beginning. This has an advantage because it is consistent with most city building height measurement options.

Height Option 2: Measure height from top of curb along site frontage. This has an advantage because it provides a fixed point for measurement of building height. The City has adopted this regulation in some other commercial and PD areas. This would allow for taller buildings on sites that slope down from curb and limit buildings on sites that slope up from curb.

Height Option 3: Measure height differently based on whether the lot slopes down or up from curb. If the lot slopes down, then building height is measured from the lowest point of finished grade at foundation. If the lot slopes up, then building height is measured from top of curb. This has an advantage in that addresses and limits building heights on all types of lots. This has the disadvantage in that it would be a unique type of building height measurement in the City, and it is a more complex regulation for builders and staff to implement.

Staff is asking the Planning Commission to specify which building height regulation they would like to apply and to provide any other changes or additions to the amendments that the Commission believes is appropriate.

NOTICE

Notice of the amendments and of the public hearing was posted and also mailed to all owners of property within the PO zone and adjacent residents on June 26, 2025. The proposed amendments were posted on the City's website for public review and comment on June 25, 2025. Only one written comment from the public has been received. That comment addressed 5 topics:

1. Having staff propose the amendments to the PO zone rather than developers. Staff has done this.
2. Keeping the original master plan for the properties on the east side of Highland Blvd. The proposed amendments do keep the one-story+basement restriction for those properties, but do not keep the original design requirements. New development or redevelopment of those properties would be entitled to build according to the new design and architecture regulations, unless the Commission and Council specify otherwise in the zoning regulations.
3. Concern regarding the number of buildings on the west site south of the storage units. This concern is being resolved with the daycare development agreement.
4. Residential nature of buildings. This has attempted to be addressed by the new building architecture, design, and massing regulations in the proposed amendments.
5. Public comment on new development. Highland City has never had a public notice or public hearing process as part of site plan or architecture review approvals for any commercial zone. The current and proposed PO zone regulations continue to not require any public notice or public hearing requirements for site plan or architecture review. However, all uses in the PO zone are conditional uses, which do require public notice and public hearings. Typically, developers in the PO zone submit conditional use permit applications together with site plan and architecture review applications, which allows the public to be specifically notified about new developments. However, staff has not proposed and would recommend against adopting a public hearing process for site plan and architecture review applications.

The intent of having clear zoning regulations is to establish an administrative--not legislative--framework under which developers, residents, and city representatives know what is and is not permitted, and so long as a development falls within the approved framework, the development will get approval, and not to have each site and building be subject to legislative-type public hearings and review.

STAFF REVIEW & PROPOSED FINDINGS:

Staff has drafted and proposed the amendments to the PO zone based on input from the City Council, Planning Commission, developers (the prior proposed amendments), and resident feedback from the prior proposed amendments. Staff believes that the proposed amendment will help allow the PO zone to function as an actual general zoning district that can be applied in appropriate areas of the City, rather than as the quasi-planned development that it currently is. Staff is open to any further changes or revisions desired by the Planning Commission. If the Commission is comfortable with the proposed amendments, staff would recommend that the Commission recommend adoption of the amendments to the City Council.

MOTION:

I move that the Planning Commission recommend ADOPTION of the proposed amendments to the PO zone. [Planning Commission may specify different or additional amendments to be adopted].

ATTACHMENTS:

1. PO Zone - Proposed Amendments 06.25.2025
2. Allowable PO Building Design Examples

3. PO Zone Exhibit A - Site Plan (Original)
4. PO Zone Exhibit B - Landscaping
5. PO Zone Exhibit C - Building Design

3-4901 Introduction: Purpose/Intent

The ~~design-regulations guidelines~~ provided herein for the Professional Office (“P.O.”) Zone have been ~~devised-adopted as a method of to~~ achieving a high quality, cohesive design for professional office development in Highland City. ~~These The regulations guidelines set forth herein 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, the Planning Commission and the City Council 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, residential-scale architecture, landscape design, parking, signage, lighting and other details--are the subject of this ordinance. The ~~guidelines-regulations~~ express the desired character of future development. Each ~~guideline-regulation~~ shall be considered in terms of how it applies to a given project. The intent of the ~~guidelines-regulations~~ must be met in order for a project to be approved during the plan review process. ~~All of the above 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 scale and flavor;
 - 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.~~

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, t~~The only uses allowed within the P.O. Zone shall be Conditional Uses described below. ~~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 Authority in accordance with Chapter 4. ~~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~~ units and associated office uses not ~~to exceed exceeding nine (9)~~ 13.6 acres in total within the zone as set forth in Exhibit "A".

3-4903 Other and Prohibited Uses

1. If a proposed business use has not been expressly identified as a permitted, conditional, or prohibited use, a request to classify the proposed business use as an existing use or a petition to approve the proposed business use may be made in accordance with Chapter 3, Article 1 of this Code.

2. The following uses are prohibited:

- a. 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.
- b. General retail
- c. Convenience stores
- d. Gas stations
- e. Sales, rental, or leasing of motor vehicles, recreational and off-road vehicles, boats, and similar conveyances.
- f. Restaurant and food services
- g. Slaughtering of animals or live animal processing
- h. Sexually Oriented Businesses

3-4904 Development ~~Standards~~Requirements

- ~~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 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 original plan 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.~~
 - ~~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).~~
 - ~~d. Development site shall be located in the vicinity the Micon 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.~~

1. Development of property zoned P.O. requires the following approvals:

- a. If a project will develop only a portion of a lot or parcel, or project will develop multiple lots or parcels as a single project, subdivision plat approval is required to ensure the property aligns with the scope of the site plan and adequate provision is made for access and public infrastructure.
- 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;

~~a.—~~

~~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

~~e.~~_____ Construction approvals, including building permits, sign permits, and right of way permits.

~~1.2.~~_____ Site plan, architectural review, and conditional use permit approvals may be submitted simultaneously. Building permits shall not be issued prior to site plan, architectural review, and conditional use permit approval.

3-4905 Site Size and Coverage

1. There is no minimum or maximum site size, provided that the coverage and setback requirements shall apply to each individual lot or parcel sought to be developed. If a lot or parcel cannot be independently developed, a subdivision or subdivision plat amendment to combine or adjust property boundaries shall be submitted in accordance with Chapter 5 prior to site plan approval.
- ~~1.2.~~ 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 Exhibit "A".~~
- ~~2.3.~~ 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 intent, goals, and design requirements of the professional office zoning guidelines. In no case, however, shall site coverage exceed 40 percent.
4. In all site plan configurations, landscaping, including ~~and/or~~ natural open space areas, shall occupy no less than thirty-five percent (35%) of the total land area under development~~5.~~
5. Reduction of landscaped areas may ~~with minor deviations being~~ allowed as ~~approved~~ by the site plan Land Use Authority if necessary to provide adequate access, circulation, parking, and loading areas and if the applicant provides enhanced landscaping and alternative building design that mitigates the visual and physical impacts, including temperature, of additional hardscape areas. This may include roof or second story terraces and balcony areas, green walls, gardens, and courtyards.
6. All landscaping plans and open space designations must be approved by the site plan Land Use Authority.
- ~~3.7.~~ Coverage shall be based on the size of the lot or parcel being developed. If a site plan includes multiple lots or parcels, the area of such lots or parcels may not be counted for coverage requirements for a different site plan.

3-4906 Building Setbacks

~~It shall be within the authority of the~~ The site plan Land Use Authority ~~shall to~~ determine, ~~for any lot in this district,~~ which property line or lines shall be considered as front, side, or as rear lines ~~for the setback purposes~~ purpose of administering this ordinance. All buildings, primary and accessory, shall conform to the setback requirements of this section.

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 parking area, 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 up to ten feet, ~~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 twenty~~ (320) 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 thirty~~ (2530) feet.
5. Side and Rear setbacks for storage areas near the City boundaries (i.e. along the Miron/Lehi border) can be reduced to five (5) feet.
- 5.6. Side and rear setbacks for property lines that abut non-residential districts may be reduced to five (5) feet, subject to the approval of the site plan Land Use Authority, if the reduction promotes more efficient use of property, allows a superior response to the intent, goals, and design requirements of the professional office zone, and all building and fire code requirements are met.

3-4907 Building Height

1. ~~Except as required to comply with Subsection (2), 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 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. measured~~

OPTION 1 – STANDARD CITY BUILDING HEIGHT MEASUREMENT

as set forth in Chapter 10.

OPTION 2 – TOP OF CURB AS FIXED POINT REGARDLESS OF LOT GRADE

from the highest point on the top back of curb along the property’s public street frontage. If a property has multiple frontages, height shall be measured from curb adjacent to the street with the greater vehicular use.

OPTION 3 –THE LOWER OF DIFFERENT POINTS BASED ON LOT GRADE

from the lower of the following:

- a. Top of foundation at its closest point to finished grade where finished grade is at its lowest elevation adjacent to the building, provided that the bottom of the first finished floor is not more than 24 inches above finished grade.
 - a.b. Highest point on the top back of curb along the property’s public street frontage. If a property has multiple frontages, height shall be measured from curb adjacent to the street with the greater vehicular use.
2. No building shall be constructed to a height of less than the height of 105 feet or one story above finished grade from the point where finished grade is at its highest elevation and meets the foundation.
 3. No building shall have more than one basement story.
 4. Building height shall be measured to the highest part of the building, including parapets and other screening features, and HVAC and other mechanical equipment, but not including chimneys and similar structures.

5. Buildings on property fronting the east side of Highland Boulevard between Timpanogos Highway and Sunflower Drive shall comply with the following:

- a. Buildings shall not be constructed in excess of one story, regardless of any other provision, guideline, or regulation set forth in this Article.
- b. Buildings may have a single basement level that is located entirely beneath the point where finished grade is at its highest elevation and meets the foundation.

3-4908 Screening Walls/Fences/Hedges

- ~~1. Except as specifically set forth herein, No wall, or fence is required for the buildings designated on the site plan as buildings 1-7. An, and walls and fences are discouraged to preserve a more open, rural, and natural setting is preferred.~~
- ~~2. Fences and walls shall only be permitted where reasonably necessary to screen refuse, storage, or loading areas. For uses that require enhanced security, or where necessary to preserve the privacy of the site or adjacent properties, a fence or wall may be permitted as part of conditional use permit review. Screen walls along residential districts may be required if the Land Use Authority determines that screening promotes the intent and goals of the zone and mitigates the visual, sound, or other impacts of the site and use. An outside wall shall be installed and maintained along the areas used for authorized storage unit uses 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.~~
- ~~2.3.~~ 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.
- ~~3.4.~~ No signs or sign supports shall be permitted on any wall or fence.
- ~~4.5.~~ ~~Notwithstanding the requirements listed above, w~~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.
- ~~5.6.~~ ~~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. Except as specifically set forth herein, fences and walls shall comply with section 3-612.~~

~~a.b.~~ 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.c.~~ 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.

~~e.d.~~ All walls and fences shall be of the same or a compatible design and material as walls and fences on adjacent properties within the Professional Office zone to establish a harmonious appearance. New, extended, and reconstructed walls and fences shall conform to this requirement. 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 articles.

~~d.e.~~ 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.f. On a corner lot, n~~ 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.g.~~ Colors will be limited to natural tones. No bright or neon colors will be allowed.

~~i.h.~~ 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.

3-4909 Parking

1. ~~Parking in the amount and location as specifically set forth in 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 as follows:-~~

a. Professional office uses: 4.0 parking spaces per 1,000 square feet.

b. Storage uses:

i. 3.0 parking spaces per 1,000 square feet of office areas.

ii. 1.0 parking space per every 15 storage units. Parking for storage units shall be provided as part of the access driveways for the storage units. Such driveways shall be planned and constructed to accommodate simultaneous parking, loading/unloading, and vehicular access. Parking spaces for storage units are not required to be marked as individual stalls.

a.c. 2% (minimum of one) of parking spaces provided for office uses shall be accessible parking spaces in accordance with Federal regulations and guidance.

2. Commercial Vehicle Parking.

a. Vehicles that display any form of advertising of a commercial enterprise, including phone numbers, logos, or associated artwork, are prohibited from parking, including for loading and unloading purposes, in public or private street rights-of-ways or private parking lots within public view (visible from a public roadway), except for loading and unloading purposes within storage unit areas that are entirely screened from public view. No more than one such vehicle per professional office unit may be parked within private parking lots visible from a public or private right-of-way.

b. Loading Areas

i. Each site that contains a use requiring loading and unloading of commercial vehicles or that contains buildings with over fifteen thousand (15,000) square feet floor area shall provide adequate, screened, on-site loading areas. If a site is developed without loading areas, no use requiring loading areas shall be permitted on the site unless a revised site plan with adequate loading areas is submitted and approved in accordance with this Article

and such loading area is installed in accordance with the approved revised site plan.

- ii. Loading and unloading of vehicles shall occur on-site within designated, approved, and properly screened loading areas and only between 7:00 a.m. and 10:00 p.m.
- iii. Loading areas shall not be located within driveways.
- iv. Each loading berth shall not be less than twelve (12) feet wide, twenty-five (25) feet long and, if enclosed or covered, fourteen (14) feet high. Adequate turning and maneuvering space shall be provided on-site.
- v. Loading areas shall be located away from the right-of-way to which the building or site is oriented and screened from public view with buildings, landscaping, or grading. If such screening is not feasible, walls and fences may be approved by the Land Use Authority.

3. Drop-off Areas. If a proposed use involves drop-off of clients, customers, or employees, the parking area shall be designed to accommodate temporary parking and drop-off without reducing the required permanent parking spaces.

4. The requirements set forth herein may be adjusted with the approval of the Land Use Authority if the applicant demonstrates, in accordance with accepted engineering and planning standards and an engineered traffic circulation plan, that alternative design standards will provide adequate parking, access, loading, and maneuvering areas.

- a. Parking for commercial vehicles is limited to properly screened loading areas and other approved off-street parking that is properly screened

Commercial vehicles include, but are not limited to, cars, trucks, vans, trailers, fork lifts and

3.5. Landscaping of Parking Areas.

- a. Landscaping of parking areas shall conform to Section 3-4911.
- b. Large parking areas shall be avoided by using multiple parking areas or by breaking up the parking area with planter islands, peninsulas, or

similar landscaping features to reduce the visual and physical impact of the parking area.

~~a.c.~~ 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.d.~~ Planter "islands" shall be provided at both ends of rows of parking spaces and in other areas where feasible to facilitate circulation. 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.

~~e.e.~~ Vehicles shall be prevented from overhanging into landscaped areas through extended curbs or the use of concrete wheel stops.

4.6. 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 if bicycle access and use is reasonable or likely for the proposed use as determined by the Land Use Authority. 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.

~~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.c.~~ Regardless of changes in occupancy or type of use, no increase in the amount of parking shall be allowed without submission of a new site plan. Conversion of landscape areas to parking or loading areas shall be prohibited unless necessary to serve the existing or proposed uses and decrease impacts to adjacent properties. Sufficient parking to meet the requirements of actual tenants shall be provided on-site.

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, d~~Design and location of access drives shall comply with City design, spacing, and access requirements and this section. In the event of a conflict, the Land Use Authority shall determine the standard that applies upon recommendation from the city engineer. "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 provided, designed, and constructed in conformance with the applicable city design specifications and requirements. 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, parking areas, accesses, and roadways shall also conform to the requirements of the ~~Uniform~~ Fire Code with regard to providing emergency vehicle access.

- o. Where ~~access impacts, connects to, or commercial developments abuts~~ State ~~H~~highways, ~~state approval and access permits must be obtained prior to site plan approval must be required to regulations adopted by the State of Utah.~~
- p. ~~Driveways and Curb Openings shall conform with Exhibit "A".~~

3-4911 Landscaping

The following ~~guidelines for landscaping~~ shall apply to all developments within the professional office district, and a landscape plan conforming to the following requirements shall be submitted for review in connection with site plan approval:

1. Landscaping shall enhance the overall visual appearance of the development and should incorporate varied landscaping features, such as planters, gardens, courtyards, terraces, shade structures, and seating areas to enhance the residential character of the site and provide outdoor spaces for employees and visitors.
2. ~~The A fully dimensioned comprehensive landscaping site plan, attached hereto as Exhibit "B", and incorporated herein as a specific requirement of this zone,~~ shall be dimensioned, to scale, and include, but not be limited to, each of the following:
 - a. List of plants
 - b. Size of plants
 - c. Location
 - d. Irrigation plan
 - e. Hardscape
- ~~3. A fully dimensional, comprehensive site plan shall be submitted and approved by the site plan Land Use Authority prior to each building approval.~~
- ~~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 ~~IL~~ landscaping plans shall be prepared by a registered-licensed landscape architect.
5. Landscaping shall incorporate xeriscaping and water-wise landscaping methods~~When inorganic ground cover is used, it shall be in combination with live plants.~~ Natural landscaped areas and the preservation of natural open space is encouraged.
6. Landscaping of a site shall be harmonious with adjacent properties within the professional office district by use of identical or compatible vegetation, trees, and organic and inorganic ground cover.
7. All landscaping shall have an automatic irrigation system.

8. Installation. All required landscaping shall be properly installed, irrigated, and maintained prior to use inauguration or occupancy of each specific building site.
9. 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. Front Setback Areas. Landscaping in these areas shall consist of an effective, attractive, and water-wise 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. 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 as set forth herein~~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 meet the coverage requirements set forth in Section 3-4905~~occupy no less than thirty-five percent (35%) of the total land area under development.~~

3-4912 Hardscape

1. Hardscape should be used in coordination with architecture and landscaping to ~~provide a link between the street edge, buildings, parking areas, landscaping and open space, and adjacent developments 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.~~ Hardscape ~~can~~ includes such items as curbing, benches, sculptures, water fountains, enriched paving treatments, cobblestone walkways, etc. Hardscapes should be provided that integrate and support landscaping and open/green spaces. ~~A detailed plan of~~
- 1.2. 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.
1. ~~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.~~

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

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

1. No outdoor storage is allowed in the professional office zone.
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, or any other material or object except those items permitted by this ordinance to be stored within storage units~~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.

3-4914 Signs/Sign Illumination

All signs shall conform to Chapter 3, Article 7.

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~~required. ~~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 lighting plan shall be submitted for approval with the site plan ~~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.~~

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.

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. Cuts and fills shall be avoided.
2. ~~Man-made land forms shall be graded to avoid u~~Unnatural sharp or straight edges and planes shall be avoided. 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 in accordance with City standards 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 b~~Berms shall not be higher than -height of-thirty-six (36) inches from top of adjacent curb ~~is the maximum desired.~~
6. Retaining walls used to raise or lower grade shall be prohibited unless the applicant demonstrates that the site cannot feasibly be developed without retaining walls. If retaining walls are permitted, they shall be made from materials that preserve a rural and natural appearance, such as natural stone.
- ~~5-7.~~ All grading and site development shall conform to Chapter 8.

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 visible on site or~~ from adjacent public streets and properties as set forth herein.
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.

3-~~4920~~-4919 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.

3-~~4921~~4920 Change Of Use

1. 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.
2. Any person who desires to occupy vacant floor space, or to change the use of floor space, shall be required to first obtain **the following:**
 - a. A new or amended conditional use permit for the proposed use; and
 - b. A building permit and a certificate of occupancy **for a tenant improvement**from the City.
- ~~1. 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.~~

3-4922-4921 Architectural Design Requirements

~~The architectural design (including design, rendering, and a list of building materials) of each professional office building and the storage shed complex 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 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 requirements guidelines~~ provided in this ~~Article 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 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~~Facade design. ~~The following architectural design guidelines apply to all uses:~~

- a. Building material and design shall of a type typically associated with residential construction, including gables, hips, and sheds, with overhangs between two to three feet to soften the building's appearance and maintain residential scale, in accordance with one of the following approaches:
 - i. Traditional Approach: Use brick or stone at the base of the building, combined with wood or stucco above for a multi-textured, residential look. Incorporate traditional detailing like exposed rafter tails or trim around windows.
 - ii. Modern Approach: Combine concrete, steel, or glass with warm materials like wood paneling or weathered steel for accent areas.
- b. The base material should extend no higher than 12 feet. For two-story sections, lighter materials such as wood or stucco should be used on the second story.
- c. 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.
- d. Primary siding materials shall consist of brick, stone, stucco, cementitious fiber board, natural wood, or materials of similar quality and durability.
- ~~a.e.~~ The siding materials listed below are prohibited ~~in any P.O. building in Highland City:~~
 - i. Weeping mortar
 - ii. Plastic or vinyl siding

- iii. Lava rock
- iv. Asphalt or ~~hardboard-plywood~~ siding

~~v. Plywood siding~~

~~vi.v.~~ Stucco walls divided by wood dividers

~~vii.vi.~~ Metal grills ~~and/or facades~~

~~viii.vii.~~ Non-colored-anodized and/or unpainted aluminum or other untreated metal siding, except for flagpoles.

~~ix. Aluminum siding~~

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

3. Details and Ornamentation

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

~~b. 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. Residential-scale ornamentation shall be provided in accordance with one of the following approaches:~~

~~i. Traditional Approach: Use architectural details such as molded cornices, decorative trim, and window shutters. Incorporate elements like brick quoins, gable accents, and stone lintels.~~

~~i.ii.~~ Modern Approach: Modern detailing can include clean lines, geometric shapes, and minimalist ornamentation, using wood slats, steel accents, or textured concrete surfaces for visual interest.

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

- a. The first story of a building shall have no more than 40% fenestration.
- b. Other stories shall have no more than 30% fenestration that aligns with the design and location of fenestration on the first story.
- c. Fenestration should be residential-scale windows and doors that vary in size and design, incorporating features like casement windows, French doors, or double-hung windows. Storefront windows and sliding glass doors are discouraged, unless opening onto patios or green space areas. Glass-and-steel commercial-type facades are prohibited.
- d. Fenestration should be designed to avoid direct sightlines into neighboring properties. Where direct views are unavoidable, screening should be provided such as frosted or shaded glass or landscaping, berming, or fencing that maintains privacy.
- e. Fenestration shall be in accordance with one of the following approaches:
 - i. Traditional Approach: Windows arranged in groups, such as pairs or triplets, with traditional trim, muntins, and shutters. Include front doors with decorative sidelights and transoms. Second story windows should include arched windows, a prominent bay window, or other residential treatment.
 - ii. Modern Approach: Frameless glass or aluminum frames creating sleek, clean lines. Large windows and glass doors may be included facing terraces, patios, and open spaces, but should not be used to create retail-style storefronts.

5. Entrances.

- a. Every building shall provide a residential-style architectural element over each entrance that identifies the entrance, such as a pediment, portico, stoop, or porch, in accordance with one of the following approaches:
 - i. Traditional Approach: The entrance may be a front porch, with columns and decorative elements like railings or a canopy. For a 2-story section, an entryway might include a covered porch or portico to emphasize residential feel.

- ii. Modern Approach: A clean-lined, minimalist entry can be designed with a cantilevered overhang, large sliding doors, and accent lighting. The porch or entry should be connected to the landscape with modern materials like concrete or wood.
- b. The entrance element shall be centrally located and connected to adjacent parking areas, sidewalks, and landscaping with hardscape walkways.
- c. The entrance element shall be offset from the façade to provide a clear, welcoming entry point to the building.

3-~~4919-4922~~ Roof Design

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

1. Roof design shall of a type typically associated with residential construction, including gables, hips, and sheds, with overhangs between two to three feet to soften the building's appearance and maintain residential scale, in accordance with one of the following approaches:

a. Traditional Approach: Steeply pitched gable roofs with overhangs, dormers, and deep eaves.

b. Modern Approach: Flat or gently sloping roofs with wide overhangs, integrating clean lines and large glass panels. A terrace could be included for a modern aesthetic appeal.

1.2. 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

2.3. 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

4. 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.

—

3-4923 Massing Requirements~~Non-Conforming Structures And Uses~~

~~Non-Conforming Structures and Uses are not Allowed.~~

1. Each building's massing shall be broken down into smaller, more approachable components by incorporating cantilevered sections, by varying façade depth, building height, and roof lines, peaks, and overhangs, and by using varied building materials to reduce the visual impact of the building and avoid overwhelming the surrounding environment.
2. Buildings with two stories above grade shall conform to the following requirements:
 - a. The second story element shall not exceed 65% of the total building footprint. The height of the two-story element should not exceed the maximum allowed building height. The second story may incorporate dormers, terraces and balconies, or other methods to reduce the footprint and impact of the second story.
 - b. The single-story element shall not be less than 35% of the total building footprint and should have a maximum height of 25 feet. The first floor should be designed horizontally in nature. Recessed or cantilevered features may help enhance the horizontal nature of the first floor.
 - c. Variation from these requirements may be approved by the Land Use Authority if the building demonstrates superior response to the intent, goals, and design requirements of the professional office zone, the design promotes residential architecture and aesthetics, and the design reduces the visual impact to adjacent properties.

a.—

3-4924 ~~Irrigation Water Requirements~~ Property Dedications

1. All property necessary for public rights-of-way and other public areas shall be dedicated to the city in accordance with city standards.
2. Water rights and shares shall be dedicated to the city in accordance with section 5-5-112. ~~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.~~

3-4925 Submittal Requirements

All uses proposed for development under this Article shall be subject to site plan, landscape plan, and architectural design review. There shall be submitted to the ~~Zoning Administrator~~ city a plan for the use and development of each tract for the purposes of and meeting the requirements set forth in this ~~ordinance~~ Article. Said plan shall be accompanied by information concerning ~~the number of persons to be employed,~~ the effects on surrounding property, ~~and other the current and proposed~~ physical conditions of the site, 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 refuse collection and screening, and all other details required by this Article.
- ~~1.2.~~ A landscaping plan that meets the requirements of Section 3-4911 and the character and extent of landscaping, planting and other treatment for adjustment to surrounding property.
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.
- ~~2.4.~~ Traffic studies addressing the internal circulation of the site and the impact of the site and use on public rights-of-way.
5. Architectural review approval. 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.
- ~~3.6.~~ The site plan shall provide for the construction, improvement, and dedication of all public improvements necessary or required to serve the proposed development, including right-of-way improvements, utility facilities,
- ~~4.7.~~ 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.
- ~~5.8.~~ Conditional use permit. Additional requirements associated with a Conditional Use Permit application in accordance with Chapter 4, see General Provision Section.

3-4926 Action On Site Plan

The site plan Recommending Body shall review the site plan and make a recommendation to the site plan Lane 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.

3-4927 Appeals

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

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 assurances ~~a bond in the form of a cash deposit~~ per Chapter 6, Guarantee of Performance, in this Code.

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 stores 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.



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

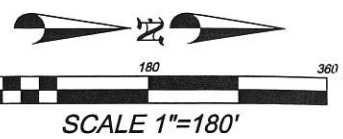
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RUNNING THENCE S 00°04'59" E 1217.49 FEET; THENCE S 89°43'13" W 137.44 FEET; THENCE S 89°43'27" W 63.51 FEET; THENCE N 09°40'00" W 1163.41 FEET; THENCE N 24°19'21" W 489.78 FEET; THENCE ALONG THE ARC OF A 398.77 FOOT RADIUS CURVE TO THE RIGHT 195.96 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.

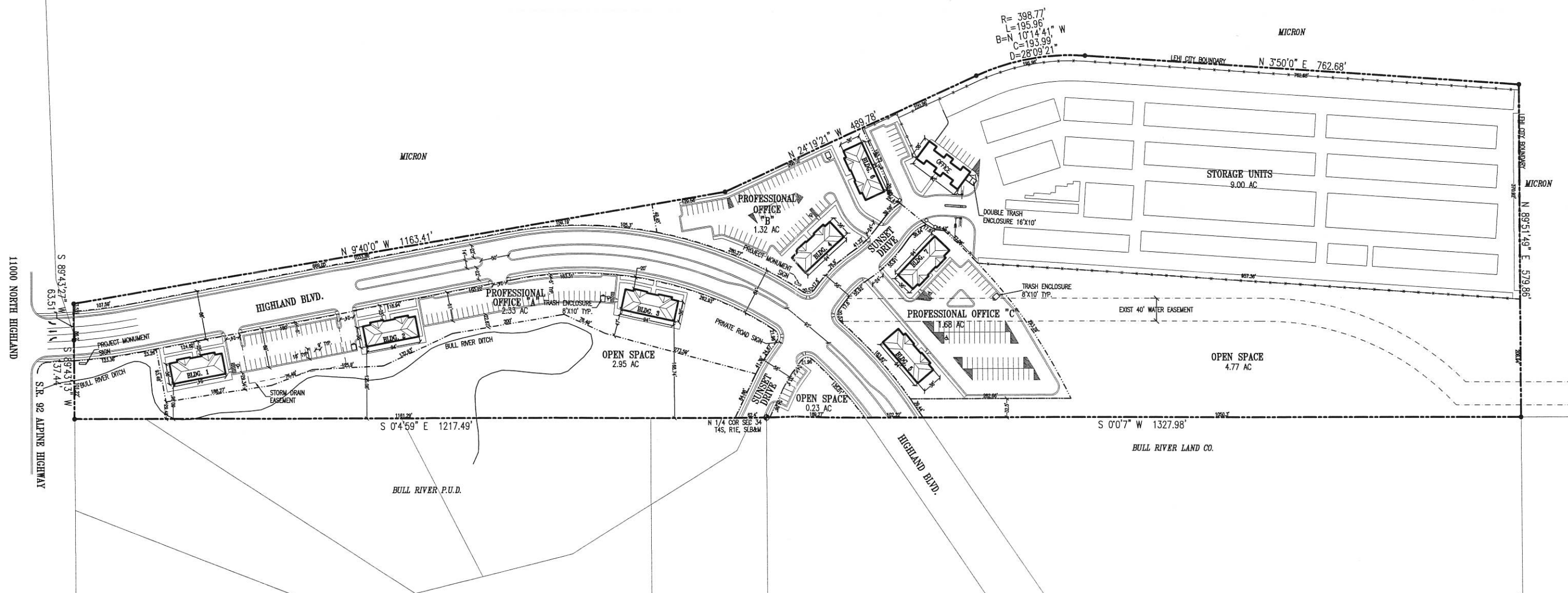
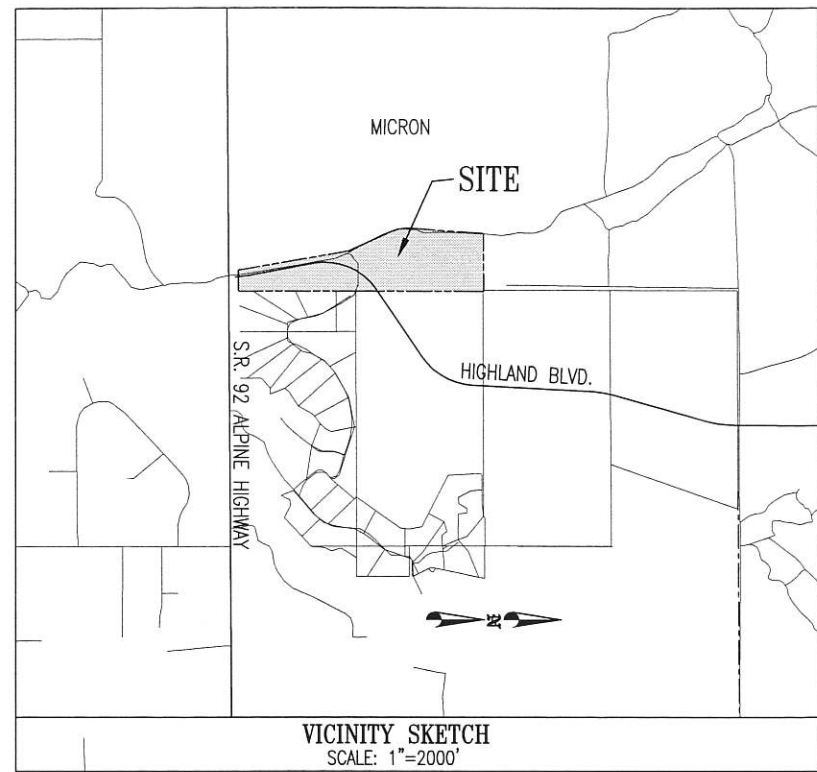
PARCEL CONTAINING 26.22 ACRES

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'



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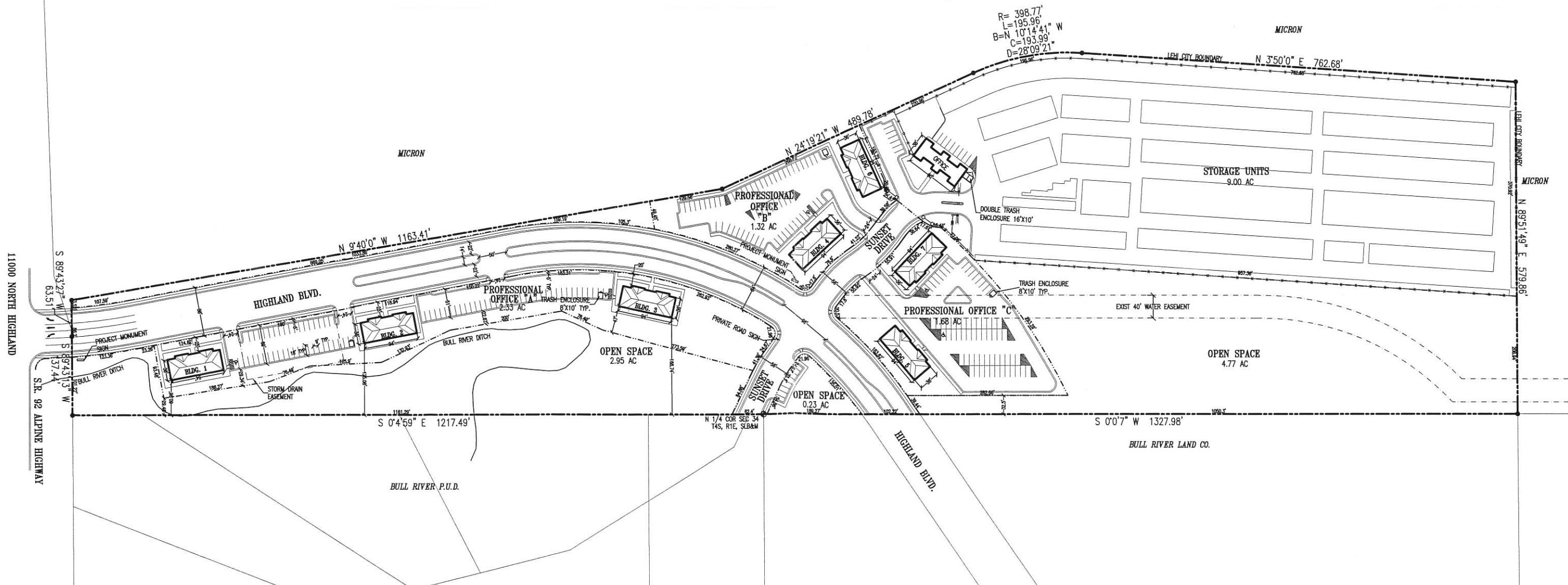
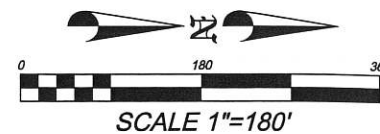
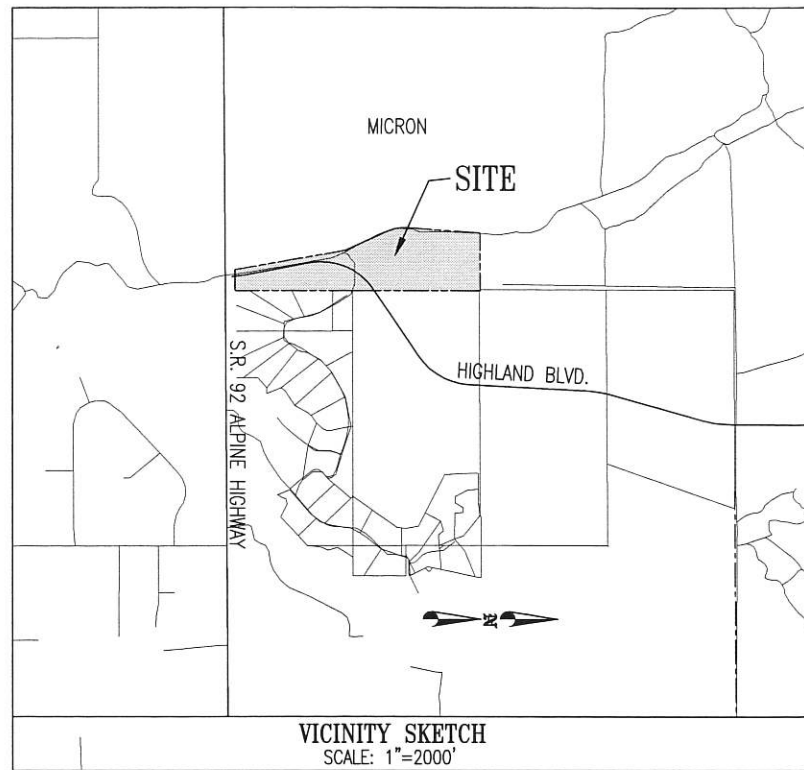
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HIGHLAND, UTAH

SUNSET MT. PROPERTIES,
11009 N. 6400 W. HIGHLAND, UT 84003
756-7303

SUNSET MOUNTAIN PROFESSIONAL OFFICE - SITE PLAN

SOWBY & BERG CONSULTANTS
45 N. 490 W. 492-1277
AMERICAN FORK, UTAH 84003

SCALE:
1"=180'

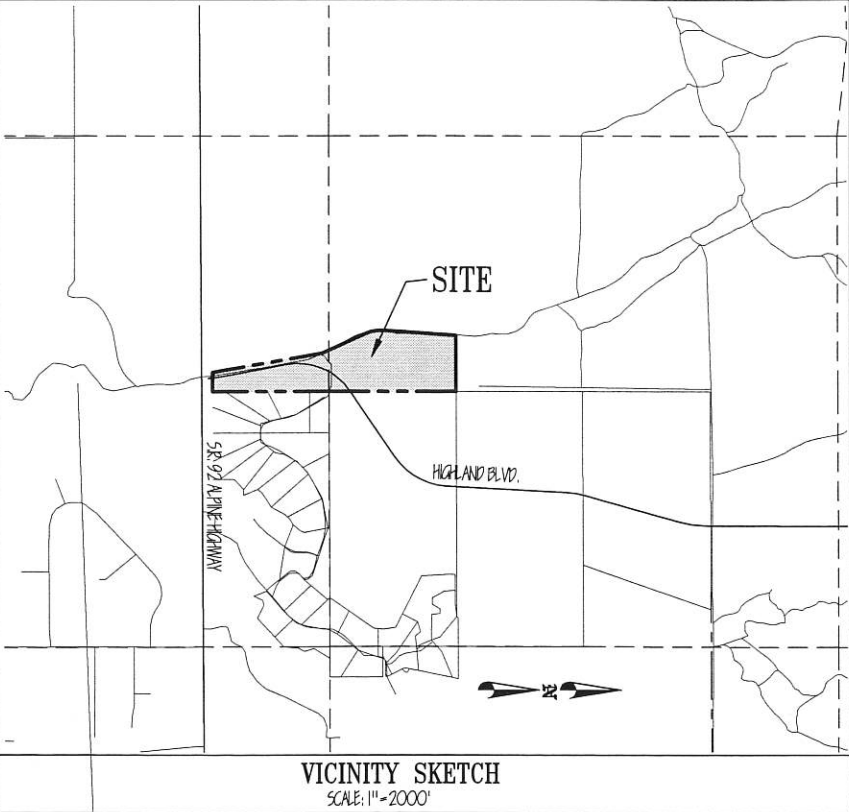
DESIGN BY: SES
DRAWN BY: AAM

DATE: NOV 14, 2003
REV: NOV 26, 2003

DRAWING NAME:
SCP05

SHEET NO.
1

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.

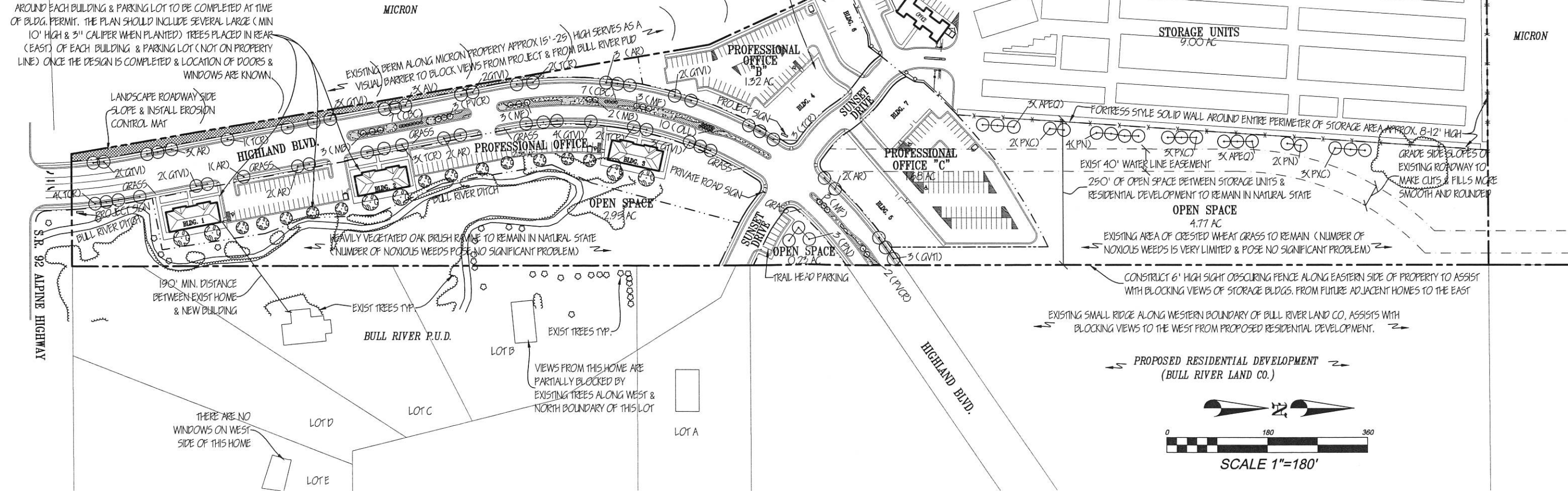
LEGEND

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

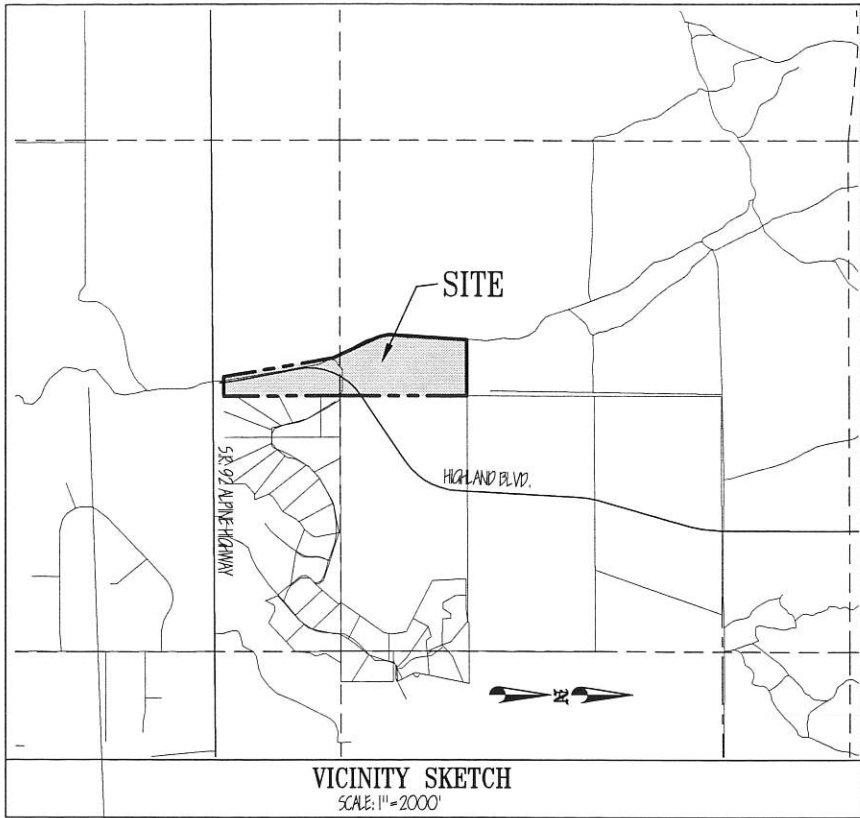
TREE PLANTING LIST

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	QTVI	QLEDITSIA 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



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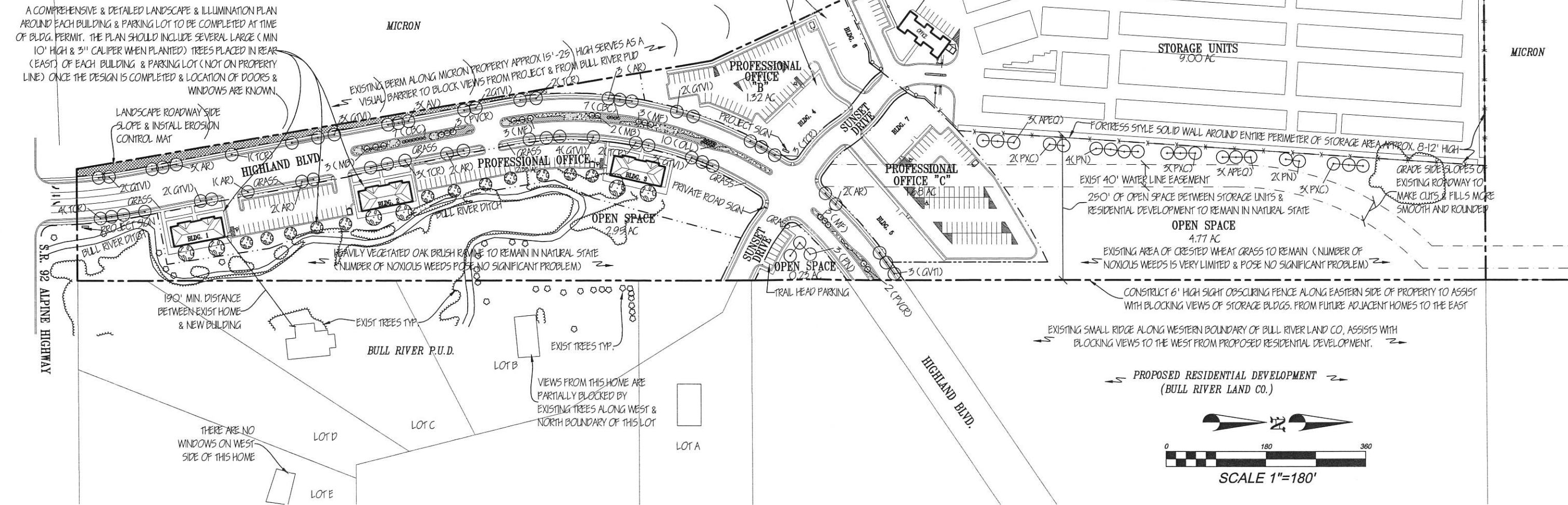
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LEGEND

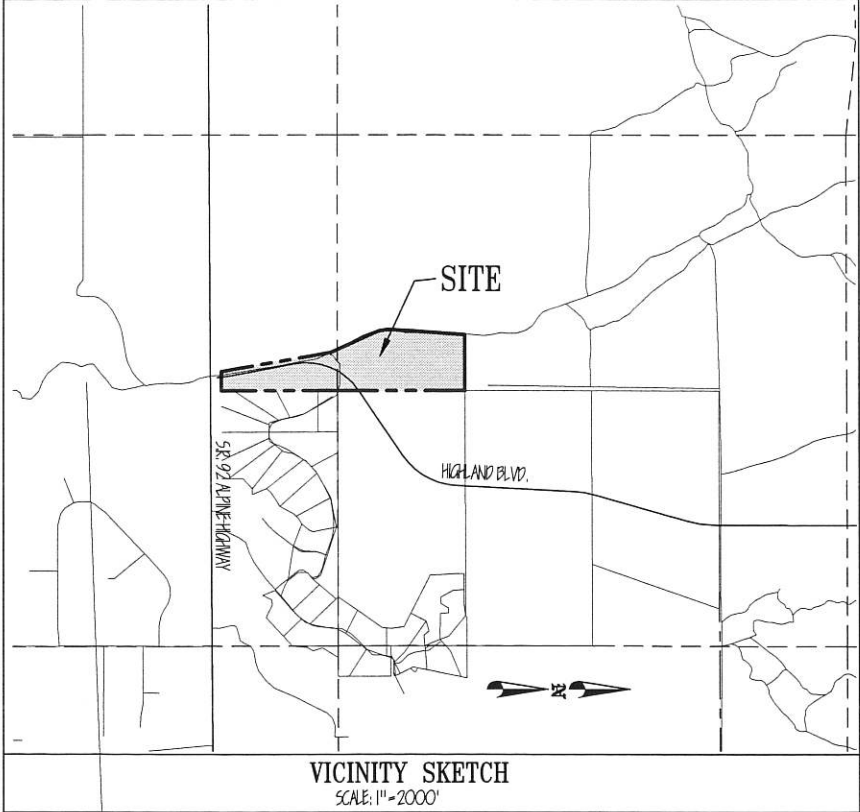
	MEDIUM BARK WITH PERENNIALS (SUCH AS YARROW, DAYLILY, LYSINE)
	3'-6" RIVER ROCK
	3'-4' LANDSCAPE BOULDERS
	STABILIZING WITH GROUND COVER

TREE PLANTING LIST

QTY	SYMBOL	BOTANICAL NAME	QTY	SYMBOL	BOTANICAL NAME
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5	PVCR	PRUNUS VIRGINIANA 'CANADA RED'	10	OLL	OTTA LYKEN LAUREL
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SUNSET MOUNTAIN PROPERTIES LANDSCAPE ANALYSIS & PLAN



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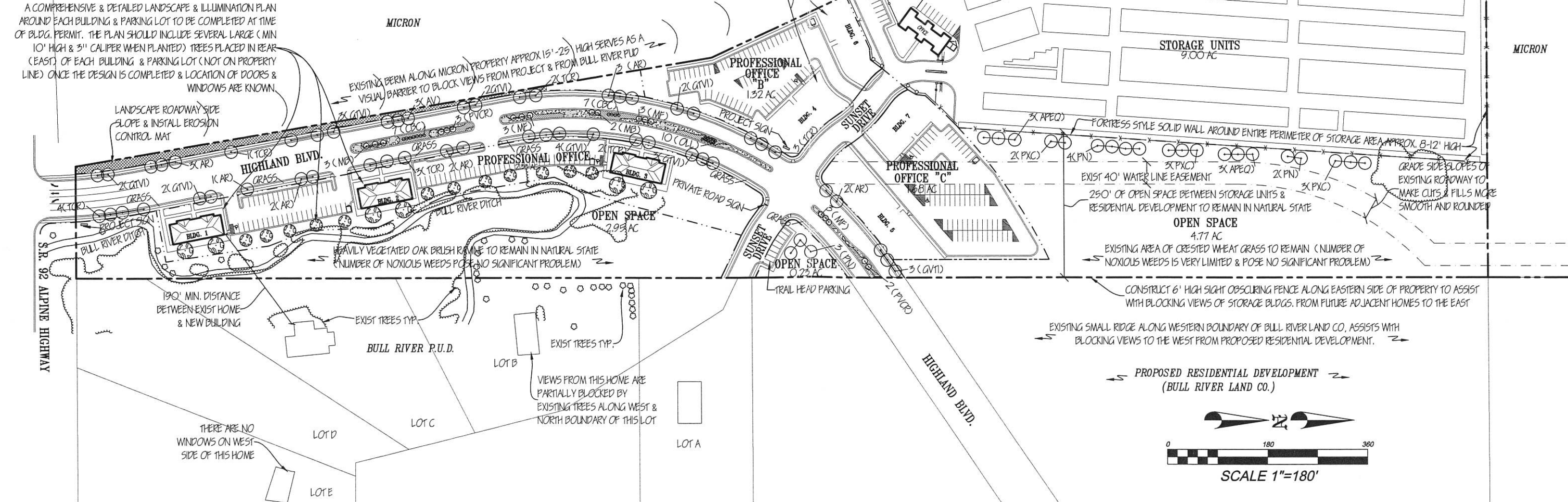
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9	MF	MALUS FLORIBUNDA	11	CBC	CORAL BEAUTY COTONEASTER
5	PVCR	PRUNUS VIRGINIANA 'CANADA RED'	10	OLL	OPPA LYKEN LAUREL
8	PXC	POPULUS X CANADENSIS	21	GTVI	QUEDITSIA TRIACANTHOS VAR. INERMIS
15	TCR	TILIA CORDATA GREENSPIRE	9	PN	PINUS NIGRA
5	MB	MALUS BACCATA	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

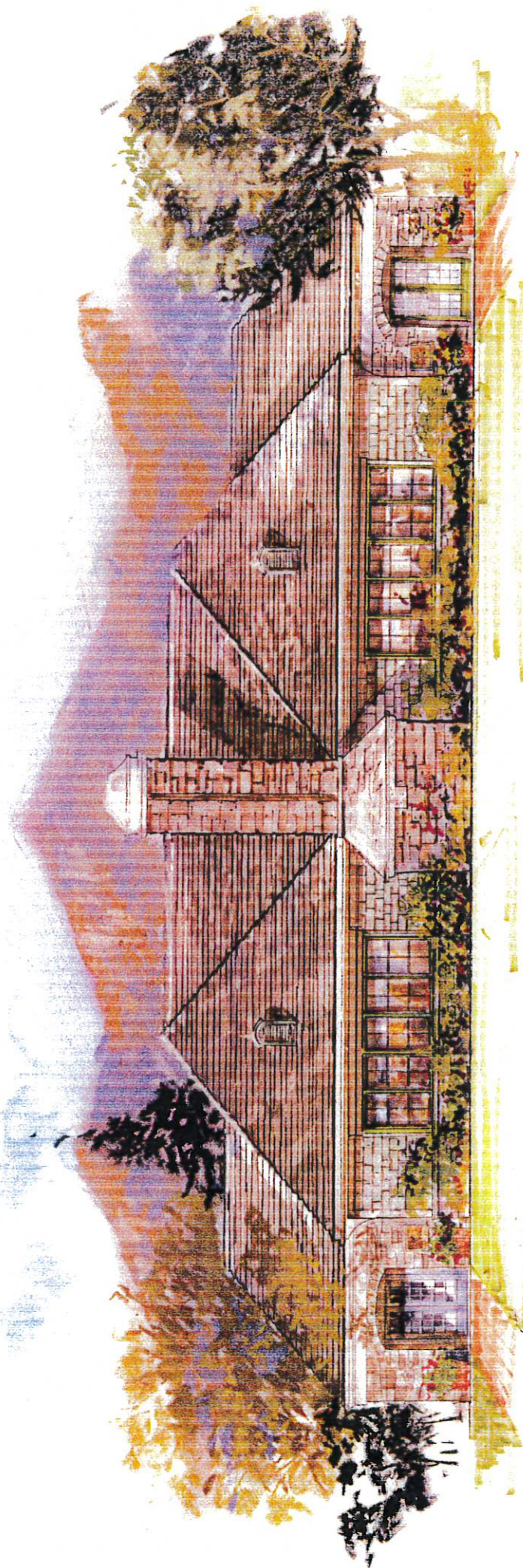
Building 1

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

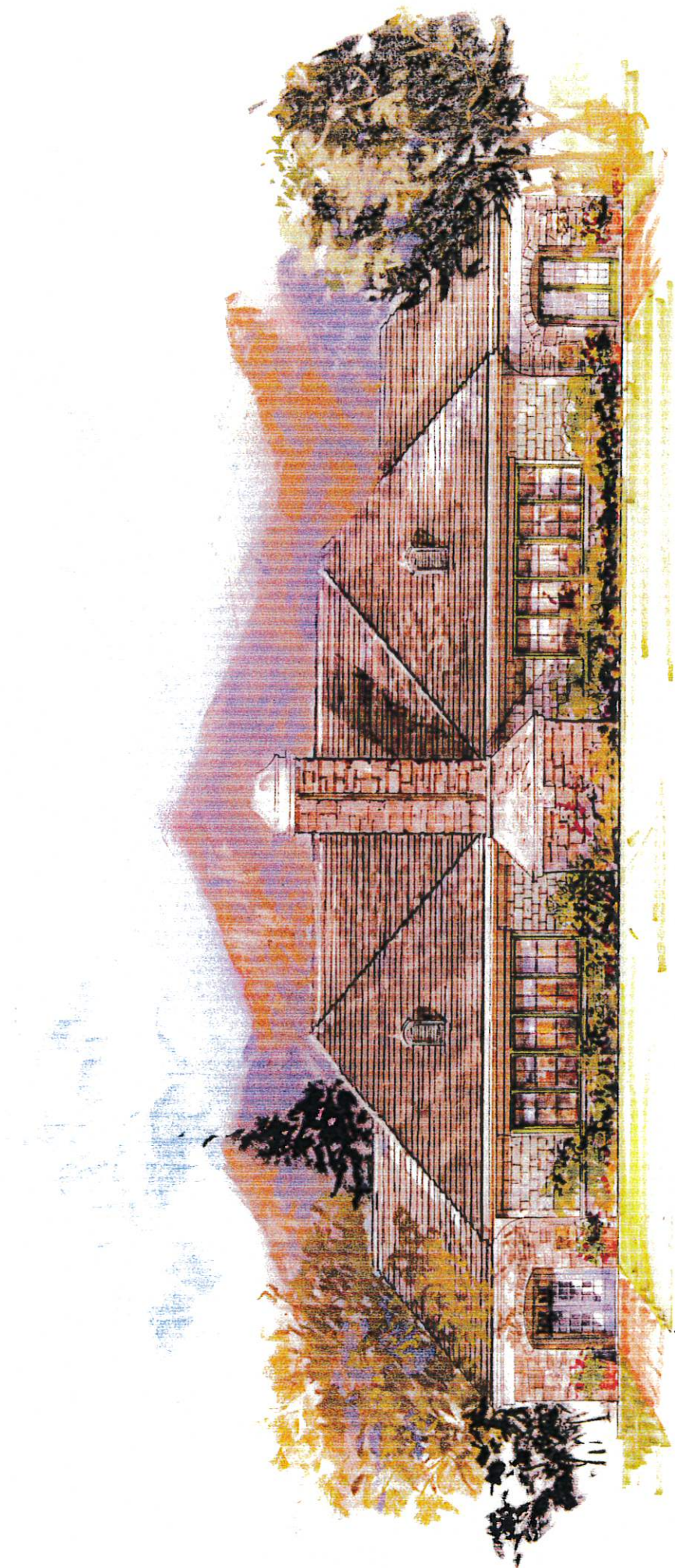
Colors- earth tones or muted variations as per renderings

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 facia material and/or natural timber

Rear- stone trim with stucco

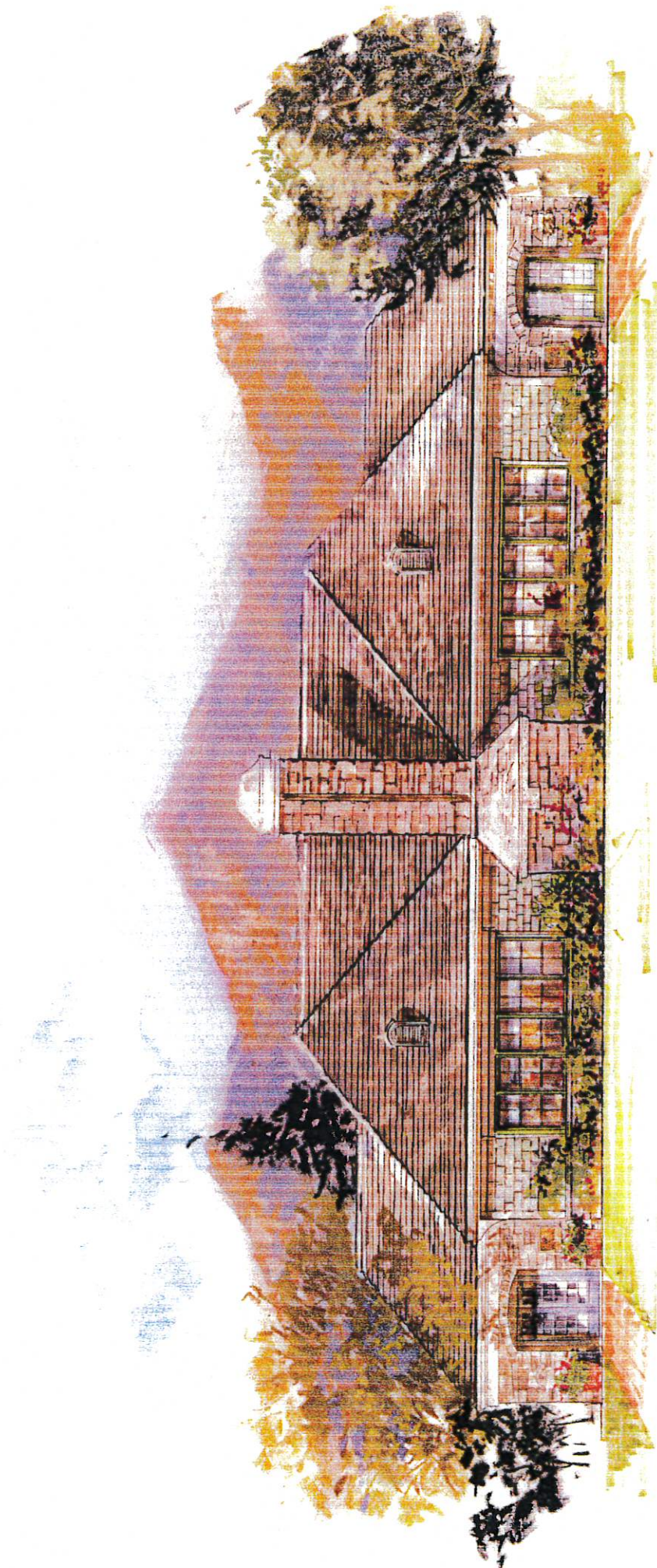
Colors- earth tones or muted variations as per renderings

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 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

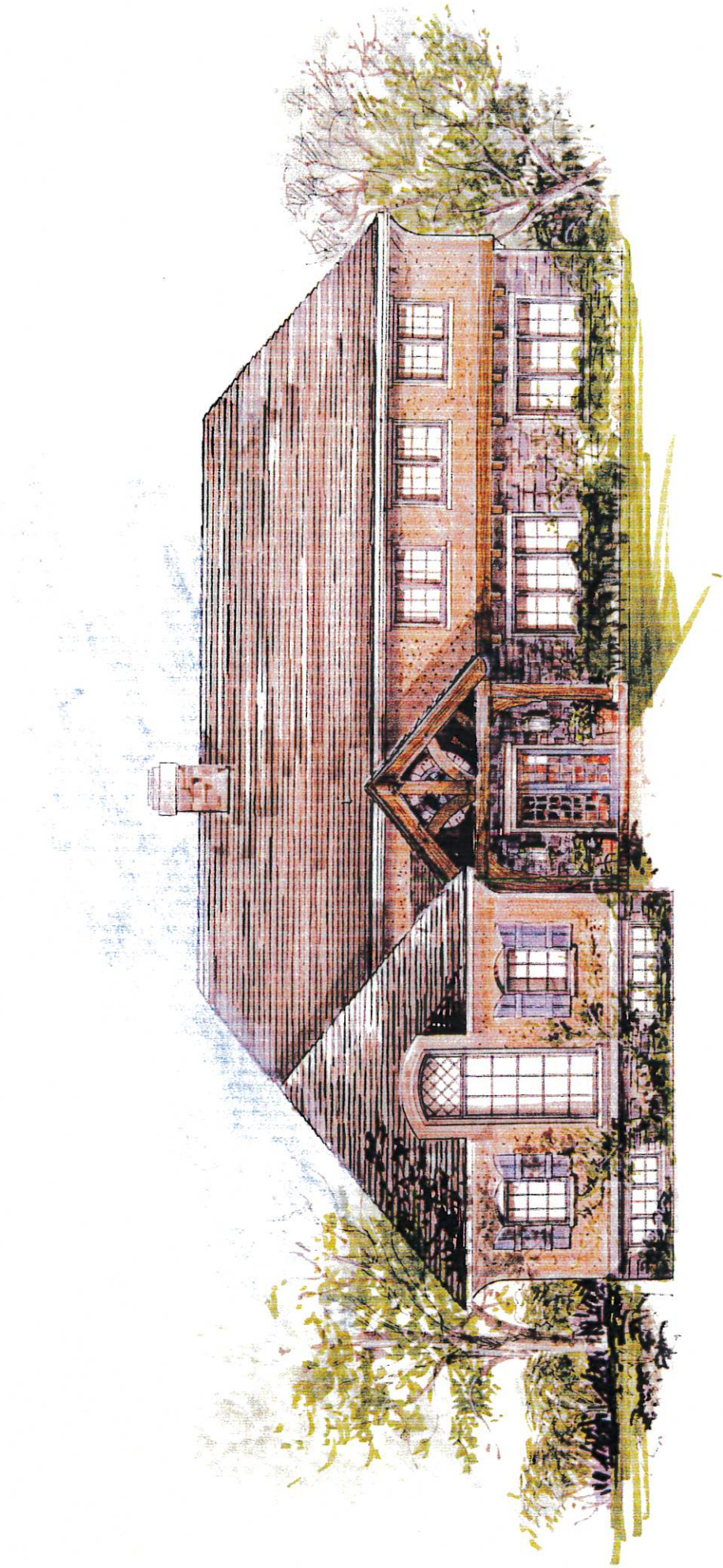
Colors- earth tones or muted variations as per renderings

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

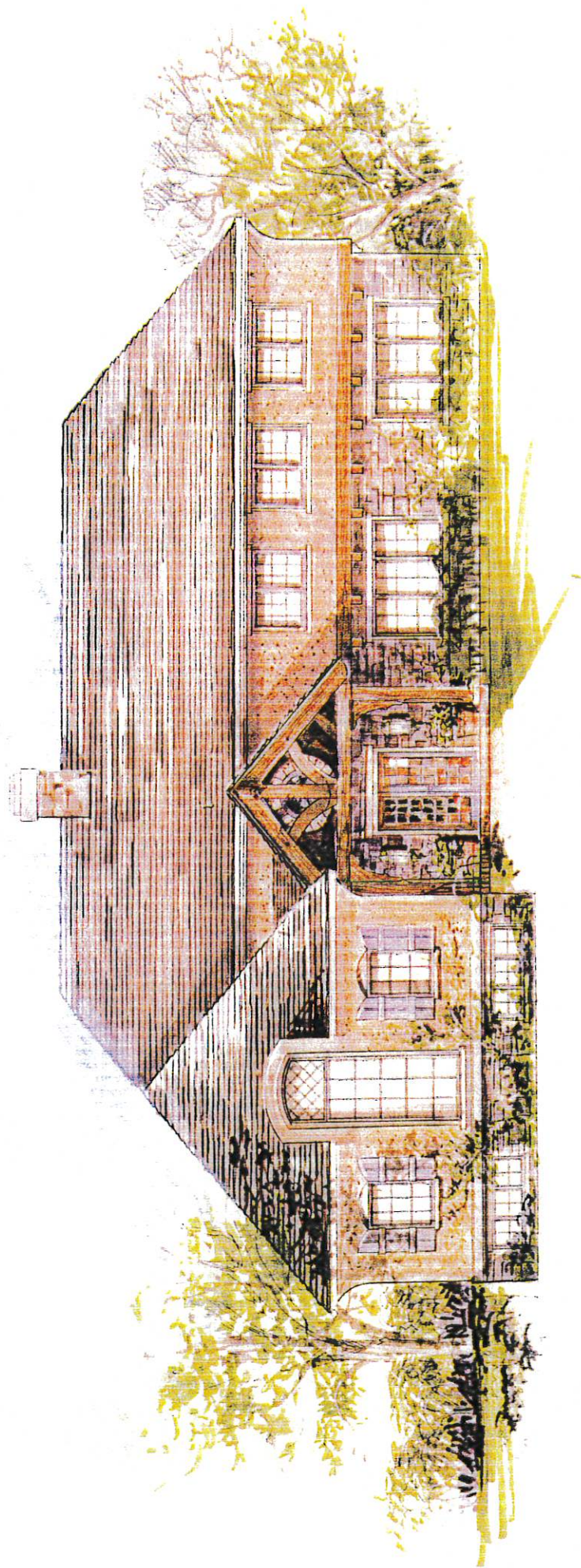
Colors- earth tones or muted variations as per renderings

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

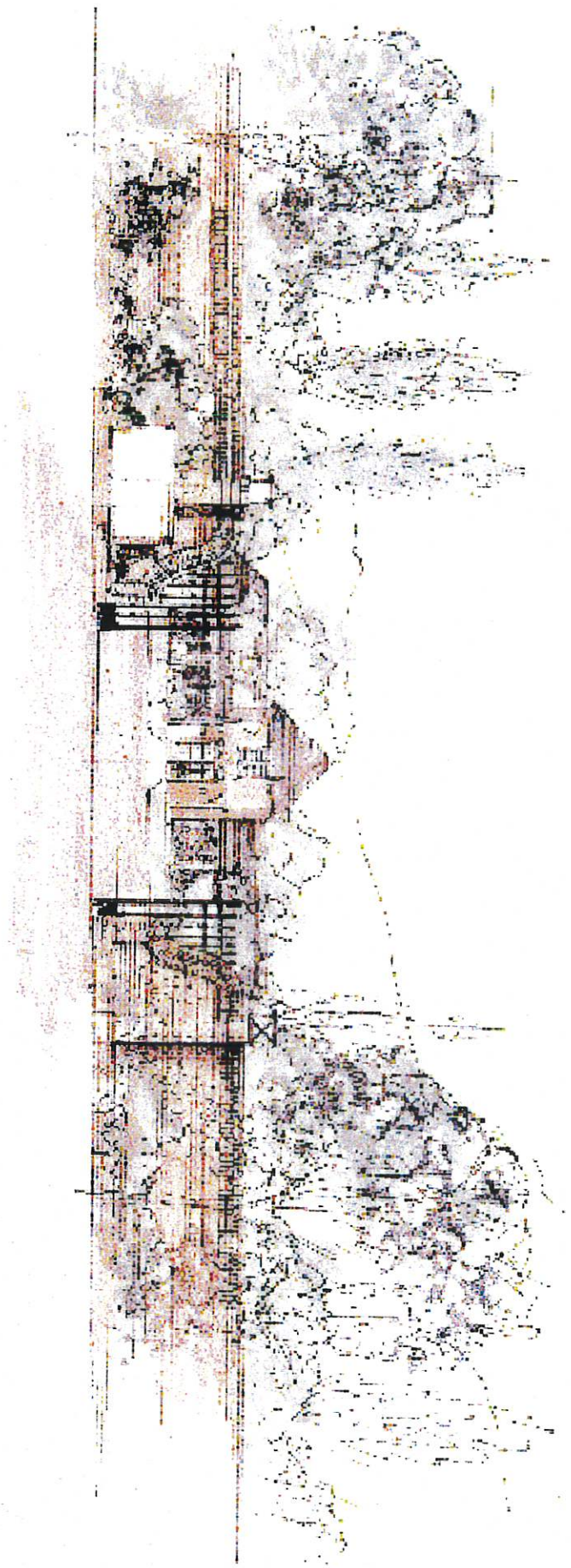
Building Materials

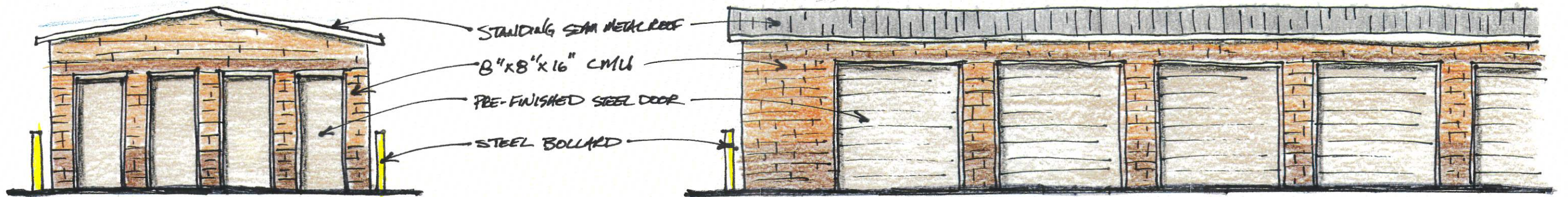
Front and sides-
Cultured Stone
Shingle Siding- hardy plank
Wood Trim- resawn & stained facia material and/or natural timber
Rear- stone trim with stucco
Colors- earth tones or muted variations as per renderings
Emphasis on grey, brown and green
Matching colored window frames
Aged metal accents
Roofing 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

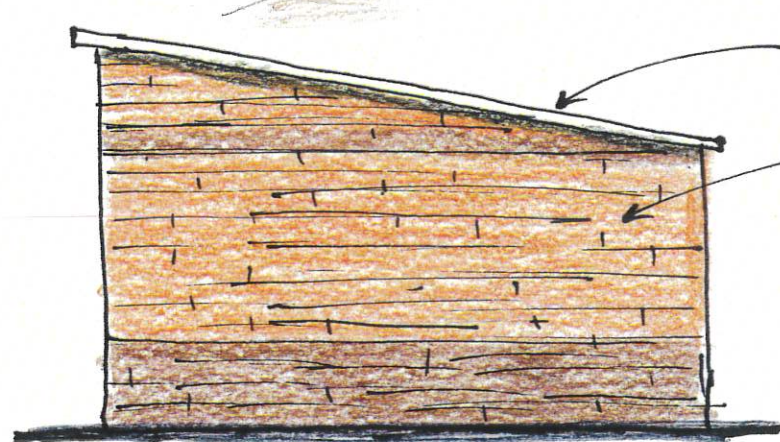






SIDE ELEVATION

FRONT ELEVATION



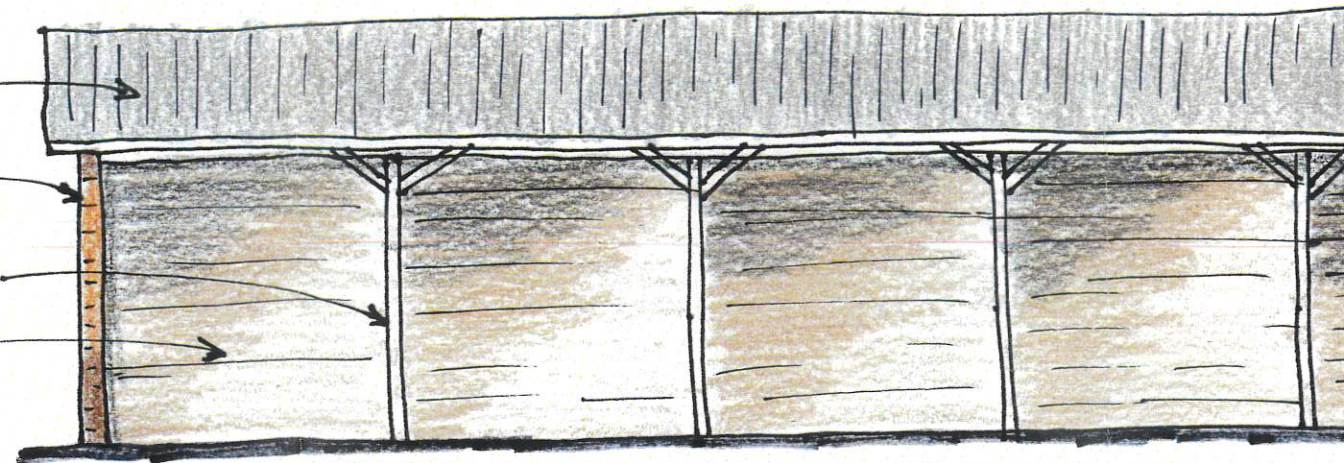
SIDE ELEVATION

STANDING SEAM
METAL ROOF

8"x8"x16" CMU

PAINTED 6x6 POST

OPEN BAY



FRONT ELEVATION



PLANNING COMMISSION AGENDA REPORT ITEM #2c

DATE: July 22, 2025
TO: Planning Commission
FROM: Rob Patterson, City Attorney/Planning & Zoning Administrator
SUBJECT: Vet Clinic Site Plan and Architecture Review
TYPE: Land Use (Administrative)

PURPOSE:

The Planning Commission will review and make a recommendation regarding a proposed site plan and building architecture for a vet clinic building located in the Wild Rose PD zone.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission recommend APPROVAL of the site plan and building architecture subject to one (1) stipulation proposed by staff.

PRIOR REVIEW:

No prior review.

BACKGROUND & SUMMARY OF REQUEST:

The Wild Rose Planned Development, near Lone Peak High School, has a commercial district. The district consists entirely of one lot, which is located at 10272 N North County Blvd, just south of the dental office. Under the Wild Rose PD, "professional, administrative, business, and medical offices" are permitted uses. Staff has interpreted this to include animal medical/veterinary offices.

The Wild Rose PD has some development standards and incorporates certain C-1- zone development requirements. These requirements are summarized below. Ultimately, staff believes that, subject to some final comments and stipulations, the site plan and building architecture satisfies the applicable standards.

The Planning Commission is the Recommending Body for both site plan and architecture review approvals. The Commission's recommendation will be forwarded to the City Council, which is the Land Use Authority for these items.

Site Plan Review:

Access: UDOT has given preliminary approval for the access to the site from North County Blvd. A condition of approval is that the City receive written UDOT approval of the access and right-of-way improvements. No other vehicular access is proposed.

Parking: Off-street parking, fire access, and loading areas are required to be provided as per the C-1 zone, except that, due to the small size of the site, no separate loading facilities are required. Loading facilities are to be integrated with the driveways and parking areas of the site. The C-1 zone requires 4 parking spaces per 1,000 square feet of building for medical/office uses and 5 parking spaces per 1,000

square feet of building used for retail or personal service. The building is 8,428 square feet, with only half of it currently proposed to be currently used for the vet clinic (leaving room for future expansion). The vet clinic building space has been parked at 4 per 1,000 SF, and the unused building space has been parked at 5 per 1,000 SF. The total required parking is 38 stall, and the site has proposed 44 total parking spaces, including 2 accessible spaces. Parking is therefore adequate.

Landscaping: The Wild Rose PD requires the site to be landscaped with an attractive mix of turf and waterwise landscaping treatments. Trees are to be provided to help offset the parking lot heat island and to make the park strip area attractive. A landscaping plan has been submitted that, in staff's opinion, meets these requirements.

Fencing: Fencing is required by the Wild Rose PD and the City's fence code to buffer the commercial site from adjacent residential sites. A concrete fence will be installed along the south property line, adjacent to the residential home there. The existing fence to the east is currently proposed for demolition. One of staff's requirements in the stipulations is for that fence to either be retained or to be replaced if removed, to maintain that screening.

Recreation Area: The Wild Rose PD requires a minimum 4,181 SF of commercial recreation space with covered seating areas. The site plan proposes a covered seating area with a table and benches near the existing City trail to the north. The applicant is including some of the landscaped area within the on-site detention basin towards the recreational area coverage requirement. Staff does not oppose this, due to the small size of the lot. The detention pond is necessary to manage runoff and still can be accessible for people and animals to use and run through, so staff believes it is fine to allow a portion of the detention basin to count towards the recreation area requirement. Also, staff has asked in the stipulations that the private connection to the public trail be removed, to avoid conflicts with city sprinklers and trail maintenance.

Refuse Collection: An on-site refuse container is provided, with 6 foot CMU walls on three sides and full metal gates for access. The refuse container meets the Wild Rose PD 5' minimum side setback requirement.

Fire: A fire riser line has been installed to provide water to the sprinkler system that will be required to be installed in the building. Fire access with an adequate turnaround has been provided within the parking area. Adequate hydrants adjacent to the property are provided. The Fire Marshall has no objections to the site plan.

Utilities: All utilities are being provided to the site and building. The building has a dedicated fire riser line to allow for sprinkling of the building. Staff has a few comments/corrections within the stipulations on approval that will correct a few final details to ensure the site conforms to applicable standards. These stipulations include:

- Installing a gate valve on the culinary fire line running to the sprinklers, so that the line to the building can be disconnected but leave the hydrant there functional.
- Providing minimum cover for sewer lateral
- Installing grease/hair traps as required by TSSD
- Ensuring the detention basin reaches the 9' deep level for drainage as per their drainage report and ensuring the drainage study properly calculates percolation rates.
- Adding a headwall and spillway to the detention basin. This is not a City requirement, as this is a private detention basin, but the City recommends it for the benefit of the property owner.

With stipulations to correct the few outstanding items, staff believes the site plan conforms to the requirements of the Wild Rose PD and can be approved.

Architectural Review:

The Wild Rose PD generally requires building architecture to meet the C-1 zoning standards, subject to some specific requirements in the Wild Rose PD.

Building Height: The maximum commercial building height in the Wild Rose PD is 30 feet. The maximum height of the building is 23 feet, 7.5 inches.

Building Materials: The Wild Rose PD and C-1 zone prohibit certain materials for exterior facades and roofs. The proposed architecture does not appear to use any prohibited materials.

Design and Aesthetics: The Wild Rose PD incorporates the C-1 zone's design requirements and also provides examples of appropriate commercial buildings. Staff believes that the proposed vet clinic building is in harmony with the examples and complies with the C-1- zone design requirements. The colors are neutral earth tones, there is variation in the facade to break up the building, and the design is not overly ornate. All equipment on the roof will be screened from public view.

STAFF REVIEW & PROPOSED FINDINGS:

As described above, staff believes that the site plan and building architecture conforms to the requirements of the Wild Rose PD and C-1 zone, as relevant, if the final review comments from staff can be corrected. Accordingly, staff recommends that the Planning Commission recommend APPROVAL of the County Road Veterinary Clinic site plan and building architecture, subject to the following stipulation:

1. The corrections and comments provided in the staff review comment sheet, dated July 15, 2025, be addressed and corrected to the city engineer's approval prior to construction.

MOTION:

I move that the Planning Commission recommend APPROVAL of the County Road Veterinary Clinic site plan and building architecture subject to the one (1) stipulation recommended by city staff.

ATTACHMENTS:

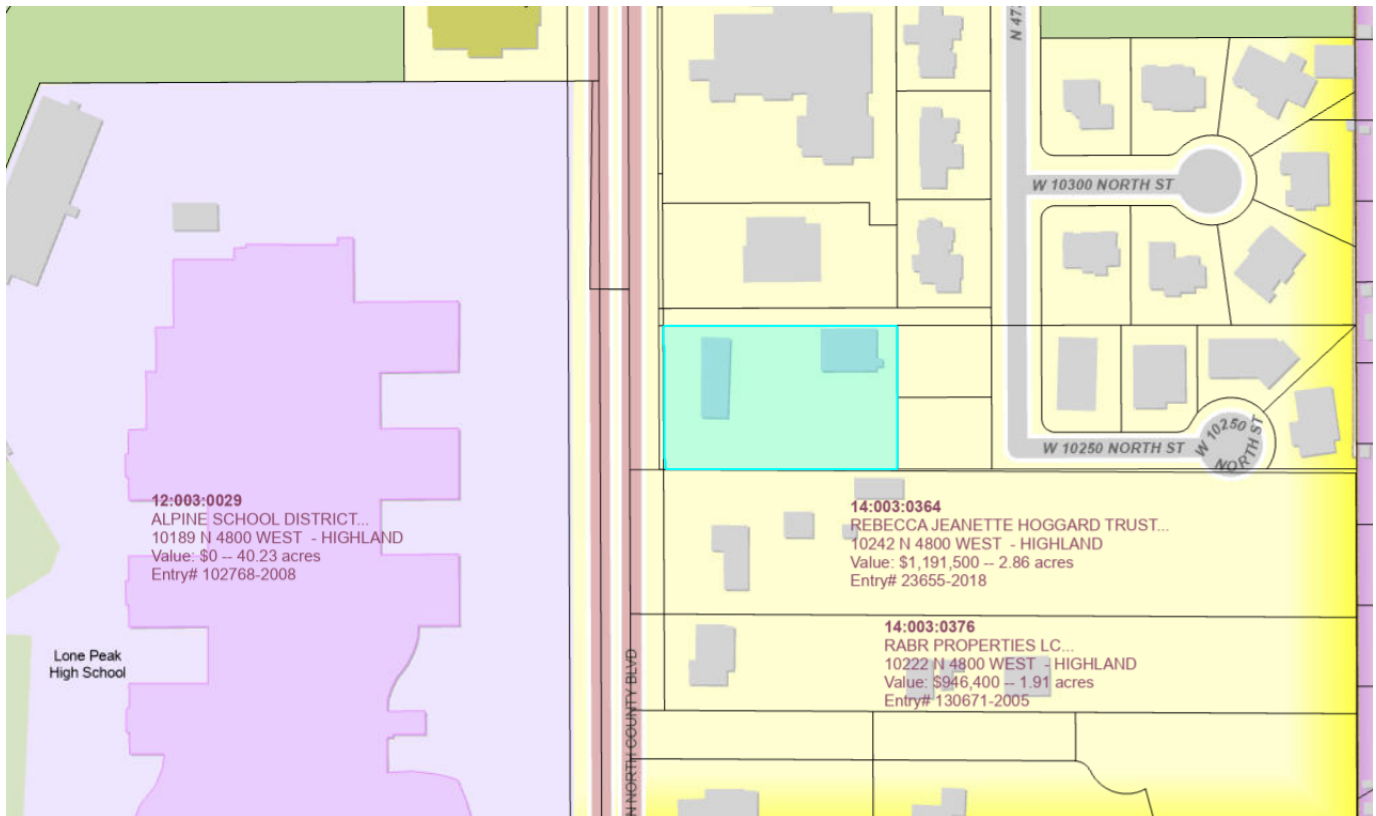
1. Vicinity Map - Vet Clinic
2. County Road Vet Clinic - Final Review Comments - 07.15.2025
3. Wild Rose PD - Commercial Requirements
4. Vet Clinic Civil Plans
5. Vet Clinic Building Elevations and Architecture
6. Vet Clinic Recreation Area Cover

Vicinity Map

Address: 10272 N North County Blvd

Parcel: 55:920:0007

Zone: Wild Rose Planned Development, Commercial District





ENGINEERING REVIEW COMMENTS

County Road Veterinary Clinic

Civil Plan Review: 3rd review

15-July-2025

General Comments:

1. Building Official: Please provide slope and cross-slopes for accessible routes into building.
 - a. Sheet C600 and sheet 803 provide slopes and cross slopes for accessible routes/ADA ramps.
 - b. This comment will remain as a reminder.
2. UDOT has jurisdictional control of 4800 West. All work within the right of way must be reviewed and approved by UDOT prior to the start of this project. Approved UDOT plans must be included as part of this project submittal.
 - a. UDOT plan review is pending. Approval will be sent once completed.
 - b. A UDOT design sheet was added to the plans. The work in UDOT ROW was already completed. Please provide an approval letter from UDOT for the design and the completed work.
3. Include a gate valve on the culinary fire line where the plug is removed from the fire line just east of the Hydrant near the 90. This additional gate valve will allow for this line to be isolated and the Hydrant still to remain in service.

Sheet C101:

4. Include all relevant Highland City General Notes (water, PI, sewer, etc.) on this sheet.
 - a. General Notes have been added.
 - b. Place the General Notes on each respective sheet.
 - c. Please include the city general notes for all planned work (PI, Sewer, etc.), and at a scale that is legible. The only utility general notes included were for water.

Sheet C400:

5. Per HDC 3-612(5), 6' screen wall required on south side buffering residential district.
 - a. Wall is shown on C400.
 - b. Response noted. A separate wall permit is required.



- c. The east fence is being called out as “to remove,” but fence must remain to buffer against residential property or a new fence must be installed if old fence is removed. Please clarify/correct on the site plan.
- 6. No sidewalk connection to the city trail allowed from private property green space.
 - a. Connection removed.
 - b. This connection was added back to the plan set. Please remove the trail connection per the previous response comment.

Sheet C500:

- 7. Gravity sewer lateral shall conform to Design Criteria section 3.04, to include size, slope, minimum cover, cleanouts and connection to the City main.
 - a. Sewer lateral information has been updated.
 - b. Add cleanout to the sewer lateral on the north side of the property.
 - c. Please add to the plan sheet the minimum cover required for this 6” sewer service lateral. The minimum cover must comply with the Design Criteria, which is 4’-0.
- 8. A grease trap will be required for this commercial building. TSSD review and approval is required as part of the plan review. TSSD inspection during construction is also a requirement.
 - a. A grease trap has been shown. Our architect has suggested that a hair trap be used rather than a grease trap as this building will not produce fats, oils or grease.
 - b. Provide documentation of correspondence from and approval by TSSD for proposed hair trap.
 - c. It appears that the grease trap and inspection manhole have been removed from the plan sheet but are still included in the details. The TSSD letter speaks to a hair trap, but no details are provided, and the hair trap is missing from the plan sheet. Please provide all required information for the hair trap so that it can be built properly per TSSD requirements.
 - d. NOTE: It is assumed that this 6” sewer lateral will be the single point of connection to the city sewer system.

Sheet C600:

- 9. Detention basin must comply with Design Criteria sections 5.02(E), and 5.04 through 5.06.
 - a. Basin has been revised to retention. Sumps not required at this time.
 - b. Please provide a drainage report for the project site.



- c. The percolation rate provided in the report was not observed at the surface of the basin, but at 9'-0. Please provide a Storm Drain sump (SD-01) or approved equal in the basin to allow for the observed percolation rates to be achieved.

Sheet C601:

- 10. The percolation rate must be based on actual infiltration testing per Design Criteria section 5.02(E).
 - a. Percolation report is included.
 - b. Percolation report is missing from the submittal. Percolation report can be included as part of the drainage report.
 - c. The observed percolation rates must have a safety factor of 4. Please adjust the design percolation rate to include the required safety factor.
- 11. Headwalls and spillways are recommended.
 - a. Spillway detail added.
 - b. Response noted.
 - c. Highland City recommends the addition of a headwall with an appropriate rack at the end of the discharge pipe for safety and maintenance.
 - d. Highland City recommends the inclusion of a spillway at the curb opening to limit erosion at this point of entry into the basin.

Please make all the necessary changes noted herein and resubmit, along with a comment response sheet, to Highland City. All submittals must include one full size (24 x 36) and two half size (11 x 17) hard copies of the plans. Please email the full electronic responses to rpatterson@highlandut.gov.

If you have any questions about these review comments, please call Rob Patterson at (801) 772-4506 for planning related comments and Nate Meham at (801) 473-7017 for engineering and public works related comments.

IV. Wild Rose Master Plan

A. Development Overview

The Wild Rose Planned Development will complement the 4800 West Commercial Corridor and the single-family detached residential base of Highland City.

a. Commercial District

The Wild Rose Commercial District consists of approximately 0.96 net acres, providing a mixture of retail and service commercial businesses to serve adjacent schools, commuting traffic on 4800 West, employment centers and the residential base of Highland City.

- The commercial development can accommodate up to 9,500 square feet of retail space.
- A variety of building and tenant configurations are possible.
- Multiple buildings up to a total of 9,500 square feet are possible.

Net Acres:	0.96
Maximum Building SF:	9,500
Required Parking:	48
Minimum Parking Provided:	48
Required Recreation SF:	4,181
Minimum Recreation SF Provided:	4,181

b. Residential District

The east 1.89 acres of the property is the Wild Rose Residential District. 0.99 acres will be included in six (6) single-family detached residential lots and 0.90 acres is included in a public street extension of 4730 West and a new cul-de-sac at roughly 10270 North.

1. This Major Amendment proposes an alternative to the recreational requirement found in City Code Section 3-520 (5). Section 3-520 (5) requires a minimum 20% of the residential area be recreation land based upon a series of requirements.
2. The alternative requested is:
 - a. No separate common recreation area is required allowing each lot to be the maximum size and private recreation area possible in the form of yard areas, patios, decks, porches and similar family gathering spaces.

V. Wild Rose Commercial District Requirements

A. Description

The Wild Rose Commercial District is 0.96 acres fronting on 4800 West (North County Boulevard). The District will add to the existing commercial along 4800 West and contribute to Highland City's commercial growth.

B. Permitted Uses

The Permitted Uses are as follows:

- a. Accessory uses - which are customary and incidental to the principal use of the property.
- b. Apparel, new and used.
- c. Antiques, crafts, and collectible sales.
- d. Art galleries and art studios.
- e. Bakeries, retail only.
- f. Education learning centers (i.e. Sullivan Learning Centers).
- g. Financial institutions, excluding non-charted financial institutions.
- h. Fitness center.
- i. Indoor recreational facilities.
- j. Laundry, cleaning, and dry-cleaning establishments.
- k. Personal services such as barber, beauty shops, copy shops, mail shops, tanning salons, shoe repair, and tailor shops.
- l. Professional, administrative, business, and medical offices.
- m. Restaurants, excluding drive thru.
- n. Retail sales of new merchandise.
- o. Repair services for small appliances, bicycles, watches, musical instruments, and similar items.
- p. Sporting goods equipment rental, sales, and service.

C. Prohibited Uses

All uses not specifically provided for herein are prohibited.

D. Development Standards

- a. Width Requirements - The minimum roadway frontage width required for all commercial lots is 100 feet.
- b. Building Height - The maximum height of any building shall not exceed thirty (30) feet. The height is measured from one location along any elevation where the "Grade of the Building" to the highest part of the building is at its greatest vertical distance.
- c. Roof - The following roofing materials shall not be applied to any roof structure or design in the Wild Rose Planned Development and are prohibited, either because of

their appearance, or because they are not likely to perform satisfactorily in the climate of Highland City.

1. Untreated aluminum or metal (except that copper may be used).
2. Reflective materials
3. Brightly colored roofing materials such as bright red, blue, yellow, neon colors, or similar colors that are highly visible

d. Location and Setback

Yard	Minimum Feet
Front	20
Side	5
Rear	10

F. Architectural Guidelines

- a. All commercial structures in the Wild Rose Planned Development shall comply with the C-1 Zone architectural design requirements found in the Highland City Development Code.
- b. Figure 8 are examples of retail and service commercial buildings and businesses anticipated. The examples are conceptual and may vary.

G. Commercial Signage

All commercial signage shall comply with those requirements outlined in the Highland City Development Code.

H. Equipment Screening

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

- a. 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.
- b. No mechanical equipment (including, but not limited to, components of plumbing, processing, heating, cooling, and ventilating systems) shall be visible on site or from adjacent property.
- c. 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 written approval of the City Planning Commission.
- d. Roof mounted mechanical equipment shall be hidden from view by building parapets of equal height.
- e. 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.
- f. Equipment and mechanical devices shall not be located in any required front setbacks.
- g. Electric transformers, utility pads, cable TV and telephone boxes shall be located out of public rights-of-way and under grounded or screened with walls, fences or vegetation or otherwise enclosed in a manner harmonious with the overall architectural theme.

I. Parking and Loading

- a. Off-street parking shall be provided based upon the parking requirements of the C-1 Zone, Development Code Section 3-4309, except for the following.
 1. Parking or driveways may be located within 20 feet of the right-of-way of 4800 West. The 20-foot setback shall be landscaped.

- b. Because of the site's small size, typical commercial loading and unloading with separate bays and spaces are not possible. The following requirements shall be used in the design and use of loading and unloading.
 - 1. Loading and unloading may be performed within the driveways and parking areas of the site.
 - 2. Scheduled, daily or weekly, loading and unloading shall be performed during off-peak hours, specifically 7 am to 9 am and 2 pm to 4 pm.
 - 3. Periodic, unscheduled loading and unloading may occur during peak hours but shall have 30-minute duration limit.

J. Landscaping

Landscaping will be completed at the time the commercial building is being constructed, or as such time as weather permits. The following landscape standards shall be applied to all commercial development sites within the Wild Rose Planned Development.

- a. Trees shall be planted along the perimeter of the property to provide buffers between the commercial businesses and adjacent properties.
- b. Park Strips shall have a tree planted every 30 feet on-center.
- c. An enhanced landscape design will be installed along 4800 South to create an attractive presence along the street and to contribute to the Highland City image.
- d. Tree plantings will be placed along the edges of the parking lot and in parking lot islands to provide shade and reduce the heat island effect created by the parking lot asphalt.
- e. An attractive mix of turf and waterwise plant materials will be used throughout the Wild Rose Planned Development.
- f. Landscape designs will aim to limit turf to only those areas where people gather.
- g. A diverse palette of plant material will be used to create interest throughout the seasons.
- h. Entrances into businesses, trails, and parks shall be highlighted and enhance by attractive plant materials.
- i. There shall be deciduous trees planted to provide shade for outdoor seating areas.

K. Fencing

Privacy fencing shall be located between the Commercial District and the Residential District to provide additional privacy to the adjacent residents.

- a. The privacy fencing shall be installed at the same time as the construction of the Commercial District.
- b. Fencing between the commercial and residential districts shall be constructed of a solid precast masonry wall six (6) feet in height similar to the exhibit shown on the right.



L. Recreation Area

- a. A minimum of 4,181 square feet of commercial recreation area is required.
- b. Recreation area(s) shall be covered seating areas with tables and/or chairs.
- c. Seating area(s) should be located adjacent to food service businesses such as restaurants or convenience stores.
- d. To ensure that the recreation areas are kept in a clean and safe condition, provisions shall be made to collect refuse and clean the recreation areas on a daily basis or more often if necessary.
- e. Figure 9 are examples of recreation area shaded seating areas. The examples are conceptual and may vary.

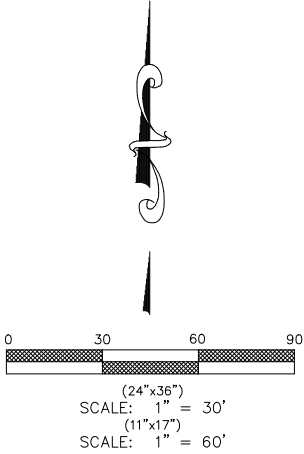
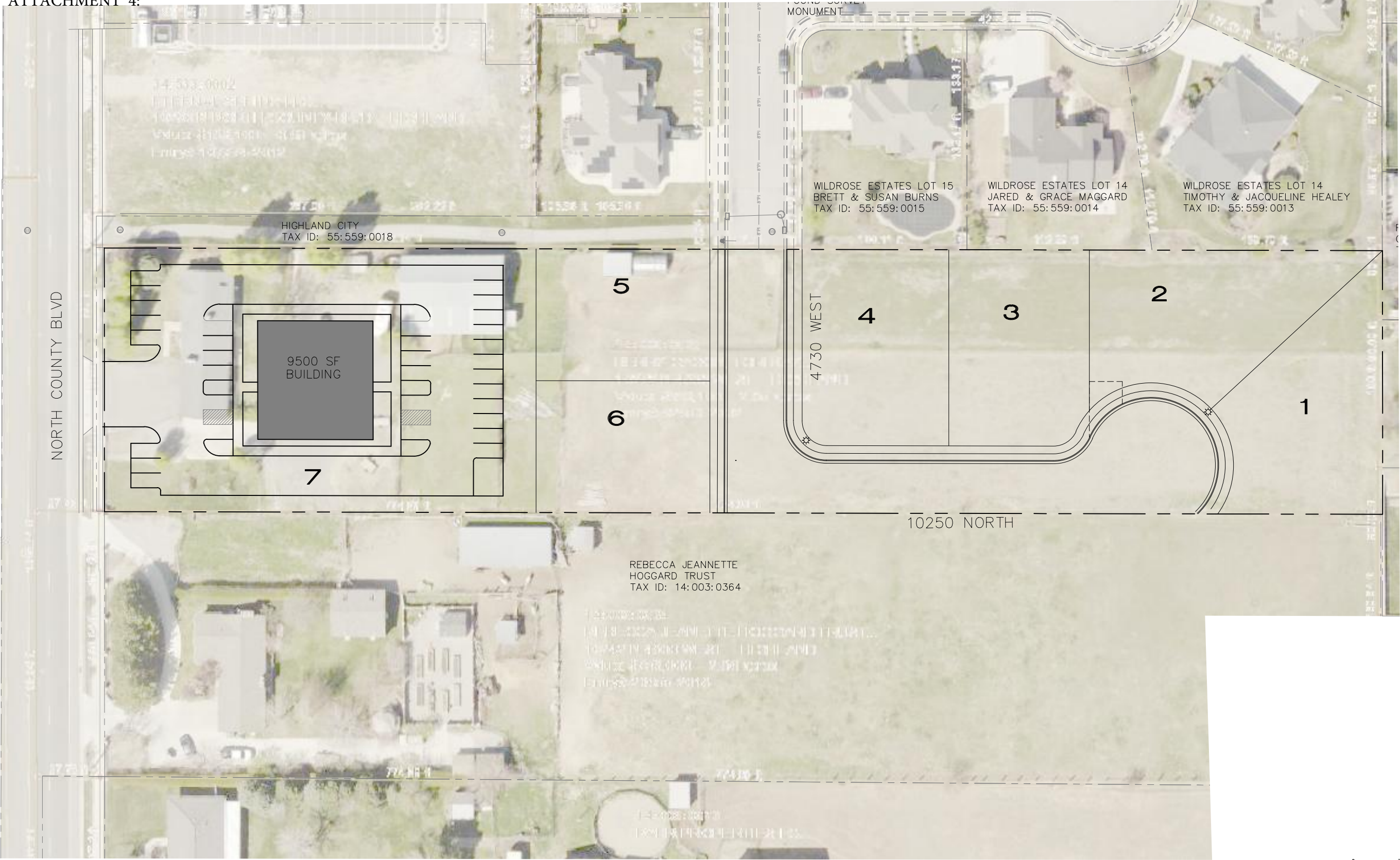


Figure 8 – Commercial District Building Examples



Figure 9 – Commercial District Covered Seating Area Examples

ATTACHMENT 4:



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

DESIGNED BY:	TGT
DRAWN BY:	TJT
CHECK BY:	TGT
DATE:	7/15/19
COGO FILE:	

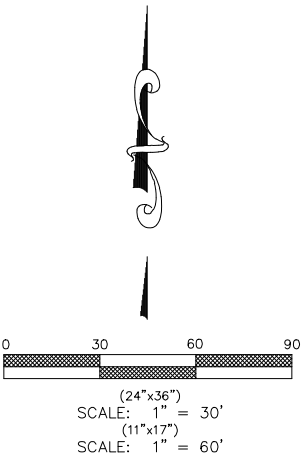
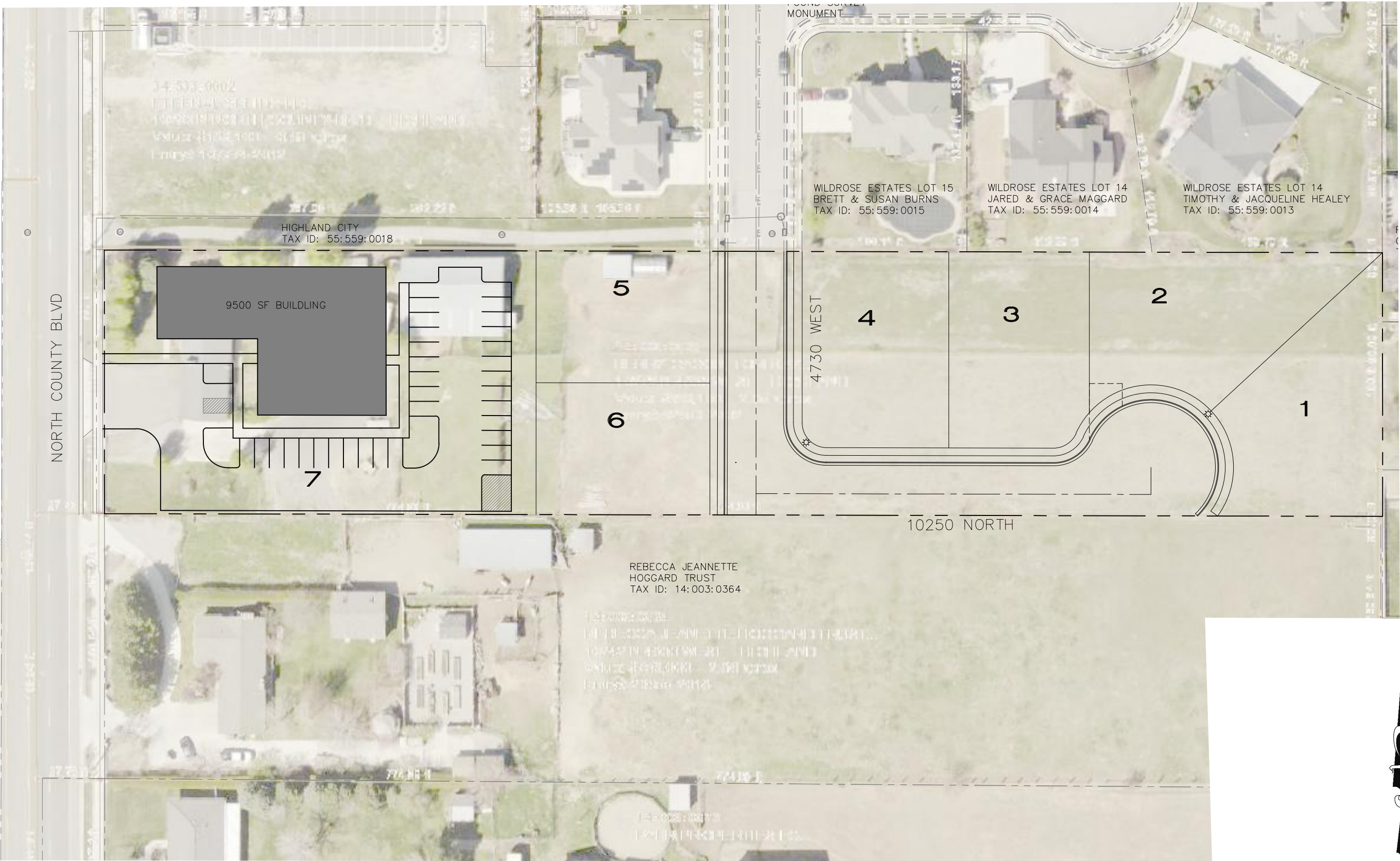
TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
 27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

HIGHLAND, UTAH

WILDROSE ESTATES PLAT B
A RESIDENTIAL SUBDIVISION

COMMERCIAL CONCEPT

JOB
GS
SHEET NO.
1



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

DESIGNED BY:	TGT
DRAWN BY:	TJT
CHECK BY:	TGT
DATE:	5/6/20
COGO FILE:	

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

HIGHLAND, UTAH

WILDROSE ESTATES PLAT B
A RESIDENTIAL SUBDIVISION

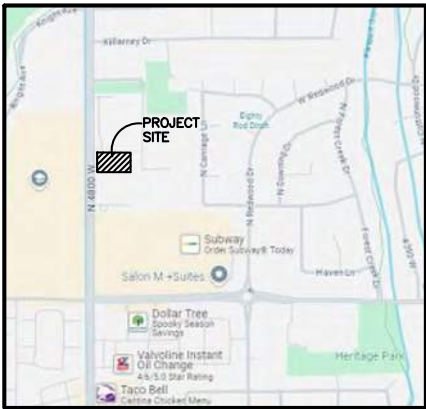
COMMERCIAL CONCEPT

JOB
GS
SHEET NO.
1

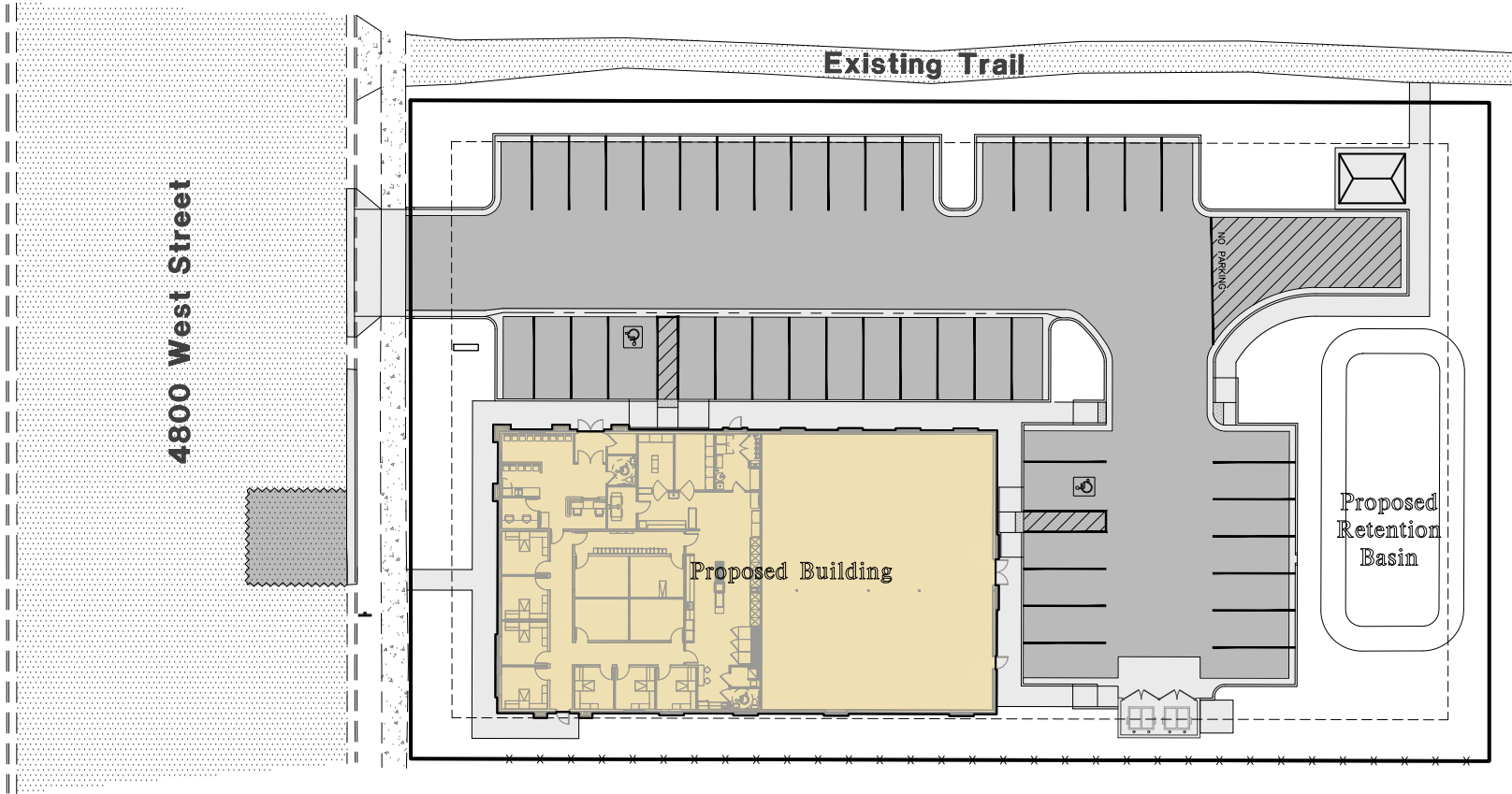
Project Narrative/Notes/Revisions

1. 10/22/2024 NF - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
2. 02/05/2025 NF - REVISED PER CITY COMMENTS.
3. 04/24/2025 CK - REVISED PER CITY COMMENTS.
4. 05/08/2025 NF - REVISED PER CITY COMMENTS.
5. 06/17/2025 CK - REVISED PER CITY COMMENTS.

COUNTY ROAD VETERINARY CLINIC
10272 N County Blvd
Improvement Plans
HIGHLAND, UTAH COUNTY, UTAH
FEBRUARY, 2025



Vicinity Map
NOT TO SCALE



Sheet Index

- Sheet C100 - Cover/Index Sheet
- Sheet C101 - Notes/Legend
- Sheet C200 - Existing Condition & Survey Plan
- Sheet C300 - Demolition Plan
- Sheet C400 - Site Plan
- Sheet C401 - Fire Plan
- Sheet C500 - Utility Plan
- Sheet C600 - Grading, Drainage & Paving Plan
- Sheet C601 - Basin Detail
- Sheet C700 - Landscape Plan
- Sheet C701 - Irrigation Plan
- Sheet C702 - Irrigation Details
- Sheet C800 - City Standard Details
- Sheet C801 - UDOT Standard Details
- Sheet C802 - Civil Details
- Sheet C803 - Civil Details
- Sheet C900 - Storm Water Pollution Prevention Plan Exhibit
- Sheet C901 - Storm Water Pollution Prevention Plan Details

SITE DATA

PROJECT ADDRESS:	10272 N. COUNTY BLD
EX. ZONING:	WILD ROSE PD
PARKING:	18 REQ (4/1000 SF MEDICAL) 20 REQ (5/1000 SF RETAIL) 38 TOTAL REQUIRED 44 STALLS PROVIDED (2 A.D.A.)
PARCEL AREA:	41,920 S.F. (0.96 ACRES)
BUILDING AREA:	8,428 S.F. 20%
PAVEMENT AREA:	20,152 S.F. 48%
LANDSCAPE AREA:	13,340 S.F. 32%

Engineer's Notice To Contractors.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Surveyor:

Jason Felt
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100

Landscape Architect:

Nathan Peterson
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

Developer Contact:

Daniel Harris
EIC14T
1695 Twelve Mile
Berkley, MI, 48072
PH: (248) 514-9120

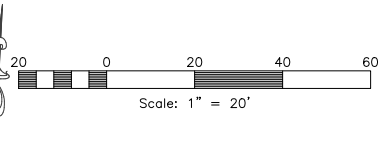
Project Contact:

Jeremy Draper
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100



Notice:

THESE PLANS WERE CREATED UTILIZING COLORS FOR UTILITIES & OTHER INFRASTRUCTURE. IF PRINTED IN, OR COPIED TO BLACK & WHITE, SOME LINE WORK MAY NOT SHOW UP PROPERLY.



Scale: 1" = 20'



REVISIONS	DATE	DESCRIPTION
02-05-25	NF	City Comments
04-24-25	CK	City Comments
05-08-25	NF	City Comments
06-17-25	CK	City Comments

10272 N County Blvd Veterinary Clinic
Highland, Utah
HIGHLAND UTAH COUNTY, UTAH
Cover/Index Sheet

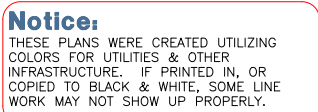


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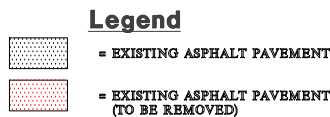
Engineer:
JEREMY A. DRAPER, P.E.
Drafter:
N. FICKLIN
Begin Date:
OCTOBER 2024
Name:
COUNTY BLVD
VETERINARY CLINIC
Number: 8397-02

C100

18 Total Sheets



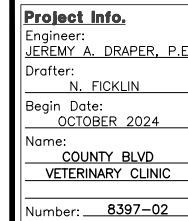
NOTE:
SEE SHEET C101 FOR PUBLIC
WORKS GENERAL NOTES



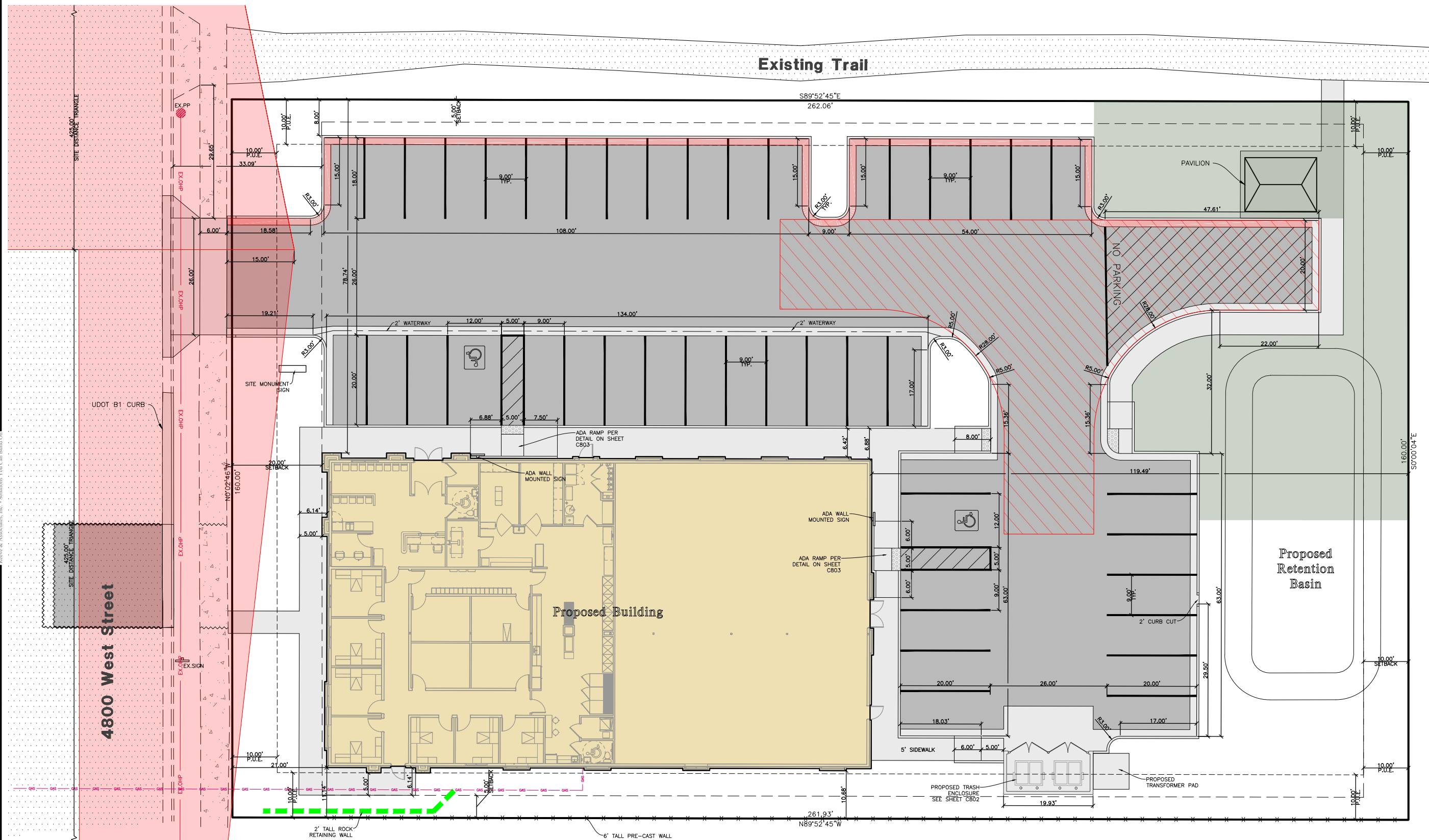
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**10272 N County Blvd Veterinary Clinic
Highland, Utah
HIGHLAND UTAH COUNTY, UTAH**

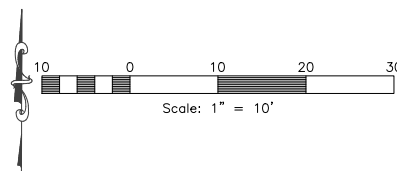


18 Total Sheets
Page 127 of 144



Legend

- = EXISTING ASPHALT PAVEMENT
- = PROPOSED ASPHALT PAVEMENT
- = PROPOSED CONCRETE PAVEMENT
- = PROPOSED OUTFALL CURB & GUTTER
- = FIRE TRUCK TURN AROUND
- = REQUIRED OPEN SPACE (4,430 SQFT)



NOTE:
SEE SHEET C101 FOR PUBLIC
WORKS GENERAL NOTES

SITE DATA

PROJECT ADDRESS:	10272 N. COUNTY BLD
EX. ZONING:	WILD ROSE PD
PARKING:	18 REQ (4/1000 SF MEDICAL) 20 REQ (5/1000 SF RETAIL) 38 TOTAL REQUIRED 44 STALLS PROVIDED (2 A.D.A.)
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DATE	DESCRIPTION
02-05-25 NF	City Comments
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05-08-25 NF	City Comments
06-17-25 CK	City Comments

**10272 N County Blvd Veterinary Clinic
Highland, Utah**
 HIGHLAND UTAH COUNTY, UTAH

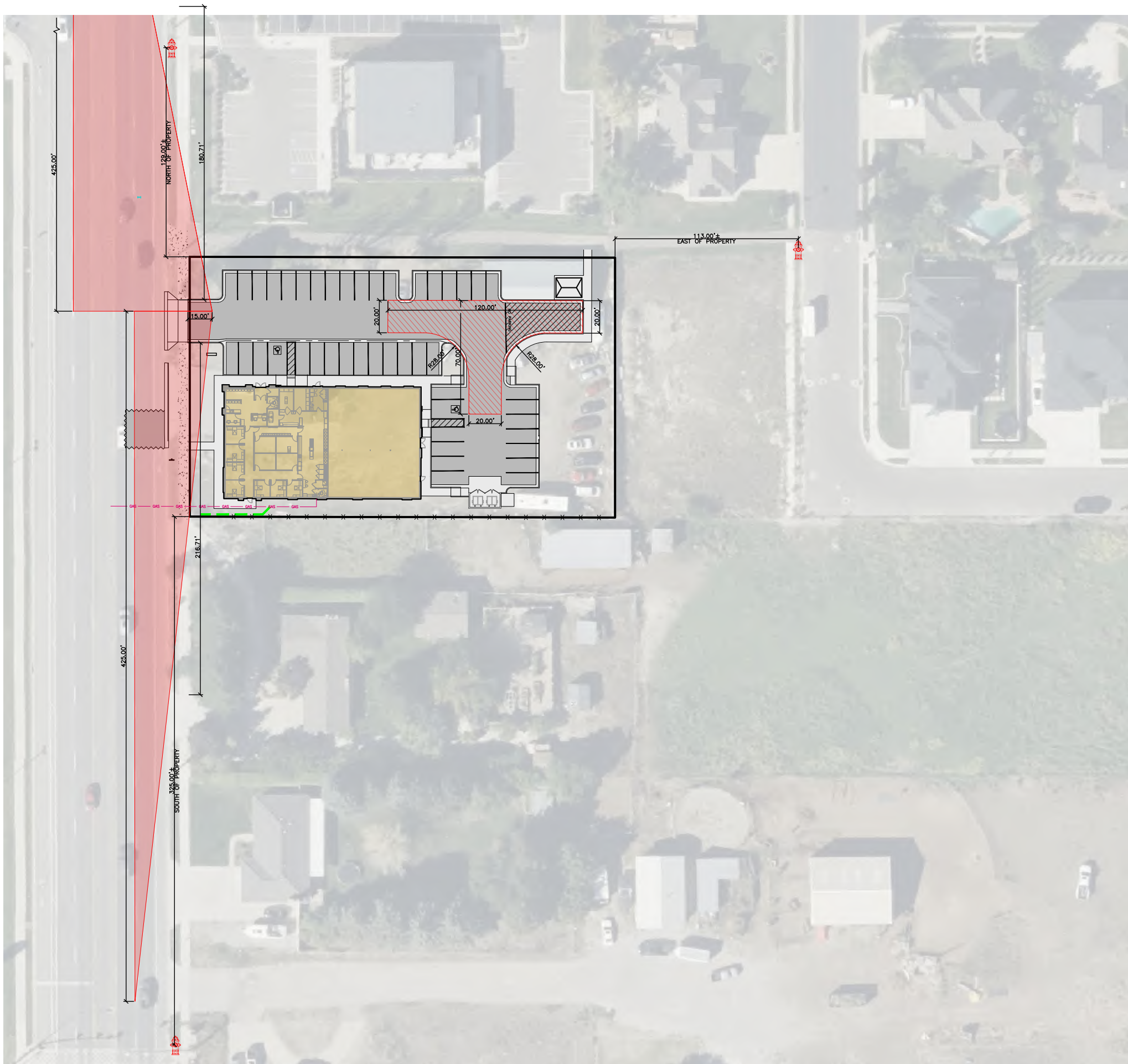
Site Plan



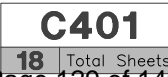
Project Info.
 Engineer: JEREMY A. DRAPER, P.E.
 Drafter: N. FICKLIN
 Begin Date: OCTOBER 2024
 Name: COUNTY BLVD VETERINARY CLINIC
 Number: 8397-02

C400

18 Total Sheets



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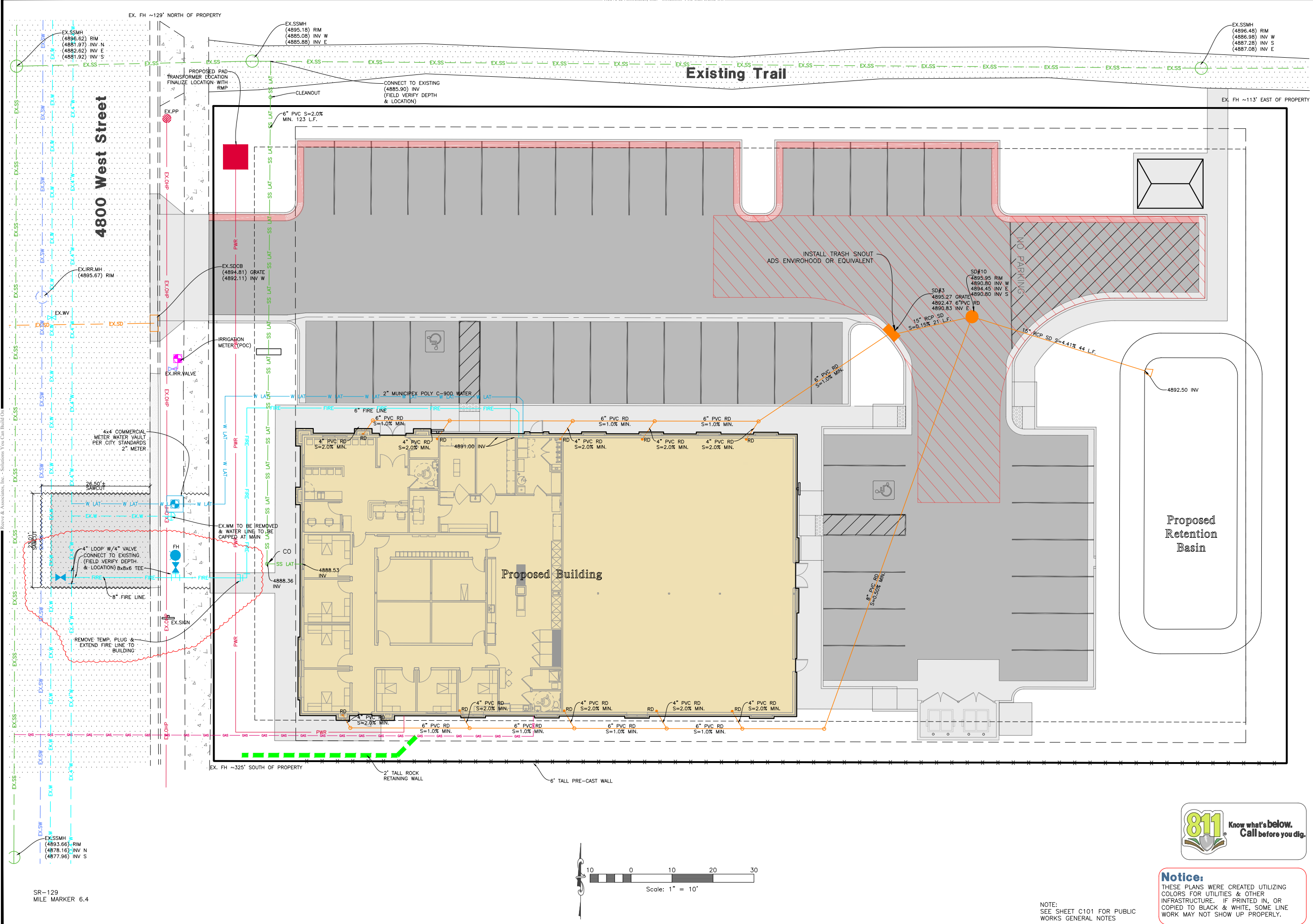
**10272 N County Blvd Veterinary Clinic
Highland, Utah
HIGHLAND UTAH COUNTY, UTAH**

Fire Plan

REVISIONS		DATE	DESCRIPTION
	02-05-25	NF	City Comments
	04-24-25	CK	City Comments
	05-08-25	NF	City Comments
	06-17-25	CK	City Comments



**Reeve
& Associates, Inc.**
5160 SOUTH 1500 WEST, RENO, UTAH 84405
TEL: (801) 621-3100 www.reeve.co



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Reeve & Associates, Inc.

5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 671-3100
WWW.REVE.CO

RA

LAND SURVEYORS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • ENVIRONMENTAL ENGINEERS • LANDSCAPE ARCHITECTS

DATE	DESCRIPTION
02-05-25	NF City Comments
04-24-25	CK City Comments
05-08-25	NF City Comments
06-17-25	CK City Comments

10272 N County Blvd Veterinary Clinic
Highland, Utah
HIGHLAND UTAH COUNTY, UTAH

Utility Plan

REGISTERED PROFESSIONAL ENGINEER

5338480
JEREMY A. DRAPER
06/17/2025

STATE OF UTAH

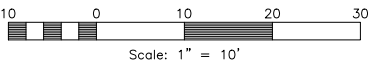
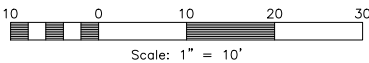
Project Info.

Engineer:
JEREMY A. DRAPER, P.E.
Drafted:
N. FICKLIN
Begin Date:
OCTOBER 2024
Name:
COUNTY BLVD
VETERINARY CLINIC
Number:
8397-02

C500

18 Total Sheets

Page 130 of 146



ANY DAMAGED PAINT STRIPING DURING CONSTRUCTION MUST BE REDONE.

C501

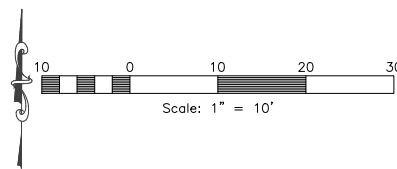
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Legend

- = EXISTING ASPHALT PAVEMENT
- = PROPOSED ASPHALT PAVEMENT
- = PROPOSED OUTFALL CURB & GUTTER
- = PROPOSED FIRE TURN AROUND



NOTE:
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**10272 N County Blvd Veterinary Clinic
Highland, Utah**
HIGHLAND UTAH COUNTY, UTAH

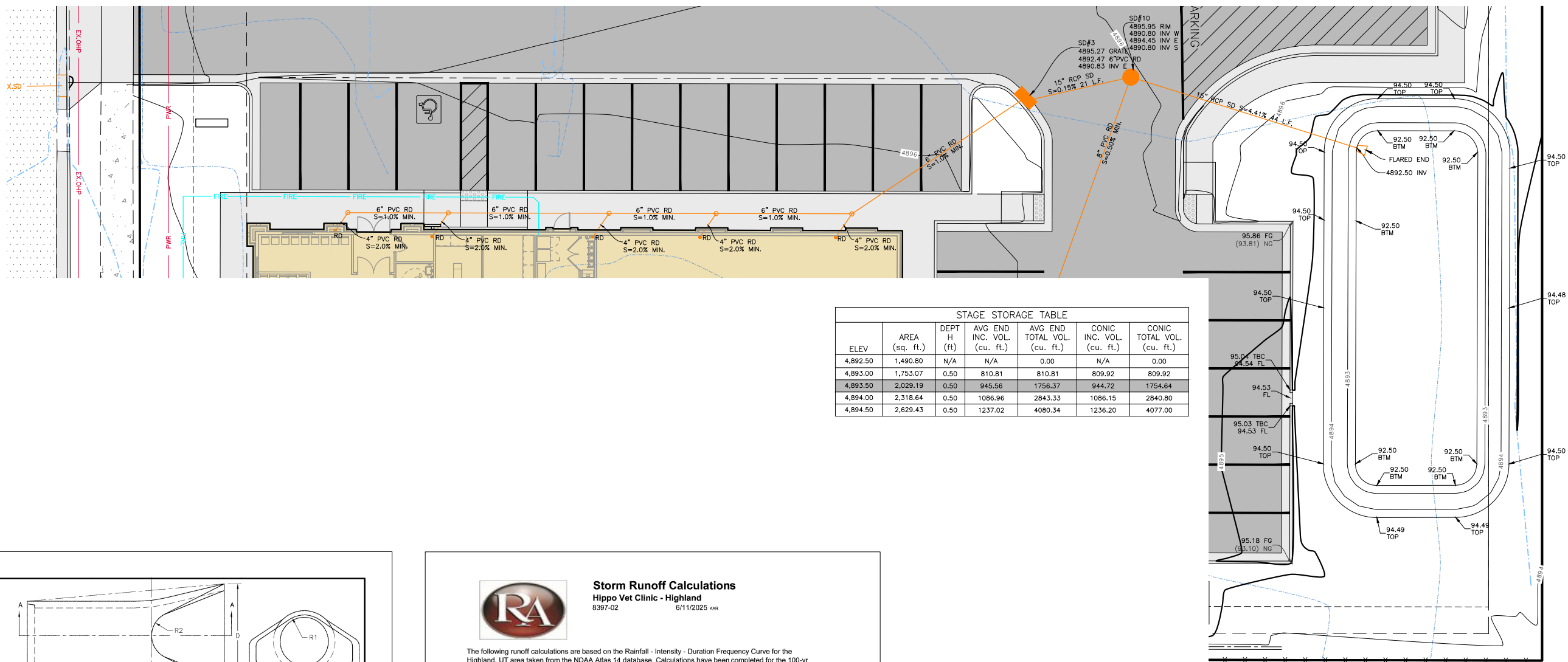
Grading, Drainage & Paving Plan



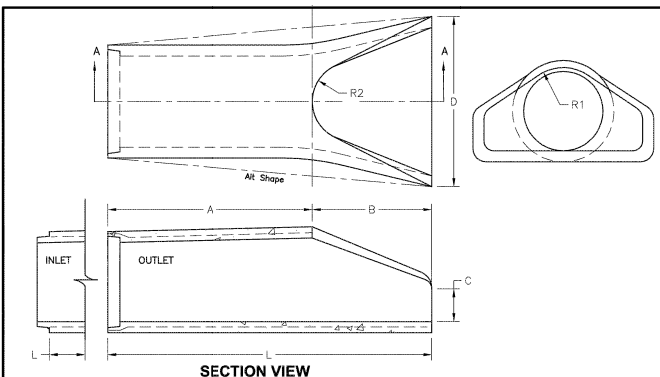
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JEREMY A. DRAPER, P.E.
Drafted:
N. FICKLIN
Begin Date:
OCTOBER 2024
Name:
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VETERINARY CLINIC
Number: 8397-02

C600

18 Total Sheets



ELEV	AREA (sq. ft.)	DEPT H (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
4,892.50	1,490.80	N/A	N/A	0.00	N/A	0.00
4,893.00	1,753.07	0.50	810.81	810.81	809.92	809.92
4,893.50	2,029.19	0.50	945.56	1756.37	944.72	1754.64
4,894.00	2,318.64	0.50	1086.96	2843.33	1086.15	2840.80
4,894.50	2,629.43	0.50	1237.02	4080.34	1236.20	4077.00



ROUND PIPE FLARED END SECTIONS

DIAMETER	WATER AREA	OVERALL LAYING LENGTH L	BARREL LENGTH A	FLARE LENGTH B	C	D	R1	R2	WALL THICKNESS T	WEIGHT
inches	sq.ft.	ft-in	ft-in	ft-in	inch	inch	inch	inch	inch	lbs.
12	0.79	6'-1"	4'-1"	2'-0"	4	24	10.1/8	9	2	530
15	1.23	6'-1"	3'-10"	2'-3"	6	30	12.1/2	11	2.1/4	740
18	1.77	6'-1"	3'-10"	2'-3"	9	36	15.1/2	12	2.1/2	990
24	3.14	6'-1"	2'-6"	3'-7"	9.1/2	48	16.13/16	14	3	1520
30	4.91	6'-1"	1'-7"	4'-6"	12	60	18.1/2	15	3.1/2	2190
36	7.07	8'-1"	2'-11"	5'-3"	15	72	24.5/16	20	4	4100
42	9.62	8'-2"	2'-11"	5'-3"	21	78	27.1/2	22	4.1/2	5380
48	12.57	8'-2"	2'-2"	6'-0"	24	84	28.1/2	22	5	6500
54	15.90	8'-2"	2'-9"	5'-5"	27	90	33.1/8	24	5.1/2	8240
60	19.63	8'-3"	3'-3"	5'-0"	30	96	36.11/16	24	6	8730
66	23.76	8'-3"	2'-3"	6'-0"	24	102	36.1/8	24	6.1/2	10710

MEETS ASTM C-76



PIPEDATA

FILE NAME: 1200PCFLAREDATA_DET

ISSUE DATE: January 2007

www.vanguardprecast.com

Round Flared End Section Data Sheet

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Storm Runoff Calculations

Hippo Vet Clinic - Highland

8397-02 6/11/2025 KAR

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Highland, UT area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 24-hr storm event. Storm water runoff has been calculated for a fully developed site.

The calculations are as follows:

Drainage Area:

Total Area =	0.96 acre or	41,920 ft ²
Runoff Coefficients		
Paved Area	20,152	C = 0.9
Roof	8,428	C = 0.9
Landscaped Area	13,340	C = 0.2
Weighted Runoff Coefficient		C = 0.68

LID Retention

80 th Percentile Rainfall Event (d)	0.5 in
Is the site Feasible for LID?	Yes
Site Imperviousness (I)	0.68
NRCS Soil Group	B
Rv Equation	0.84/1.169
Rv (Soil Group A: 0.84/1.302; B: 0.84/1.169; C/D: 0.83/1.122)	0.54
V _{total} = Rv x d x Total Site SF	947 c.f.

Percolation Rate:

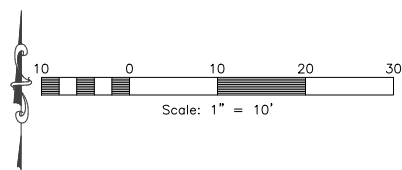
Drainage Area	1,294 s.f.
Perc Rate	3 mpi
Percolation out	(1in/perc rate)*(1ft/12in)*(1min/60sec)/Bot Area of Di
	0.60 cfs

Volume of Run-off for 100-year Storm Event:

C =	0.68					
I =	See Below in/hr					
A =	41920.00 ft ²					
Q(out) =	0.60 ft ³ /s					
time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	6.53	4.29	1287	180	1108
10	600	4.97	3.27	1960	359	1600
15	900	4.1	2.69	2425	539	1886
30	1800	2.76	1.81	3265	1078	2187
60	3600	1.71	1.12	4046	2156	1890
120	7200	0.942	0.62	4457	4312	145
180	10800	0.642	0.42	4557	6468	-1911
360	21600	0.35	0.23	4968	12935	-7967
720	43200	0.206	0.14	5648	25871	-20022
1440	86400	0.105	0.07	5962	51742	-45780

SUMMARY:

The required 100-yr storage volume is	2,187	cubic feet
The required LID Retention volume is	947	cubic feet
Drawdown Time	0.6	hours

Know what's below.
Call before you dig.

Notice:

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NOTE:
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REVISIONS	DATE	DESCRIPTION
02-05-25	NF	City Comments
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05-08-25	NF	City Comments
06-17-25	CK	City Comments

10272 N County Blvd Veterinary Clinic
Highland, Utah
HIGHLAND UTAH COUNTY, UTAH

Basin Detail



Project Info.

Engineer: JEREMY A. DRAPER, P.E.

Draftsman: N. FICKLIN

Begin Date: OCTOBER 2024

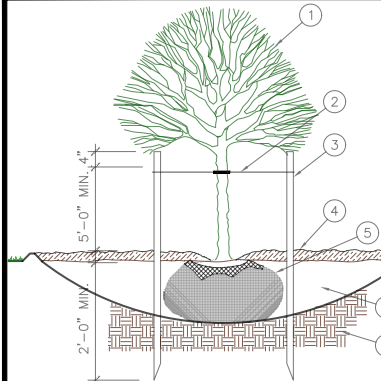
Name: COUNTY BLVD

VETERINARY CLINIC

Number: 8397-02

C601

18 Total Sheets

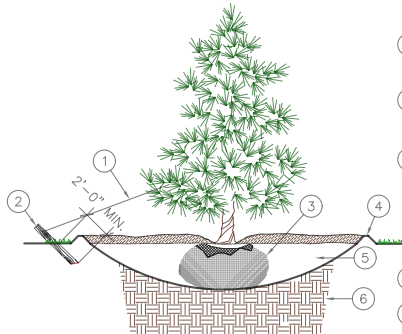


- 1 PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
- 2 LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
- 3 METAL T-POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.
- 4 CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR.
- 5 REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE.
- 6 BACKFILL WITH NATIVE SOIL
- 7 UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

DECIDUOUS TREE PLANTING

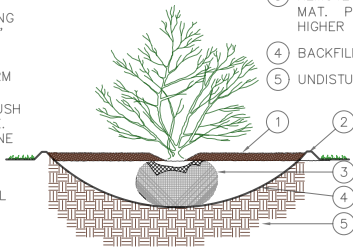
NTS



NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

CONIFEROUS TREE PLANTING

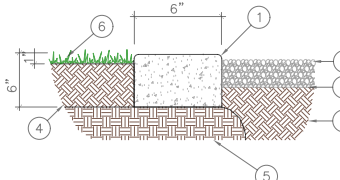
NTS



NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

SHRUB PLANTING

NTS



CONCRETE MOW STRIP

NTS

PLANT TABLE

TREES				
Quantity	Symbol	Scientific Name	Common Name	Size
3		Acer platanoides 'Crimson Sentry'	Crimson Sentry Norway Maple	2" cal.
6		Gleditsia triacanthos 'Imperial'	Imperial Honey Locust	2" cal.
20		Malus sp. 'Red Barron'	Red Barron Crabapple	2" cal.
3		Pinus nigra 'Arnold's Sentinel'	Arnold's Sentinel Pine	6' Ht
5		Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" cal.

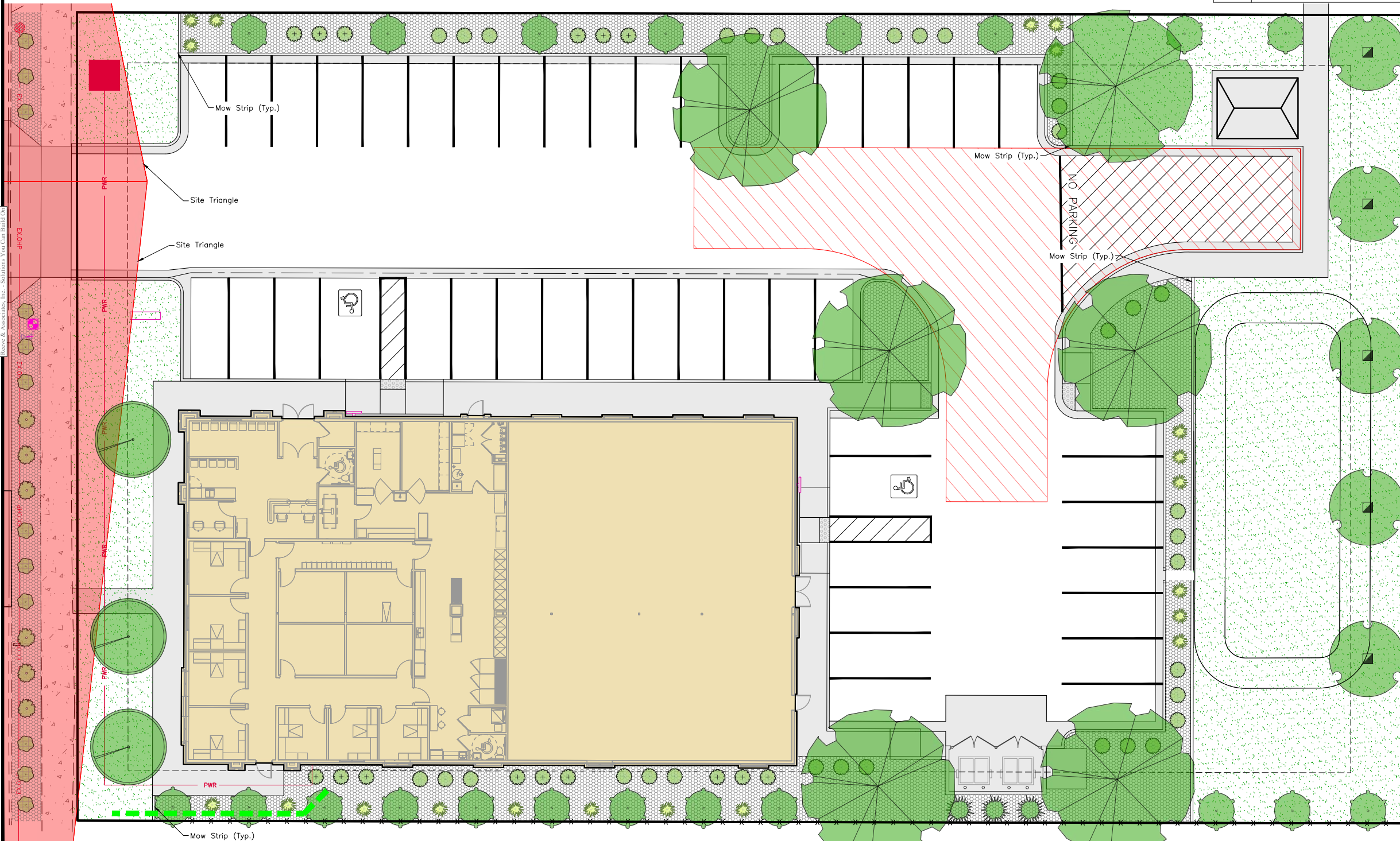
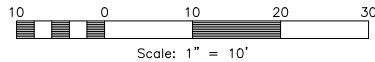
SHRUBS				
Quantity	Symbol	Scientific Name	Common Name	Size
12		Juniperus communis 'Mondap'	Alpine Carpet Juniper	5 gal.
33		Potentilla fruticosa 'Gold Drop'	Gold Drop Cinquefoil	5 gal.
6		Rhus aromatica 'Autumn Amber'	Autumn Amber Sumac	5 gal.
15		Spiraea bumalda 'Gold Mound'	Gold Mound Spirea	5 gal.

ORNAMENTAL GRASS				
Quantity	Symbol	Scientific Name	Common Name	Size
20		Calamagrostis 'Karl Foerster'	Karl Foerster Grass	1 gal.

OTHER		
Symbol	Description	Type
	Turf Grass - Sod	Sod
	Kentucky Bluegrass Mix - 3 Species Minimum	
	Rock Mulch - Southtown Cobble	1.5-2" Dia.
	Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	3" Depth
	Concrete Mow Strip	6"x6"

PLANTING NOTES

1. This planting plan is diagrammatic and plant locations are approximate. Contractor to verify all quantities and do their own takeoffs.
2. Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
3. Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
4. Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
5. Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
6. All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
7. Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
8. Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
9. Edging or Curbing shall be installed as shown on the plan to separate grass from shrub beds.
10. Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the owners representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
11. Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not crowd out small perennial plants with excessive mulch.
12. Provide a 3' minimum diameter circle "tree ring" around trees that are placed within lawn areas. Place a 3" min. depth of mulch. Use shredded bark mulch or match mulch being used for shrub beds.
13. The contractor shall maintain all work until work is complete and accepted by the Owner. The contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing and irrigating.



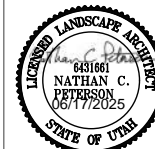
Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 671-3100 www.reeve.co

RA

REVISIONS	DESCRIPTION
DATE	






**10272 N County Blvd Veterinary Clinic
Highland, Utah**
HIGHLAND UTAH COUNTY, UTAH

Landscape Plan



Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: N. PETERSON
Begin Date: OCTOBER 2024
Name: COUNTY BLVD VETERINARY CLINIC
Number: 8397-02

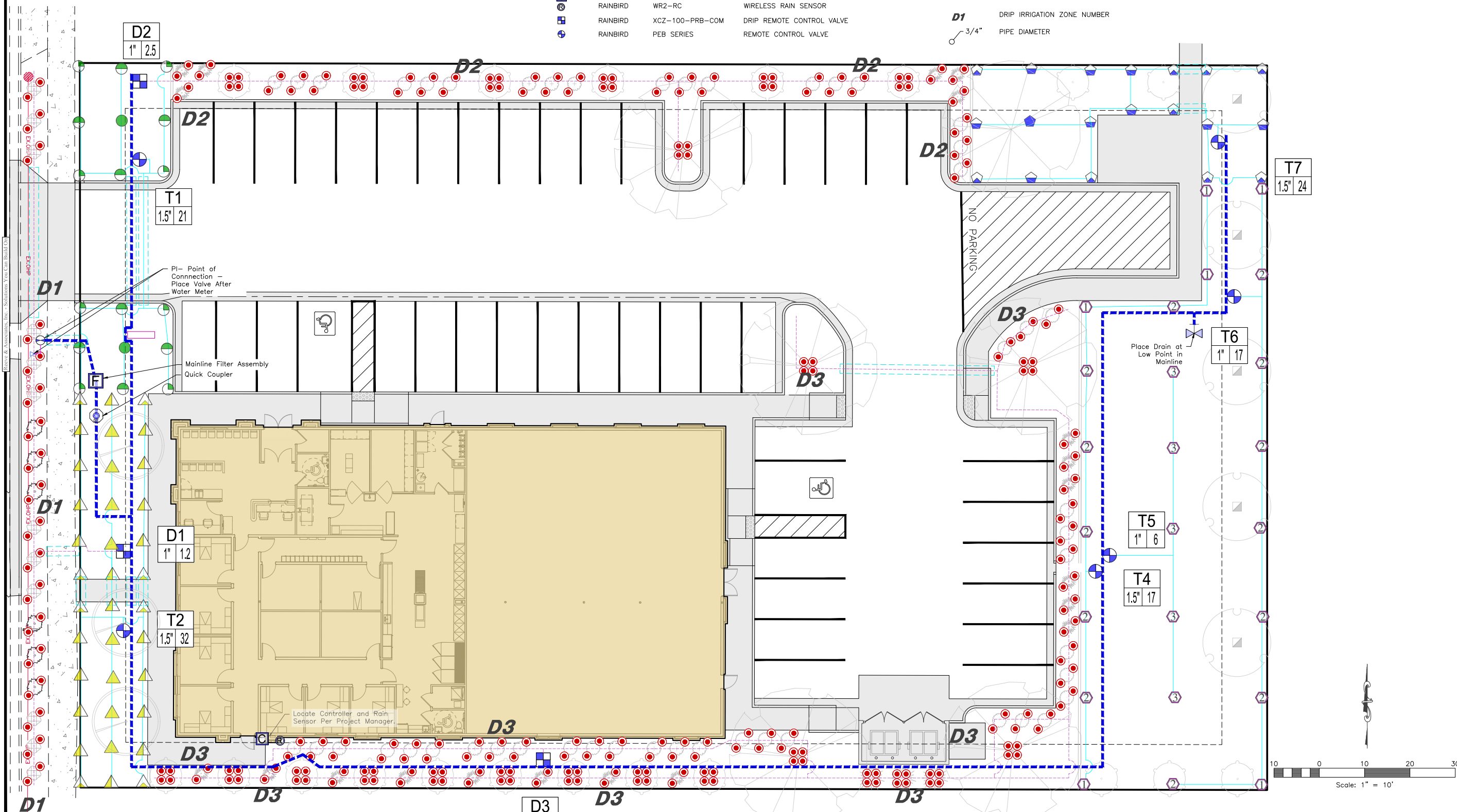
C700

PIPE	SYMBOL		CATALOG #	DESCRIPTION
1.5"		SCH. 40	PVC MAIN LINE	PRESSURIZED IRRIGATION MAIN LINE IRRIGATION LINE; SIZE AS FOLLOWS: 3/4" (0-8 gpm), 1" (8-12 gpm), 1 1/4" (12-22 gpm), 1 1/2" (22-30 gpm), 2" (30-50 gpm)
		SCH. 40	PVC LATERAL LINE	
		SCH. 40	PVC SLEEVE	2 X DIA. - USE UNDER PAVEMENT
DRIP	SYMBOL	MANUFACT.	CATALOG #	DESCRIPTION
		RAINBIRD	XB-T-20-PC	XERIBUG DRIP EMITTERS, 2 GAL/HOUR 1 EMITTER PER 1 GALLON PLANT 2 EMITTERS PER 5 GALLON PLANT 4 EMITTERS PER TREE (OUTSIDE TURF AREAS)
		PVC/POLY	DRIP LATERAL LINE	1/2"-3/4" LATERAL SUPPLY LINE

LABELS

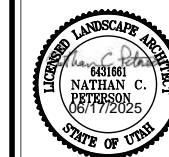
The diagram illustrates the placement of labels on a drip irrigation system. It shows a mainline with a pressure gauge, a manifold with valves, and a drip line with a pressure gauge. Labels are placed as follows:

- T1**: Turf Valve Number
- D1**: Drip Valve Number
- 1.5 | 21**: Gallons Per Minute (GPM) and Valve Size for the Turf Valve
- 1 | 5**: Gallons Per Minute (GPM) and Valve Size for the Drip Valve
- D1**: Drip Irrigation Zone Number
- 3/4"**: Pipe Diameter



REVISIONS	DESCRIPTION

10272 N County Blvd Veterinary Clinic
Highland, Utah
HIGHLAND UTAH COUNTY, UTAH



Project Info.

Engineer:

JEREMY A. DRAPER,
Drafter

Drafter:
N. PETERSON

Begin Date:

OCTOBER 2024

County Blvd

VETERINARY CLINIC

8307-02

Number: 8597-02

0701

C701

18	Total Shear
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Page 135 of 1



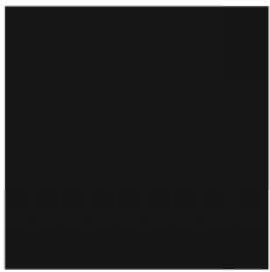
STONE VENEER
ELDORADO STONE
-CLIFFSTONE
-MANZANITA (COLORWAY)



MODULAR FACE BRICK
INTERSTATE BRICK
-COLUMBARD (COLORWAY)



PRE-FINISHED ALUMINUM AWNING
OIL RUBBED BRONZE



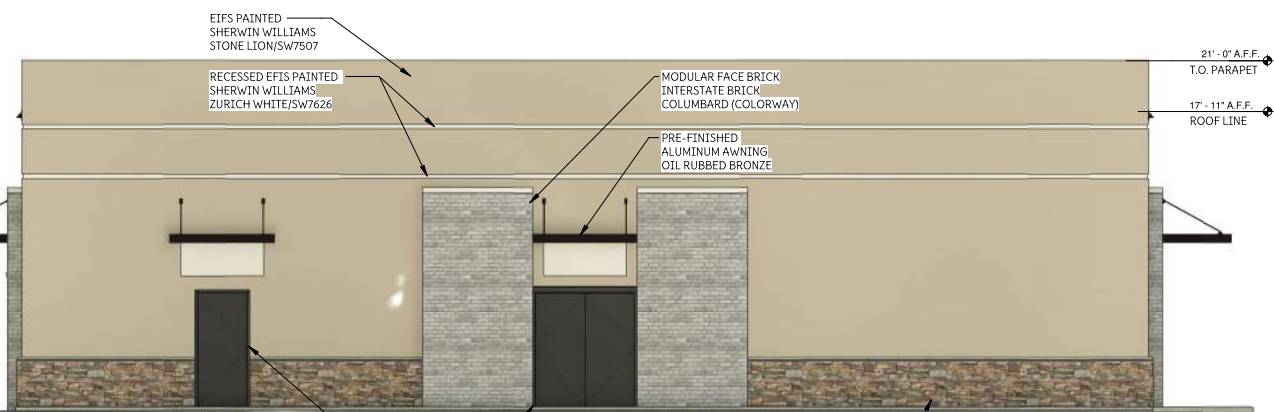
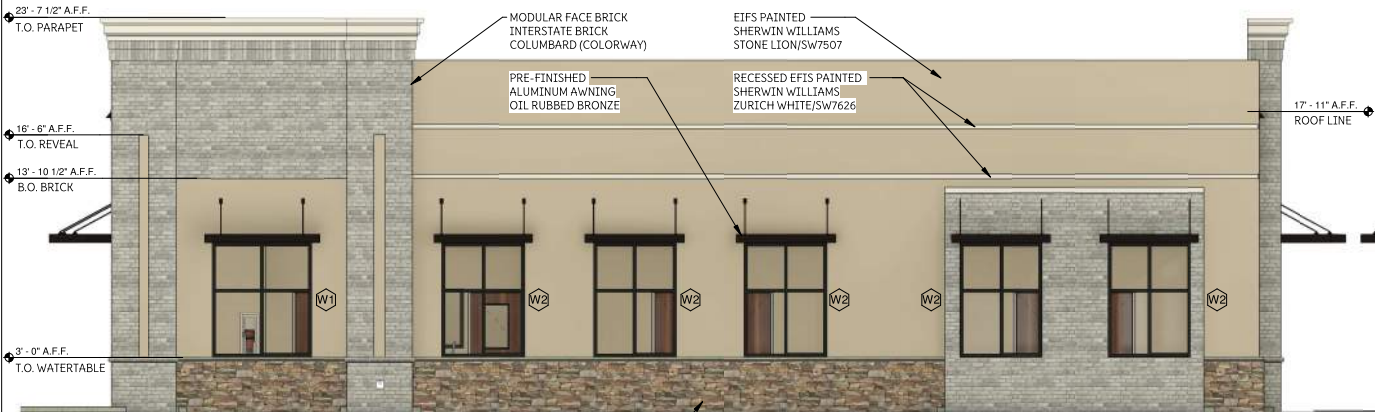
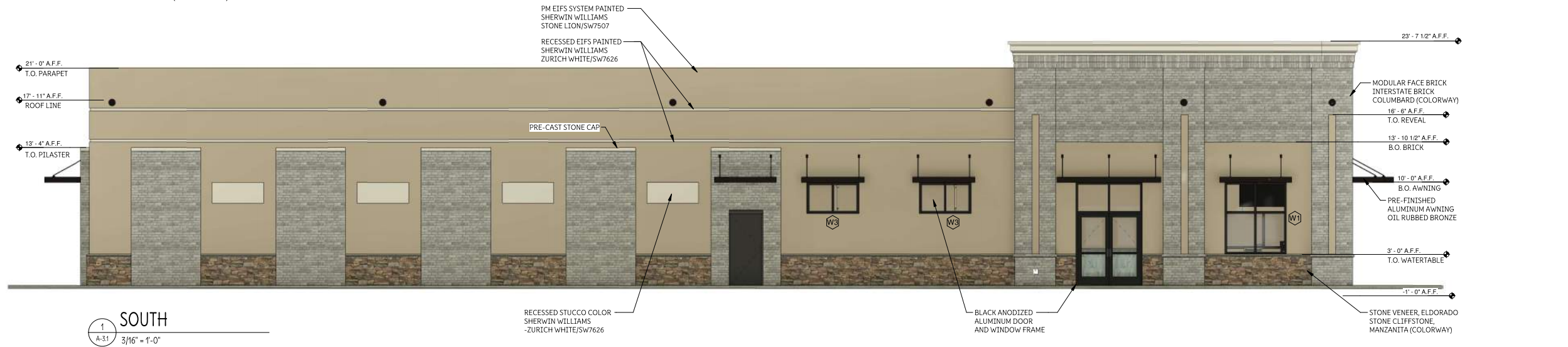
BLACK ANODIZED ALUMINUM
DOOR AND WINDOW FRAMES



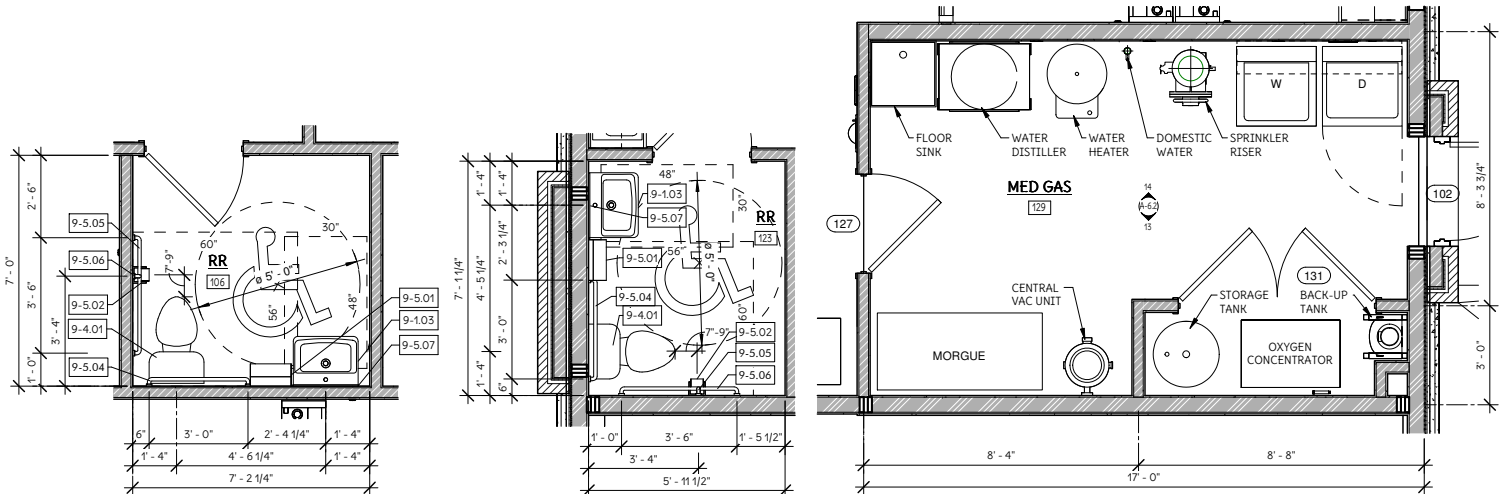
PM EIFS SYSTEM COLOR
SHERWIN WILLIAMS
-STONE LION/SW7507



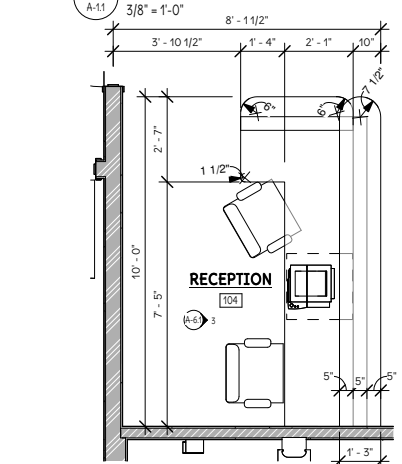
PM EIFS SYSTEM COLOR
SHERWIN WILLIAMS
-ZURICH WHITE/SW7626



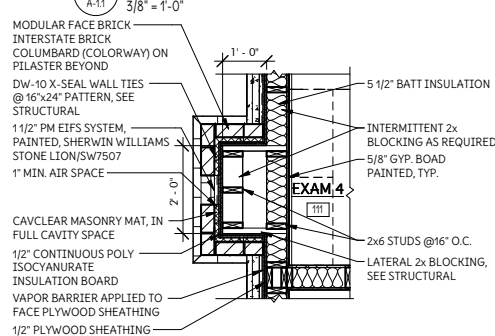
PARTITION SCHEDULE	
TYPE	DESCRIPTION
A	EXTERIOR WALL WITH 2X6 WOOD STUDS @ 16" O.C. FULLY INSULATED w/ R-19 FIBERGLASS BATTS. ANCHOR SILL PLATE WITH 5/8" ANCHOR BOLTS AT 32" O.C. MIN WITH 1-1/2" PM EIFS SYSTEM FINISH OVER TYVEK HOUSE WRAP ON 1/2" PLYWOOD SHEATHING. PRECAST WATER TABLE AT 3'-0" w/ FLASHING. STONE VENEER OVER 1/2" INSULATED CEMENT BOARD AND TYVEK HOUSE WRAP ON 1/2" PLYWOOD SHEATHING, 5/8" GYP. BOARD PAINTED WITH LEVEL 5 FINISH EPOXY PAINT AT INTERIOR
B	EXTERIOR WALL WITH 2X6 WOOD STUDS @ 16" O.C., ANCHOR SILL PLATE w/ 5/8" ANCHOR BOLTS @ 32" O.C. MIN. WITH MODULAR BRICK VENEER OVER 1/2" CONTINUOUS INSULATION OVER TYVEK HOUSE WRAP ON 1/2" PLYWOOD SHEATHING. SEE BUILDING ELEVATIONS FOR HEIGHT.
C	INTERIOR PARTITION - 2X4 WOOD STUDS @ 16" O.C. UP TO 14'-0" A.F.F. FULLY INSULATED w/ 3 1/2" FIBERGLASS BATT INSULATION w/ 5/8" GYP. BD. PAINTED ON BOTH SIDES (TYP.)
D	INTERIOR PARTITION - SOUND ATTENUATING PARTITION - 2X6 WOOD STUD @ 16" O.C. WALL FRAMING TO EXTEND TO BOTTOM OF ROOF DECK. FULLY INSULATED WITH 5 1/2" ROCKWOOL INSULATION w/ 5/8" GYP. BD. PAINTED w/ LEVEL 5 FINISH EPOXY PAINT ON BOTH SIDES (TYP.)
E	INTERIOR PARTITION - 2X8 WOOD STUD @ 16" O.C. WALL FRAMING TO EXTEND TO BOTTOM OF ROOF DECK w/ 5/8" GYP. BD. PAINTED w/ LEVEL 5 FINISH EPOXY PAINT ON BOTH SIDES (TYP.)
F	INTERIOR PARTITION - SOUND ATTENUATING PARTITION - 2X4 WOOD STUDS @ 16" O.C. FRAMING TO EXTEND TO BOTTOM OF ROOF DECK. FULLY INSULATED w/ 3 1/2" ROCKWOOL BATT INSULATION w/ 5/8" GYP. BD. PAINTED w/ LEVEL 5 FINISH EPOXY PAINT ON BOTH SIDES (TYP.)
G	2x4 INTERIOR KNEE WALL w/ WOOD STUDS @ 16" O.C. w/ POWDER DRIVEN FASTENERS @ 12" O.C. 5/8" GYP.BD. EACH SIDE PAINTED w/ w/ LEVEL 5 FINISH EPOXY PAINT ON BOTH SIDES (TYP.).
H	INTERIOR PARTITION - 2X4 WOOD STUD @ 16" O.C. UP TO 14'-0" A.F.F. w/ 5/8" GYP. BD. PAINTED w/ LEVEL 5 FINISH EPOXY PAINT ON EXTERIOR ONLY (TYP.)
I	INTERIOR PARTITION - 1 HR RATED SOUND ATTENUATING PARTITION - 2X6 WOOD STUD @ 16" O.C. WALL FRAMING TO EXTEND TO BOTTOM OF ROOF DECK. FULLY INSULATE WITH 5 1/2" BATT INSULATION w/ 5/8" TYPE "X" GYP. BD. PAINTED w/ LEVEL 5 FINISH EPOXY PAINT ON CLINIC SIDE (TYP.) TAPE AND MUD ONLY FUTURE. (UL 305 ASSEMBLY)
J	INTERIOR PARTITION - 2X6 WOOD STUD @ 16" O.C. WALL FRAMING. FULLY INSULATE WITH 5 1/2" ROCKWOOL INSULATION w/ 5/8" GYP. BD. PAINTED w/ LEVEL 5 FINISH EPOXY PAINT ON BOTH SIDES (TYP.)
K	INTERIOR PARTITION - 1 HOUR RATED - 2X4 WOOD STUDS @ 16" O.C. FRAMING TO EXTEND TO BOTTOM OF ROOF DECK. FULLY INSULATED w/ 3 1/2" ROCKWOOL BATT INSULATION w/ 5/8" TYPE "X" GYP. BD. PAINTED w/ LEVEL 5 FINISH EPOXY PAINT ON BOTH SIDES (TYP.)
L	INTERIOR PARTITION - 1 HR RATED SOUND ATTENUATING PARTITION - 2X6 WOOD STUD @ 16" O.C. WALL FRAMING TO EXTEND TO BOTTOM OF ROOF DECK. FULLY INSULATE WITH 5 1/2" BATT INSULATION 1/2" PLYWOOD SHEATHING ON FUTURE SIDE w/ 5/8" TYPE "X" GYP. BD. PAINTED w/ LEVEL 5 FINISH EPOXY PAINT ON CLINIC SIDE (TYP.) TAPE AND MUD ONLY FUTURE. (UL 305 ASSEMBLY)



ENLARGED PLAN - RR 106

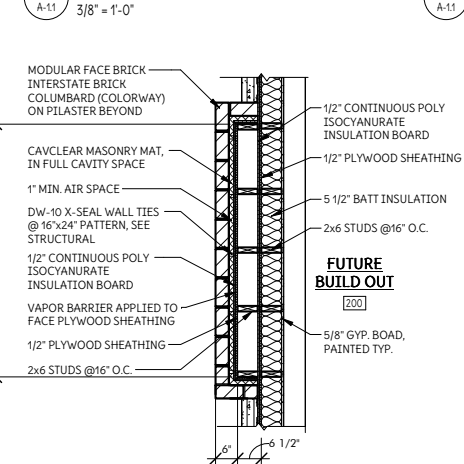


ENLARGED PLAN RECEPTION

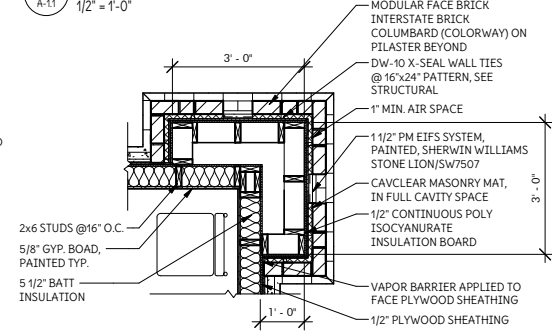


DETAIL @ ENTRY PILASTER

ENLARGED PLAN - RR 123

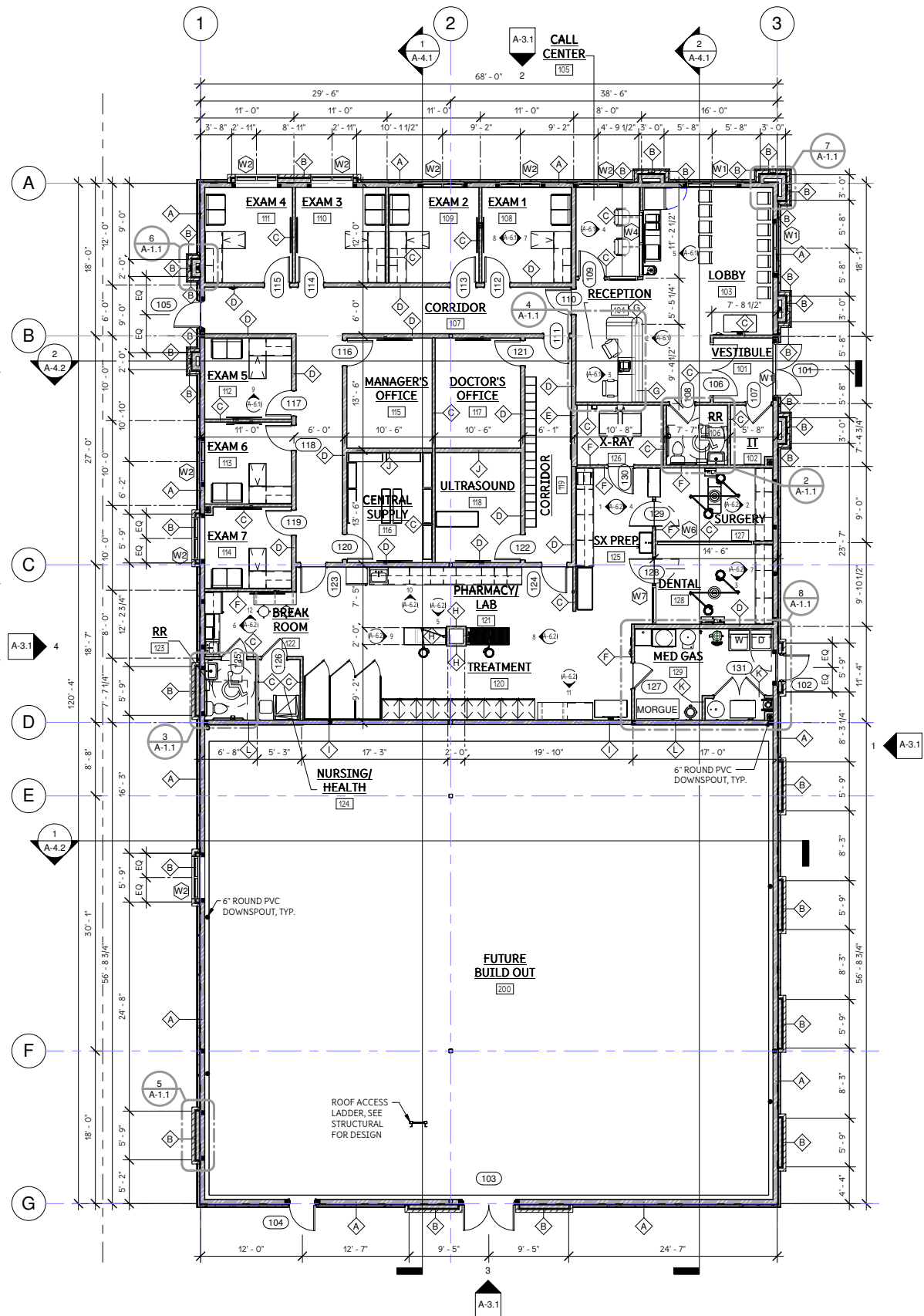


DETAIL @ PILASTER TYP.

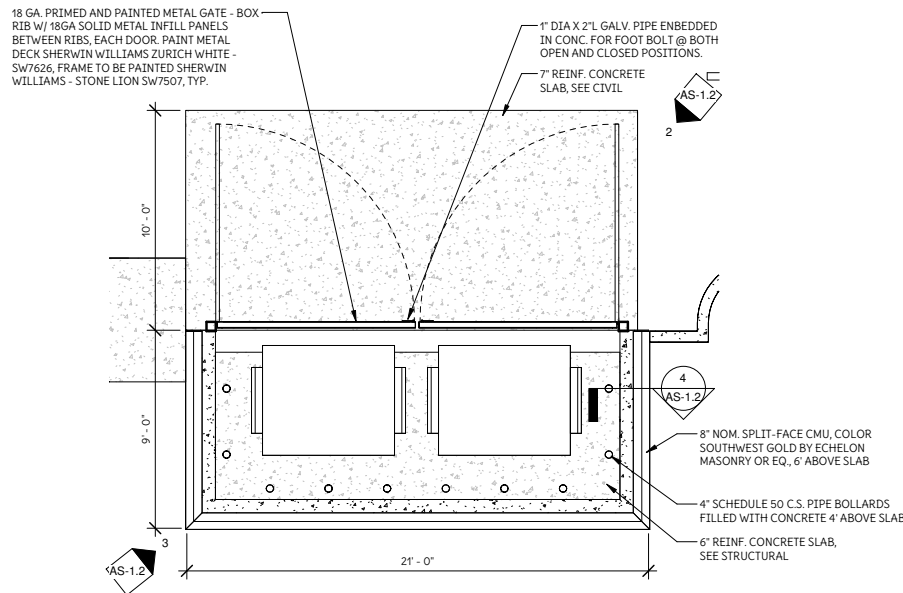


DETAIL @ PILASTER CORNER

ENLARGED PLAN - MED GAS

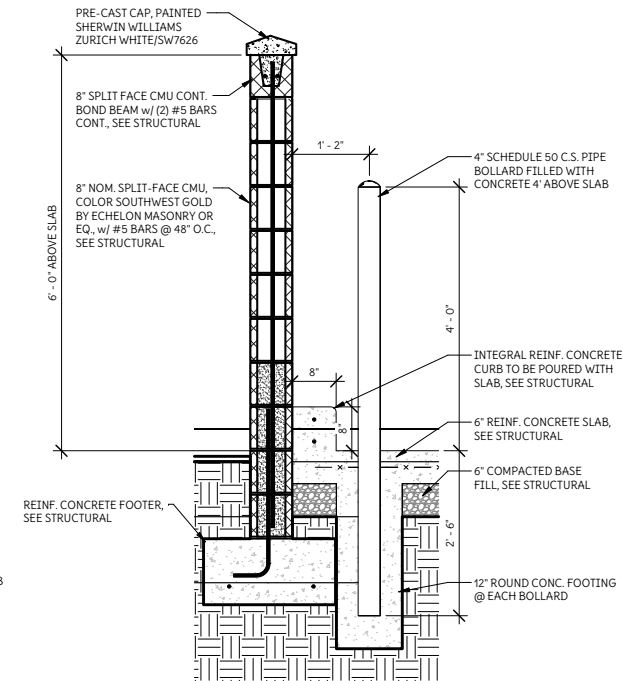


DIMENSION / REFERENCE PLAN



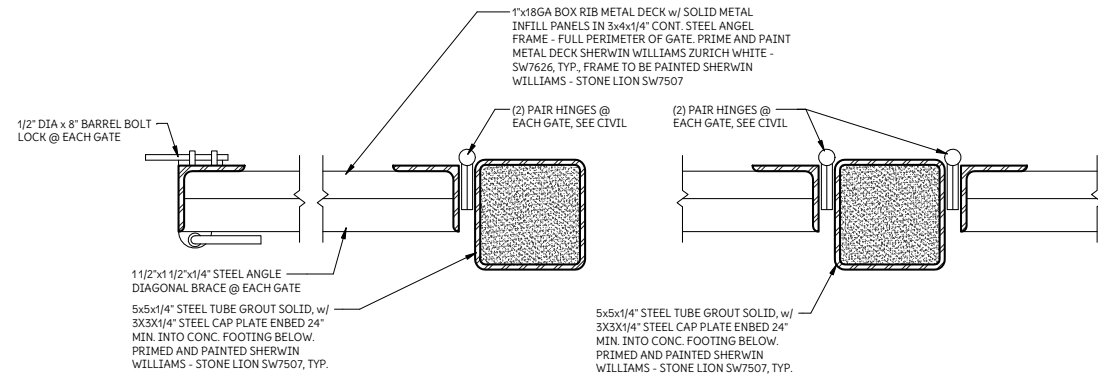
1
AS-1.2
1/4" = 1'-0"

ENLARGED PLAN - TRASH ENCLOSURE



4
AS-12
3/4" = 1'-0"

TYP. WALL SECTION - TRASH ENCLOSURE

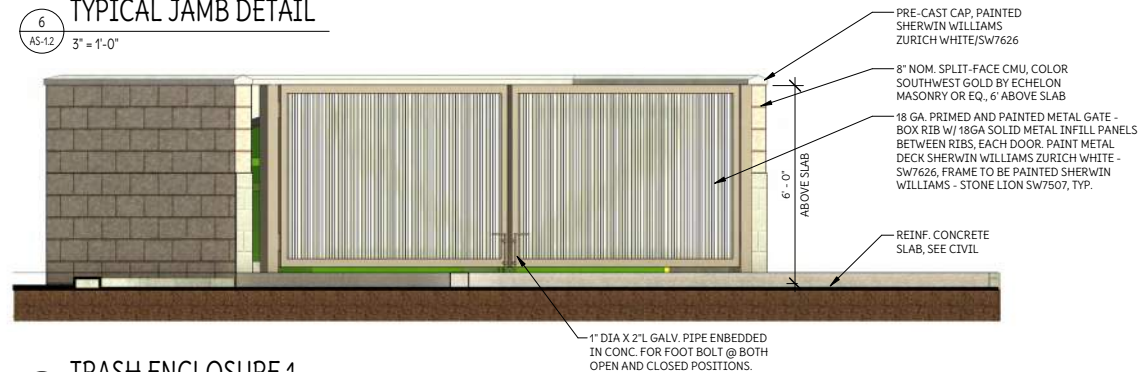


6
AS-12
3" = 1'-0"

TYPICAL JAMB DETAIL

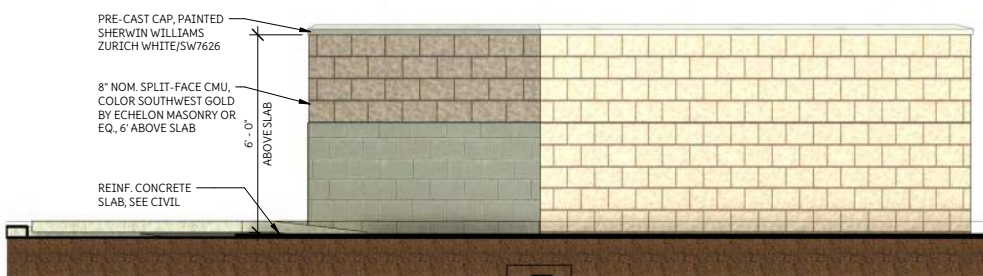


SPLIT FACE CMU
ECHOLON MASONRY
-SOUTHWEST GOLD



2
AS-12
3/8" = 1'-0"

TRASH ENCLOSURE 1



3
AS-12
3/8" = 1'-0"

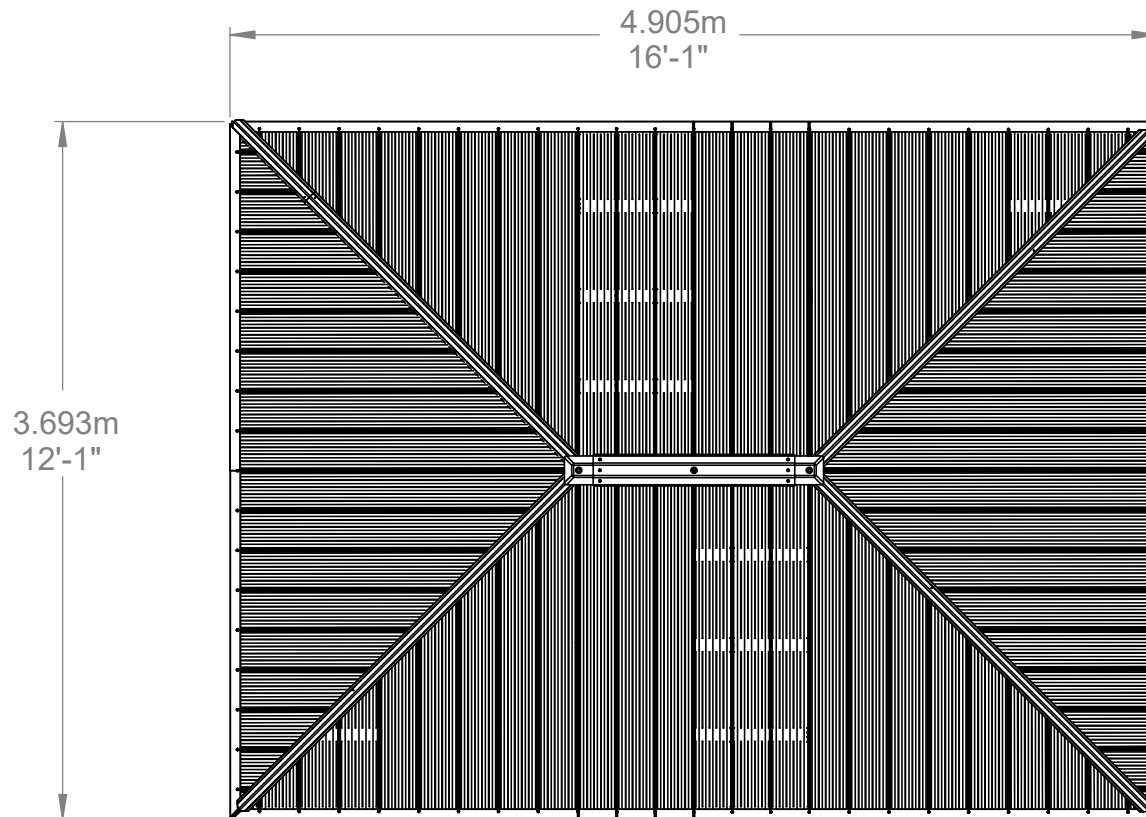
TRASH ENCLOSURE 2



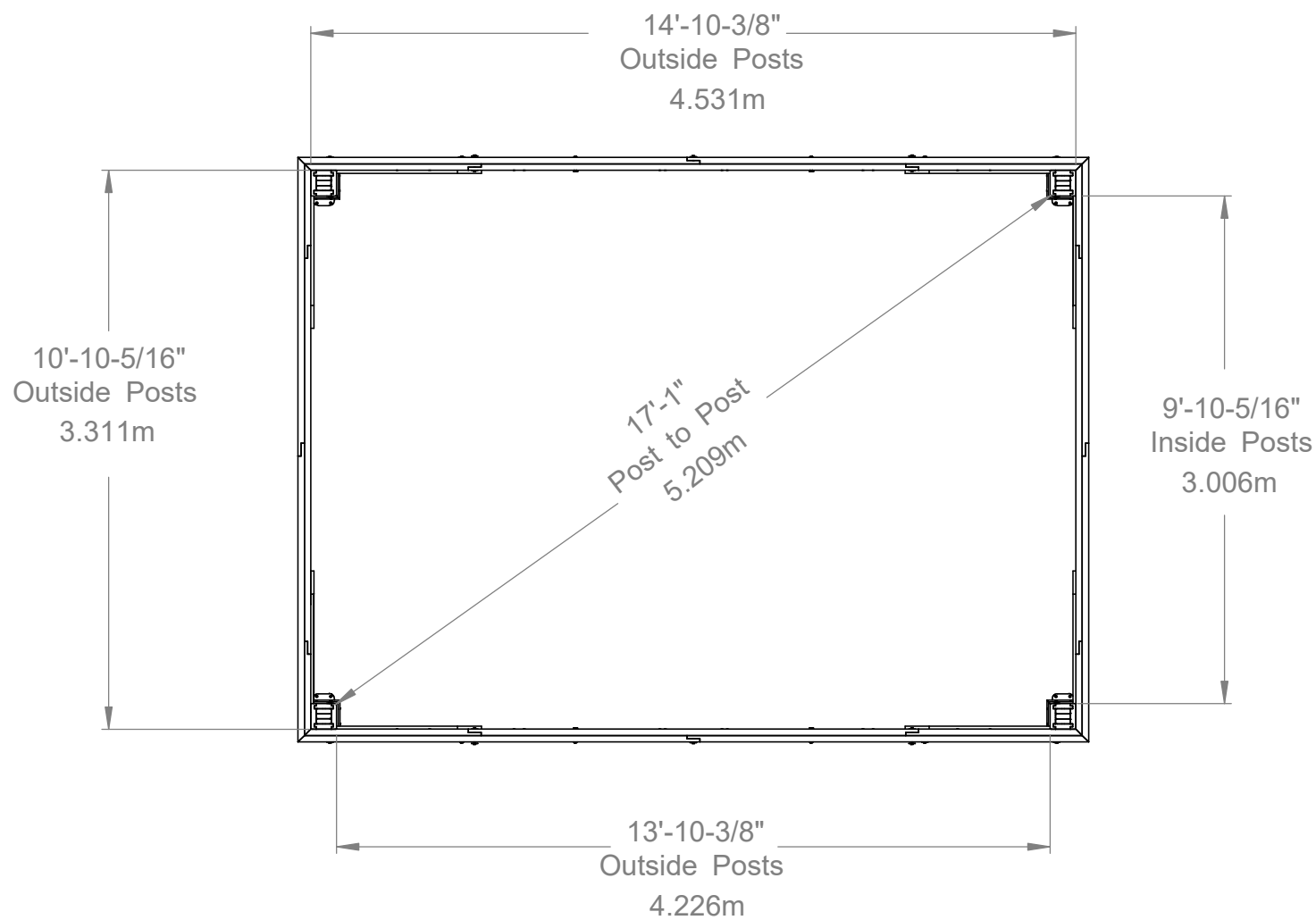
Release	Description
6-13-2025	PERMITTING/BID



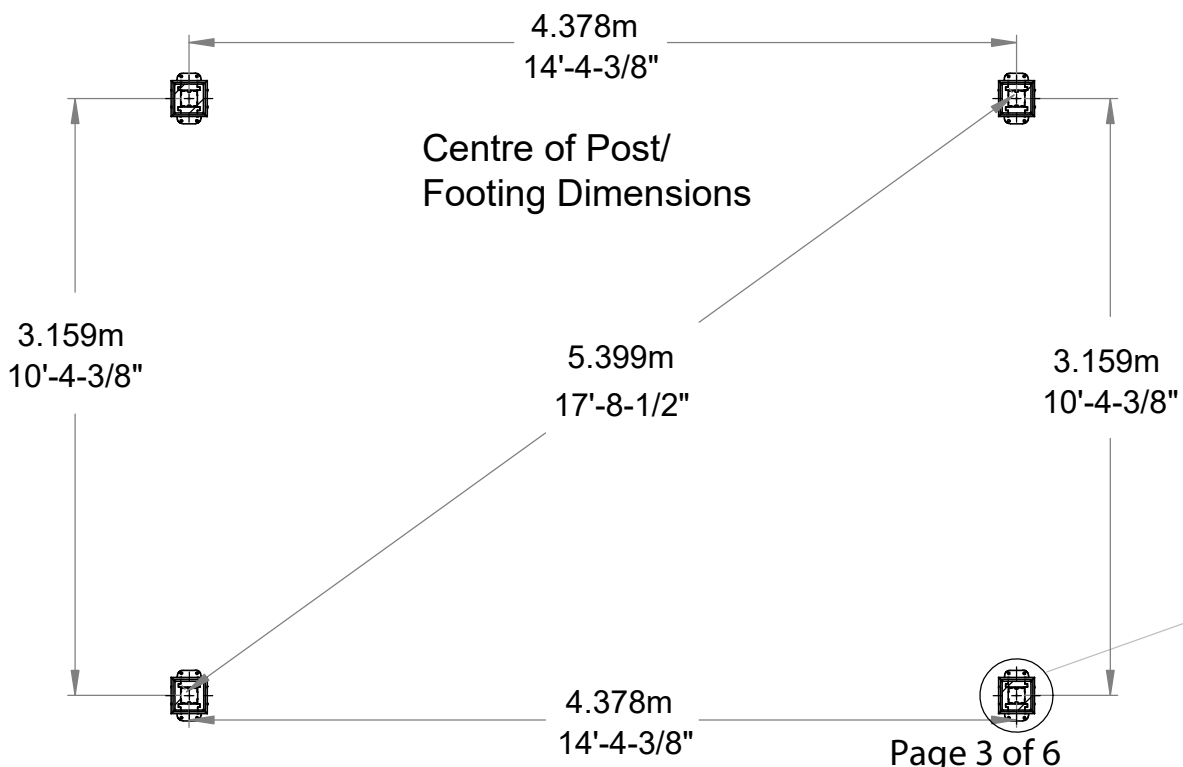
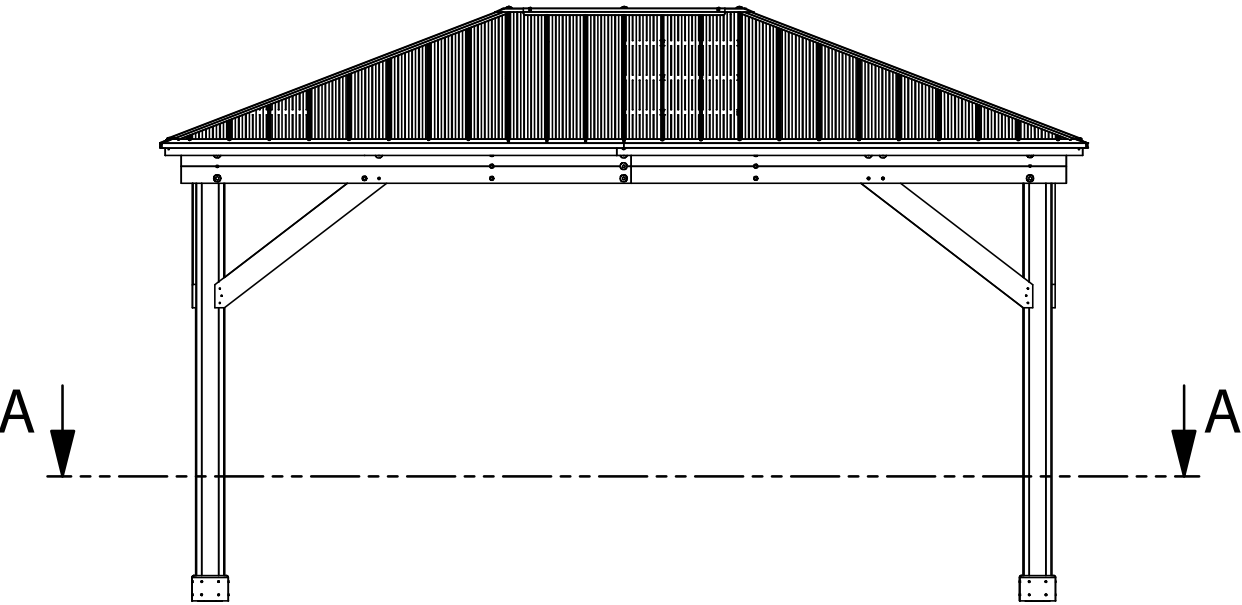
YM11915 - 12 x 16 Meridian Gazebo



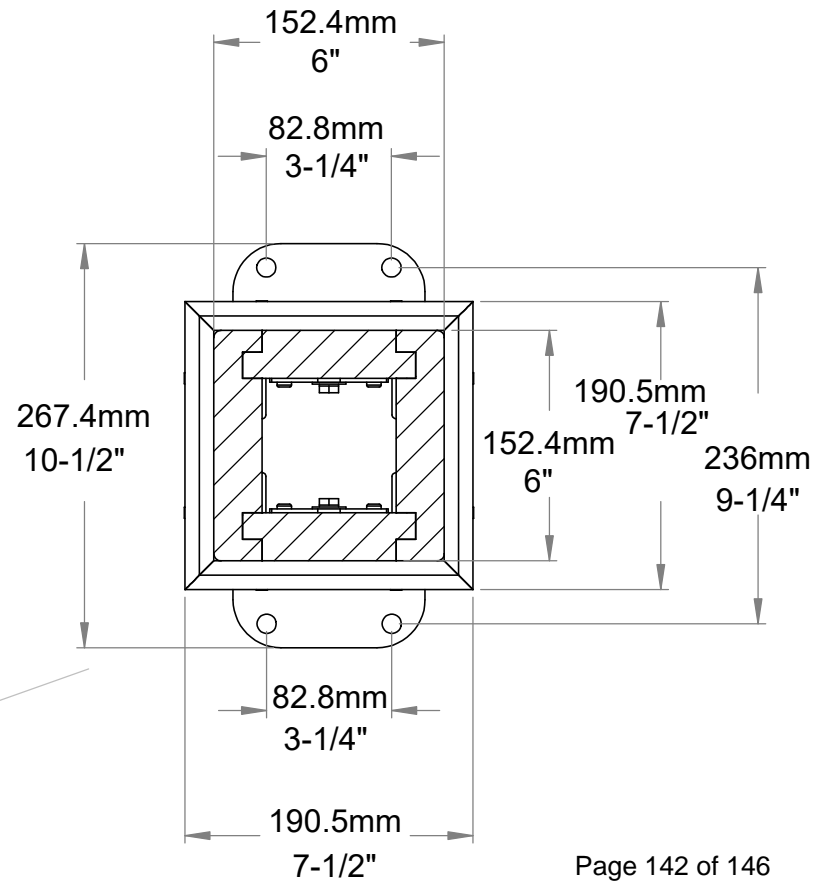
YM11915 - 12 x 16 Meridian Gazebo



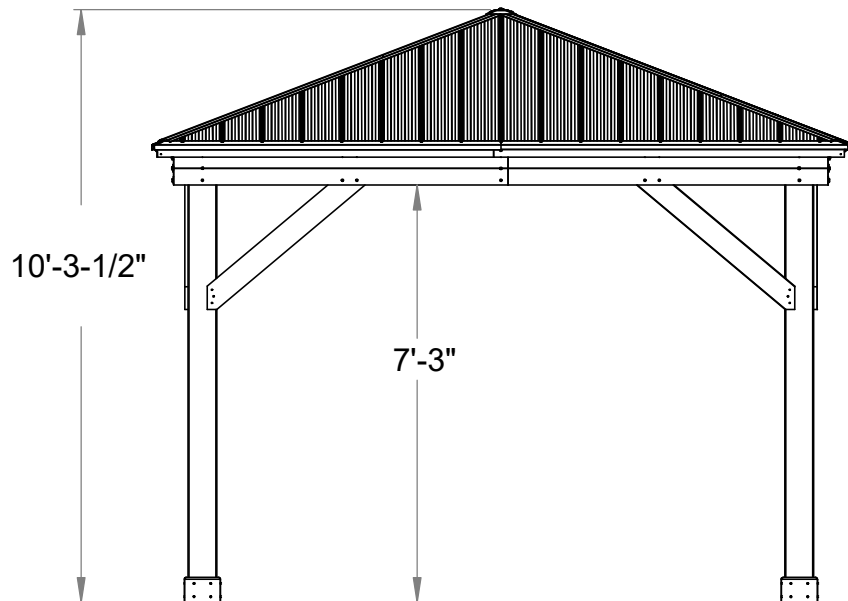
YM11915 - 12 x 16 Meridian Gazebo



Centre of Post/
Footing Dimensions



YM11915 - 12 x 16 Meridian Gazebo



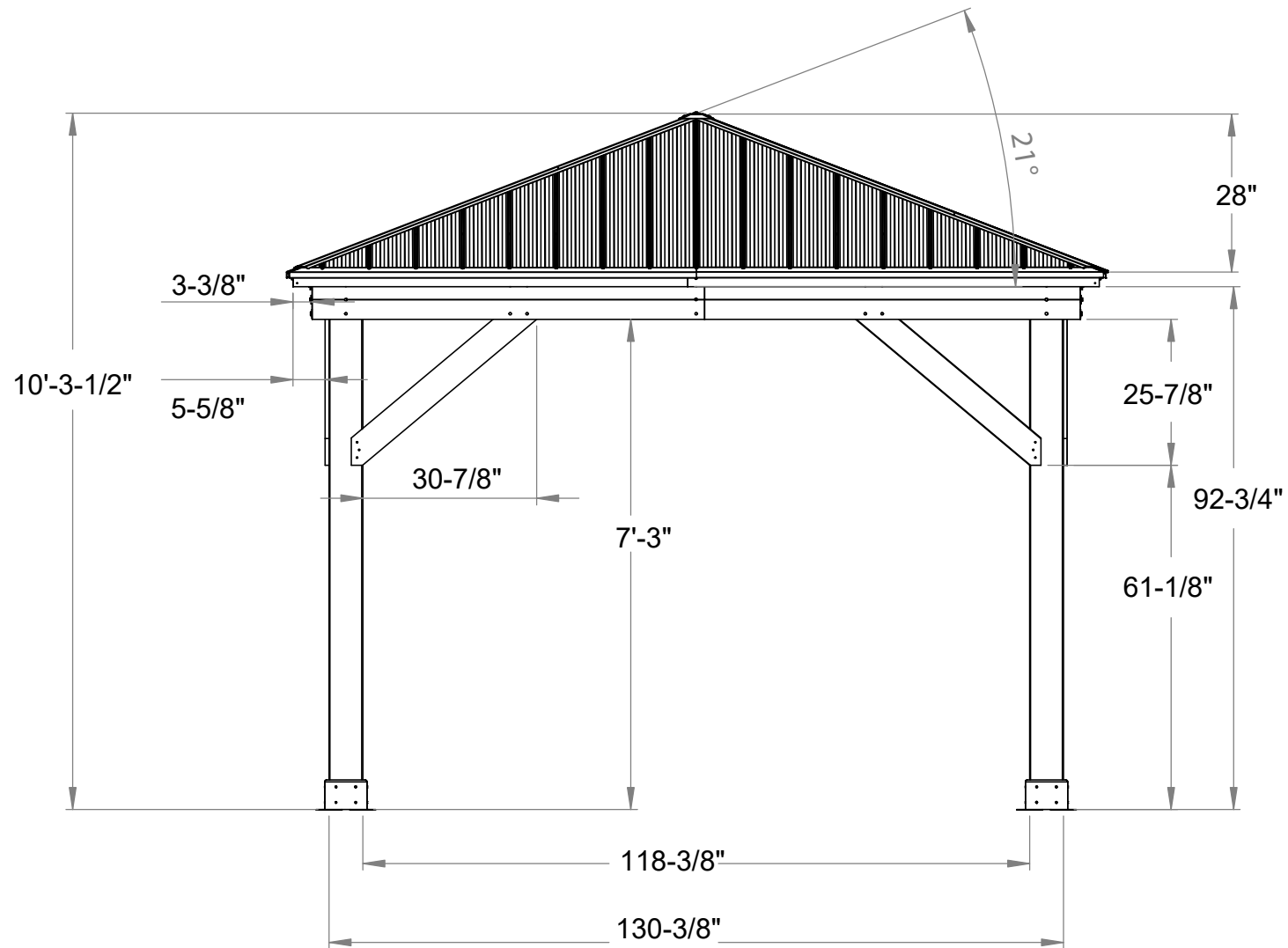
Peak Height
10' - 3.5" (3.14m)

Roof Dimensions
12' - 1" (3.69m) x 16' - 1" (4.90m)

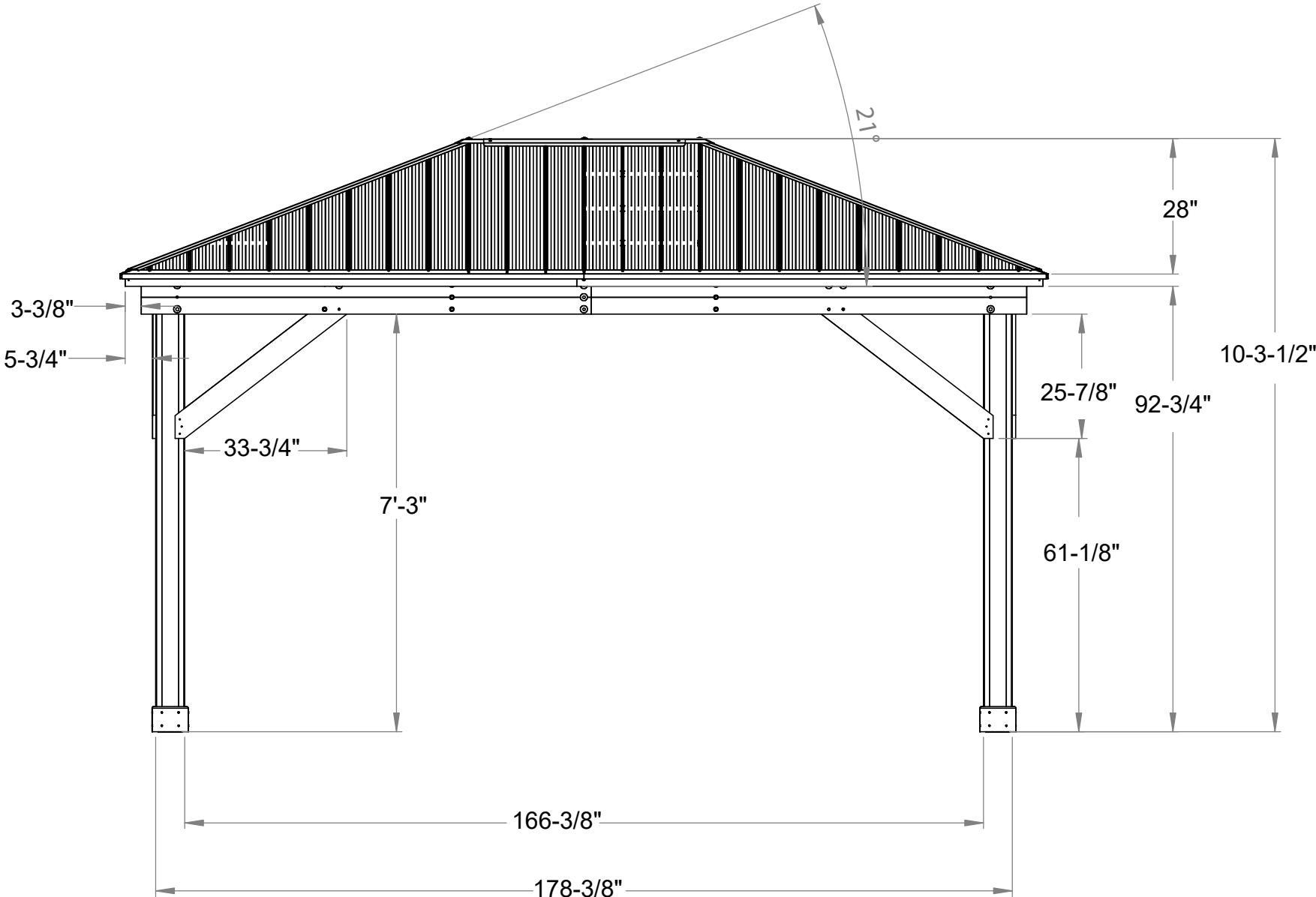
Outside Post Dimensions
10'-10-3.75" (3.31m) x 14'-10-0.50" (4.23m)

Ground to Bottom of Beam
7'-3" (2.21m)

YM11915 - 12 x 16 Meridian Gazebo

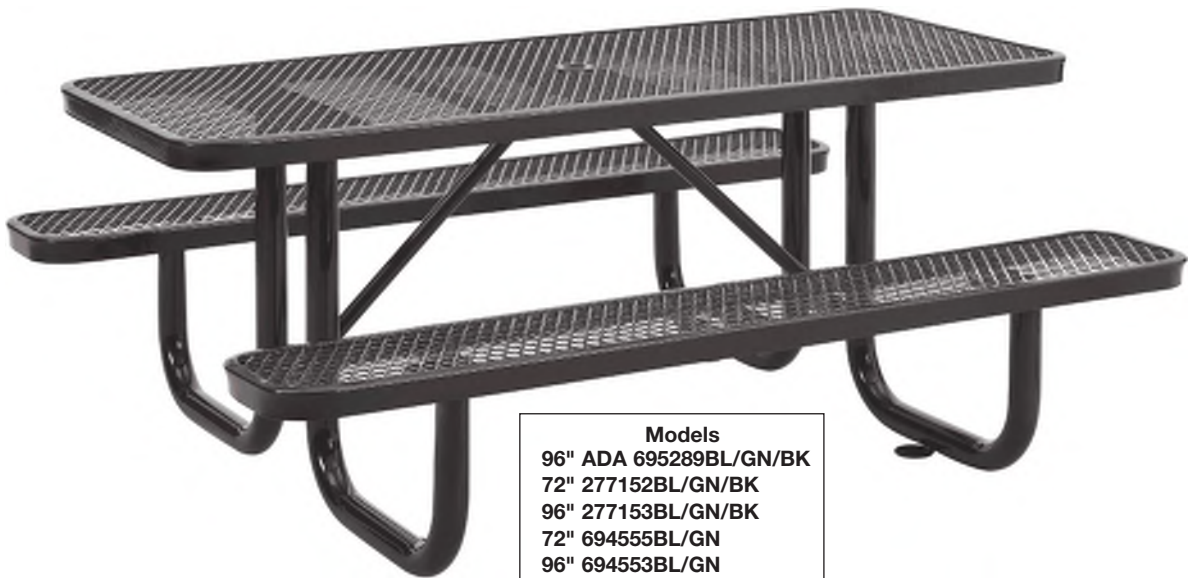


YM11915 - 12 x 16 Meridian Gazebo



Assembly Instructions	Instrucciones de Ensamblaje	Directives d'assemblage
Customer Service US: 1-800-645-2986	Servicio de atención al Cliente México: 01.800.681.6940	Service à la clientèle Canada: 888-645-2986

Rectangular Metal Mesh Picnic Table



Models
96" ADA 695289BL/GN/BK
72" 277152BL/GN/BK
96" 277153BL/GN/BK
72" 694555BL/GN
96" 694553BL/GN

These Assembly instructions and Warnings should be retained by maintenance or safety department for future reference. Routine maintenance and inspection of the equipment should be performed every six months. Damaged and worn parts should be removed from service until replaced or repaired to prevent safety hazards.

WARNING

- Assembly and installation of equipment should be performed by 2 people.
- Workers should use OSHA approved safety and lifting equipment.

WARNING

- This product contains chemicals which are known by the state of California to cause cancer, birth defects or other reproductive harm.

WARNING

- Do not climb on, under or through tables and benches.
- Two people required to move tables and benches.
- Do not use if any parts of bench or table are broken or damaged.
- Inspect and tighten hardware every six months.
- Replace rusted hardware and damaged components.