



HIGHLAND CITY

HIGHLAND PLANNING COMMISSION AGENDA

TUESDAY, JUNE 30, 2026

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

VIRTUAL PARTICIPATION



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



Email comments prior to meeting: planningcommission@highlandut.gov

7:00 PM REGULAR SESSION

Call to Order: Chair Christopher Howden

Invocation: Commissioner Wesley Warren

Pledge of Allegiance: Commissioner Jerry Abbott

1. UNSCHEDULED PUBLIC APPEARANCES

Anyone may share information with the City Council. If your comments require a response, staff or an official will contact you. Please limit your comments to three minutes per person. Please state your name.

2. CONSENT ITEMS

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

a. Approval of Meeting Minutes - May 26, 2026

Heather White, Deputy City Recorder

3. ACTION ITEMS

Items in this section are to be acted upon individually. A report will be given on these items.

a. ACTION: PUBLIC HEARING - Ricks Subdivision Preliminary Plat Approval *Land Use (Administrative)*

Rob Patterson, City Attorney/Planning & Zoning Administrator

The Planning Commission will hold a public hearing to consider a proposed preliminary subdivision plat application from Ty Ricks on behalf of JHL Holdings, Inc.

4. COMMUNICATION ITEMS

Items in this section are for notification and update. 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.highlandut.gov).

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 25th day of June, 2026
Attorney/Planning & Zoning Administrator

Rob Patterson, City

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



HIGHLAND PLANNING COMMISSION MINUTES

TUESDAY, May 26, 2026

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

Awaiting Formal Approval

7:00 PM REGULAR SESSION

Call to Order: Chair Christopher Howden

Invocation: Chair Christopher Howden

Pledge of Allegiance: Commissioner Debra Maughan

The meeting was called to order by Commission Chair Christopher Howden as a regular session at 7:00 PM. The meeting agenda was posted on the *Utah State Public Meeting Website* at least 24 hours prior to the meeting. The prayer was offered by Commissioner Howden and those in attendance were led in the Pledge of Allegiance by Commissioner Maughan.

PRESIDING: Chair Christopher Howden

COMMISSIONERS

PRESENT: Jerry Abbott, Sherry Kramer, Debra Maughan, Audrey Moore, Trent Thayn, Wesley Warren

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

OTHERS PRESENT: Jon Hart, Drew Parcell, Doug Courtney, Elizabeth Rice

1. UNSCHEDULED PUBLIC APPEARANCES

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

None was given.

2. CONSENT ITEMS

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

a. Approval of Meeting Minutes – April 28, 2026 General City Management

Heather White, Deputy City Recorder

Commissioner Warren MOVED to approve the meeting minutes from April 28, 2026. Commissioner Abbott

SECONDED the motion. All present were in favor. The motion carried unanimously.

3. ACTION ITEMS

Items in this section are to be acted upon by the city council. A report will be given on these items.

a. ACTION: Highland Mains Office Building Architecture Approval – Land Use (Administrative)
Rob Patterson, City Attorney/Planning & Zoning Administrator

The Planning Commission will review the proposed architecture of an office building within Highland Mains in the CR Zone.

Mr. Patterson reviewed the history and current status of Highland Mains. He explained that the applicant needed planning commission approval because they wanted to deviate from the original design. He reviewed the site plan and said the applicant was hoping to build a two-story office building with 31,500 sf per floor. The applicant wanted to condominium-ize the project with designs to house multiple tenants. Additional variety in façade was reviewed. He mentioned that the number of parking stalls provided was within code requirements.

Applicant Drew Parcell reviewed details about the project. He explained that tenants would lease their own space. Each office would have an outside entrance and second floor. It would not be a storage facility. They worked with the owner of Highland Mains and followed the development agreement. He talked about different kinds of tenants that the applicant thought might be interested in their project, including dentist or doctor offices, insurance, salon, etc. He said the building would not be set up for restaurants. The commissioners discussed changes to the façade and thought the building was more attractive as proposed. They liked the fact that the two developers worked together.

Commissioner Abbott MOVED that the Planning Commission accept the findings by staff and approve the building architecture and design for the lot 3 Highland Mains office building.

Commissioner Maughan SECONDED the motion.

The vote was recorded as follows:

<i>Commissioner Jerry Abbott</i>	<i>Yes</i>
<i>Commissioner Christopher Howden</i>	<i>Yes</i>
<i>Commissioner Sherry Kramer</i>	<i>Yes</i>
<i>Commissioner Debra Maughan</i>	<i>Yes</i>
<i>Commissioner Audrey Moore</i>	<i>Yes</i>
<i>Commissioner Trent Thayn</i>	<i>Yes</i>
<i>Commissioner Wesley Warren</i>	<i>Yes</i>

The motion carried 7:0

b. PUBLIC HEARING/ORDINANCE: Highland Mains Signage – Development Agreement Amendment Land Use (legislative)

Rob Patterson, City Attorney/Planning & Zoning Administrator

The Planning Commission will hold a public hearing to consider a proposed amendment to the legislative development agreement for Highland Mains related to signage.

Commissioner Howden recused himself from participating in the discussion and voting regarding Action Item 3b. stating that he had dealings with the owners. He asked that Commission Vice Chair Trent Thayn lead the discussion.

Mr. Patterson reviewed the details of the amendment and said the applicant wanted to install signs that were a little different than previously approved in the development agreement. The majority of changes were relatively minor to style or relocation/addition of wayfinding signs. He reviewed originally approved sign locations and compared it to an updated map with sign changes. He said the signs would not be digital and would not be illuminated internally. The planning commission reviewed turning lanes and entrances. Mr. Patterson showed the proposed sign compared to approved sign standards. He said commercial center freestanding signs were not allowed in the current development agreement but were regulated by code. In summary, he said the applicant was mainly asking for the signs to be 15 feet high, a reduction from 25 feet; no stone base; and three commercial center freestanding signs, one on Alpine Highway and two on SR-92.

Commissioner Thayn opened public hearing at 7:34 PM and asked for public comment.

Resident Doug Courtney pointed out that page 91 of the agenda packet specified that the letters on signs would be white with a black background. He also mentioned that the description indicated that the base of the sign would be aluminum with wood paint.

Resident Elizabeth Rice explained that the taller the sign on SR-92 the less visible it was to her. She talked about traffic speed on SR-92 and explained that the tall signs became a blur. The lower ones were more visible. She preferred the stone base.

Commissioner Thayn asked for additional comments. Hearing none, he closed the public hearing at 7:36 PM and asked for additional discussion.

Commissioner Moore thought composite material on signs would not last through winters and snow. She said it was important to have signs made out of durable material, like stone or cement, instead of wood or other materials. She also mentioned the winds in Highland. She thought the stone went along with the theme and didn't need to be removed. Commissioner Maughan agreed. She thought the original sign design was more attractive. Commissioner Abbott said he liked the monotone, the size of the sign with the major tenant on top but thought the rock on the bottom would be better. Commissioner Kramer recommended that the signs look more like the original. Commissioner Moore said it was important to maintain the integrity of the look for the area. The commissioners liked the proposed three shorter signs. They liked the general layout and number of proposed signs.

Commissioner Abbott MOVED that the Planning Commission recommend approval of the new layout with two signs on SR-92 and one on Alpine Highway, the tenant sign - adopt the adjustments and include three feet of stone on the bottom, and the monument sign - keep to the original but adjust to look like the proposal and incorporate the contrast to match the tenant sign.

Commissioner Moore SECONDED the motion.

The vote was recorded as follows:

<i>Commissioner Jerry Abbott</i>	<i>Yes</i>
<i>Commissioner Christopher Howden</i>	<i>Recused himself</i>
<i>Commissioner Debra Maughan</i>	<i>Yes</i>
<i>Commissioner Audrey Moore</i>	<i>Yes</i>
<i>Commissioner Trent Thayn</i>	<i>Yes</i>
<i>Commissioner Sherry Kramer</i>	<i>Yes</i>
<i>Commissioner Wesley Warren</i>	<i>Yes</i>

The motion carried 6:0

- c. **PUBLIC HEARING/ORDINANCE: Amendments to Process for Approving New Business Use Development Code Update (Legislative)**
Rob Patterson, City Attorney/Planning & Zoning Administrator
 The Planning Commissioner will hold a public hearing to consider amendments to the process by which a new business use may be permitted within a zone.

Mr. Patterson explained that the proposed changes brought Highland code in compliance with State Code. He reviewed the proposed process for approving a new business use.

Commissioner Howden opened the public hearing at 7:49 PM and asked for public comment. Hearing none, he closed the public hearing at 7:49 PM and asked for additional discussion. Hearing none, he called for a motion.

Commissioner Moore MOVED that the Planning Commission recommend that the City Council adopt the proposed amendments.

Commissioner Howden SECONDED the motion.

The vote was recorded as follows:

<i>Commissioner Jerry Abbott</i>	<i>Yes</i>
<i>Commissioner Christopher Howden</i>	<i>Yes</i>
<i>Commissioner Sherry Kramer</i>	<i>Yes</i>
<i>Commissioner Debra Maughan</i>	<i>Yes</i>
<i>Commissioner Audrey Moore</i>	<i>Yes</i>
<i>Commissioner Trent Thayn</i>	<i>Yes</i>
<i>Commissioner Wesley Warren</i>	<i>Yes</i>

The motion carried 7:0

- d. **PUBLIC HEARING/ORDINANCE: Planning Commission Requirements Amendments Development Code Update (Legislative)**
Rob Patterson, City Attorney/Planning & Zoning Administrator
 The Planning Commissioner will hold a public hearing to consider amendments to the regulations and requirements that govern the Planning Commission to conform to new state law.

Mr. Patterson reviewed the new process for removal of a planning commissioner. He reviewed causes for which a commissioner could be removed and gave training on impermissible bias. New and existing training requirements were discussed.

Commissioner Howden opened the public hearing at 8:07 PM and asked for public comment. Hearing none, he closed the public hearing at 8:07 PM and called for a motion.

Commissioner Warren MOVED that the Planning Commission recommend that the City Council adopt the proposed amendments.

Commissioner Maughan SECONDED the motion.

The vote was recorded as follows:

<i>Commissioner Jerry Abbott</i>	<i>Yes</i>
<i>Commissioner Christopher Howden</i>	<i>Yes</i>
<i>Commissioner Sherry Kramer</i>	<i>Yes</i>
<i>Commissioner Debra Maughan</i>	<i>Yes</i>
<i>Commissioner Audrey Moore</i>	<i>Yes</i>
<i>Commissioner Trent Thayn</i>	<i>Yes</i>
<i>Commissioner Wesley Warren</i>	<i>Yes</i>

The motion carried 7:0

4. COMMUNICATION ITEMS

Items in the section are for notification and update. No final action will be taken.

The commissioners discussed upcoming meeting dates. Mr. Patterson reviewed the council discussion regarding ADUs.

Commissioner Warren mentioned that Claude Jones, a former Planning Commissioner, recently passed away. His contributions and services to the city were acknowledged and appreciated.

ADJOURNMENT

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

The meeting ended at 8:10 pm.

I, Heather White, Deputy Recorder, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on May 26, 2026. The document constitutes the official minutes for the Highland City Planning Commission Meeting.



PLANNING COMMISSION AGENDA REPORT ITEM #3a

DATE: June 30, 2026
TO: Planning Commission
PREPARED BY: Rob Patterson, City Attorney/Planning & Zoning Administrator
SPONSORED BY: Ty Ricks on behalf of JHL Holdings, Inc
SUBJECT: PUBLIC HEARING - Ricks Subdivision Preliminary Plat Approval
TYPE: Land Use (Administrative)

PURPOSE:

The Planning Commission will hold a public hearing to consider a proposed preliminary subdivision plat application from Ty Ricks on behalf of JHL Holdings, Inc.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission hold a public hearing, hear from the applicant, consider the application, and APPROVE the preliminary plat subject to 2 stipulations.

PRIOR REVIEW:

No specific prior review of this subdivision. The applicant previously appeared before the Planning Commission in connection with a request to amend the R-1-40 zone to round up when calculating the allowed number of lots in a new subdivision. The Commission recommended denial of that request. After the Commission's recommendation, the Council considered the matter. The Council likewise did not support a change to always round up in calculating density, but did approve an amendment to round to the nearest whole number.

BACKGROUND & SUMMARY OF REQUEST:

Ty Ricks, representing JHL Holdings, Inc, owns the ~5.05-acre property located generally at 9975 North 6800 West. This property originally was slightly smaller, at ~5.01 acres. However, after the City Council amended the R-1-40 zone to allow density calculations to be rounded up or down to the nearest whole number, Mr. Ricks was able to acquire additional property from a neighbor that is now part of the proposed subdivision. That property adjustment has been reviewed and approved in a separate boundary adjustment application.

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

STAFF REVIEW & PROPOSED FINDINGS:

Plat Review

- The preliminary plat conforms to City plat standards for preliminary plats, in that it contains the legal description, dimensions, size, and zoning of the property, and the layout of current and proposed lots, streets, dedications, utility easements, etc. conform to R-1-40 and other zoning standards.
- All lots appear to be capable of development for single-family residential uses.

Zoning and Density

- The General Plan designates this property for low-density residential development. The proposed subdivision meets that designation.
- The property is zoned R-1-40, which allows a total number of lots equal to the total square footage of the property (less any property used for prescriptive easements/ roadways) divided by 40,000, rounded to the nearest whole number (due to recent amendment).
 - The original property consists of 218,157 SF.
 - Additional 1,852 SF of property is being acquired from the owner of Lot 1 of the Wright Highland Lot Split subdivision, the lot to the south-west of the proposed development on the corner of 6800 West and Madison Ave. This leaves that lot with 30,629 SF, which continues to comply with R-1-40 size requirements.
 - $218,157 + 1,852 = 220,009$ SF. $220,009 / 40,000 = 5.5$ lots, rounded up to 6. Development is therefore permitted up to 6 lots, 1 of which may be 20k-30k square feet.
 - The proposed subdivision contains 6 lots, all of which are at least 30,000 SF, so the subdivision conforms to R-1-40 density requirements.
- Each lot has at least 130 feet of frontage on a public road, as required under the R-1-40 zone

Sensitive Lands

- The property does not contain sensitive lands

Easements and Dedications

- Property will be dedicated for 6800 West (74-foot 3 lane major collector) and the new 9975 North (56 foot local road) in accordance with City standards. The preliminary plat accurately depicts these road dedications.
- Per the General Plan and Standard Drawing ST-07, and to continue the existing parkway to the north, the City's 29-foot parkway detail is required along the 6800 West frontage. This has been provided by the developer as a 20-foot parkway landscape easement within lots 1 and 6, with the remaining 9 feet included within the 6800 West right-of-way dedication. Plans for the landscaping and fence will be provided with final plat and subdivision improvement plans.
- There are no other easements or dedications other than standard utility easements. Setbacks and public/municipal utility easement dedications are shown on the plat.

Access and Circulation

- Road and utility access will be from 6800 West and the construction of 9975 North into the development.
- The 9975 North dead-end/cul-de-sac is approximately 400 feet long, which is less than the 600-foot maximum allowed by HDC 5-5-105
- There is no need to connect 9975 North further east, as the adjacent property has been developed,

and it is not feasible to connect 9975 North to 6670 West.

- All roads and right-of-way will meet City standards as to size and construction requirements.
- The fire marshal has reviewed the circulation plan and has no concerns.

Utilities and Water

- The preliminary utility plans confirm that there are adequate utilities adjacent to the proposed subdivision that can be extended to serve the lots. While staff has provided numerous comments to be addressed with the preparation of the final plat and subdivision improvement plans, the preliminary utility plans are sufficient to prove that the development is feasible and will be adequately served by city utilities.
- Developer will extend existing Highland City mains within 6800 W into the property within the newly created 9975 North to the lots
- Developer will need to dedicate 3 acre-feet of pressurized irrigation water per acre in connection with final plat approval in accordance with City water dedication requirements.
- There are no separate culinary water dedication requirements for this property.

Notice

- Notice of the hearing on the preliminary plat was published and mailed to adjacent property owners on June 18, 2026. No comments were received.

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

PROPOSED FINDINGS

Staff believes that the preliminary plat meets the following findings

1. With the conditions on approval, the preliminary plat contains lots that conform to the density, size, frontage, and location requirements of the R-1-40 zone, as the R-1-40 zone was recently amended
2. With the conditions on approval, the preliminary plat conforms to City subdivision development standards

PROPOSED STIPULATIONS

1. The boundary adjustment and acquisition of property from Lot 1, Wright Highland Lot Split, shall be completed prior to recordation of the final plat.
2. Approval of the preliminary plat does not constitute approval of subdivision improvement plans or a final plat for this development. These items shall be submitted by the applicant in accordance with City development code and design standards pursuant to the preliminary plat approval. With such submittals, all review comments provided by City staff to the applicant on June 25, 2026, related to the preliminary plat and preliminary utility plans must be corrected, and all submittals must otherwise conform to current city standards and requirements.

MOTION:

I move that the Planning Commission accept the findings and approve the Ricks Subdivision Plat 'A' Preliminary Plat subject to the two conditions recommended by staff.

[Commission may specify different or additional findings and stipulations. Any conditions or potential denial must be based on a specific code or standard requirement adopted by Highland City, and the

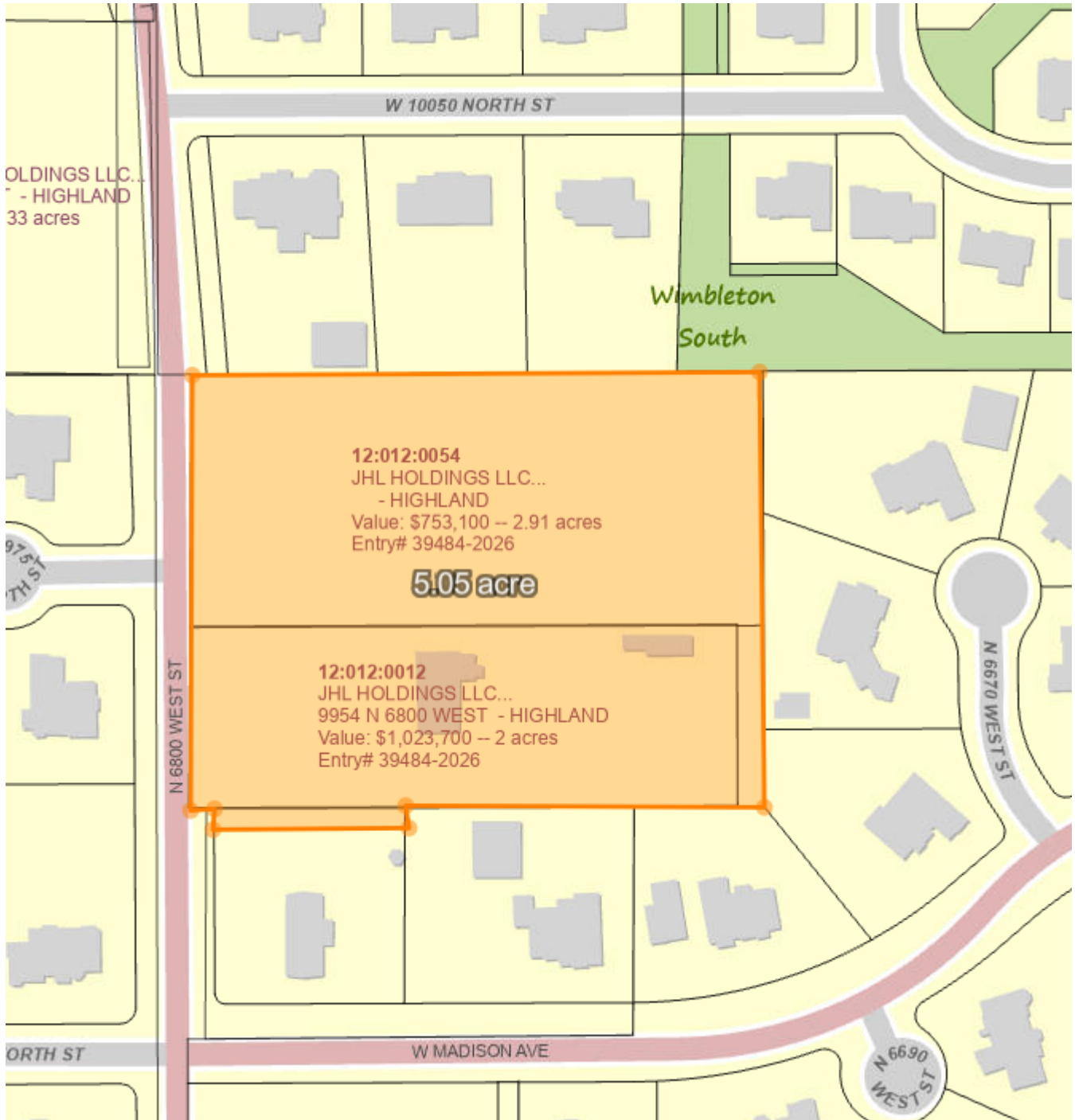
Commission would need to specify the finding or stipulation and the legal basis therefor]

ATTACHMENTS:

1. Vicinity Map
2. 2026.06.18 Ricks Subdivision Preliminary Plat A (Revised to show Parkway Easement)
3. Property Acquired from Adjacent Lot

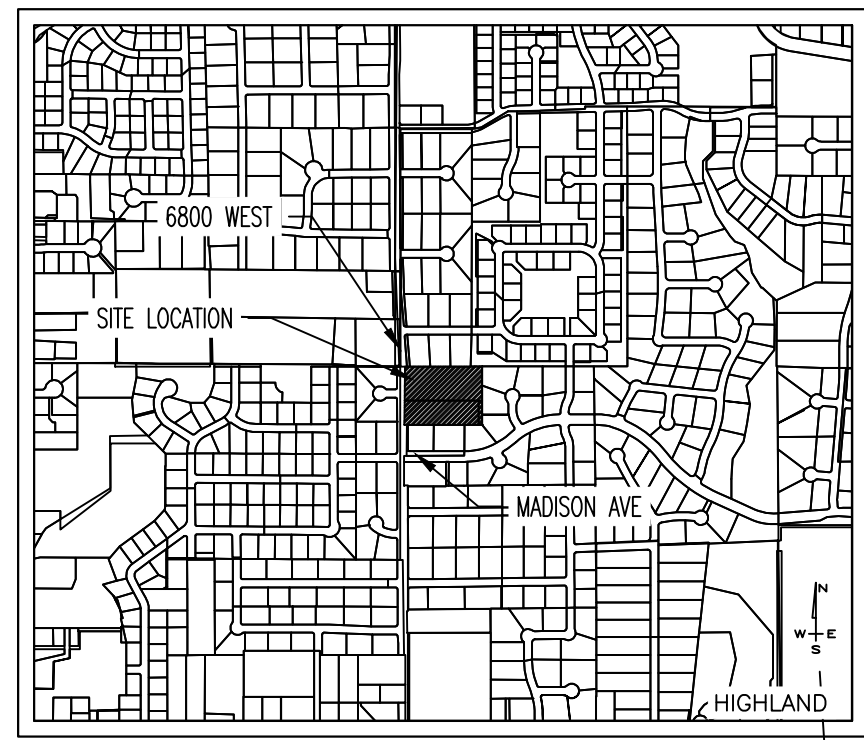
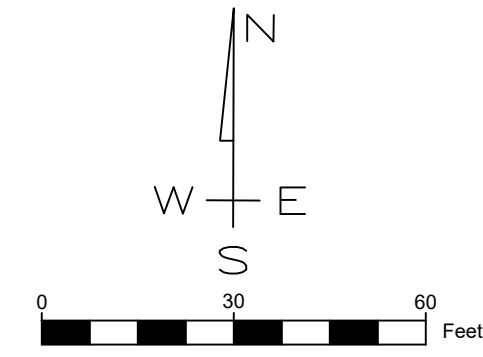
Vicinity Map – 9975 North 6800 West

Proposed Ricks Subdivision Plat 'A'

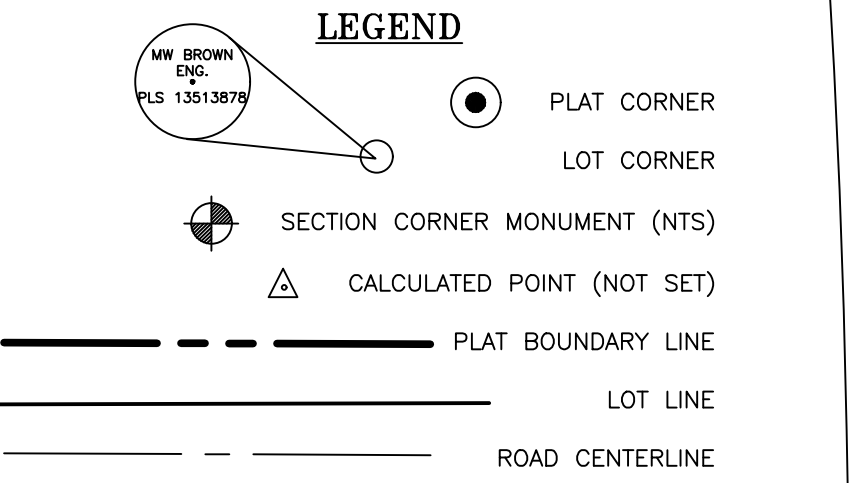


RICKS SUBDIVISION PLAT "A" PRELIMINARY PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN,
HIGHLAND CITY, UTAH COUNTY,
UTAH



VICINITY MAP
(NTS)

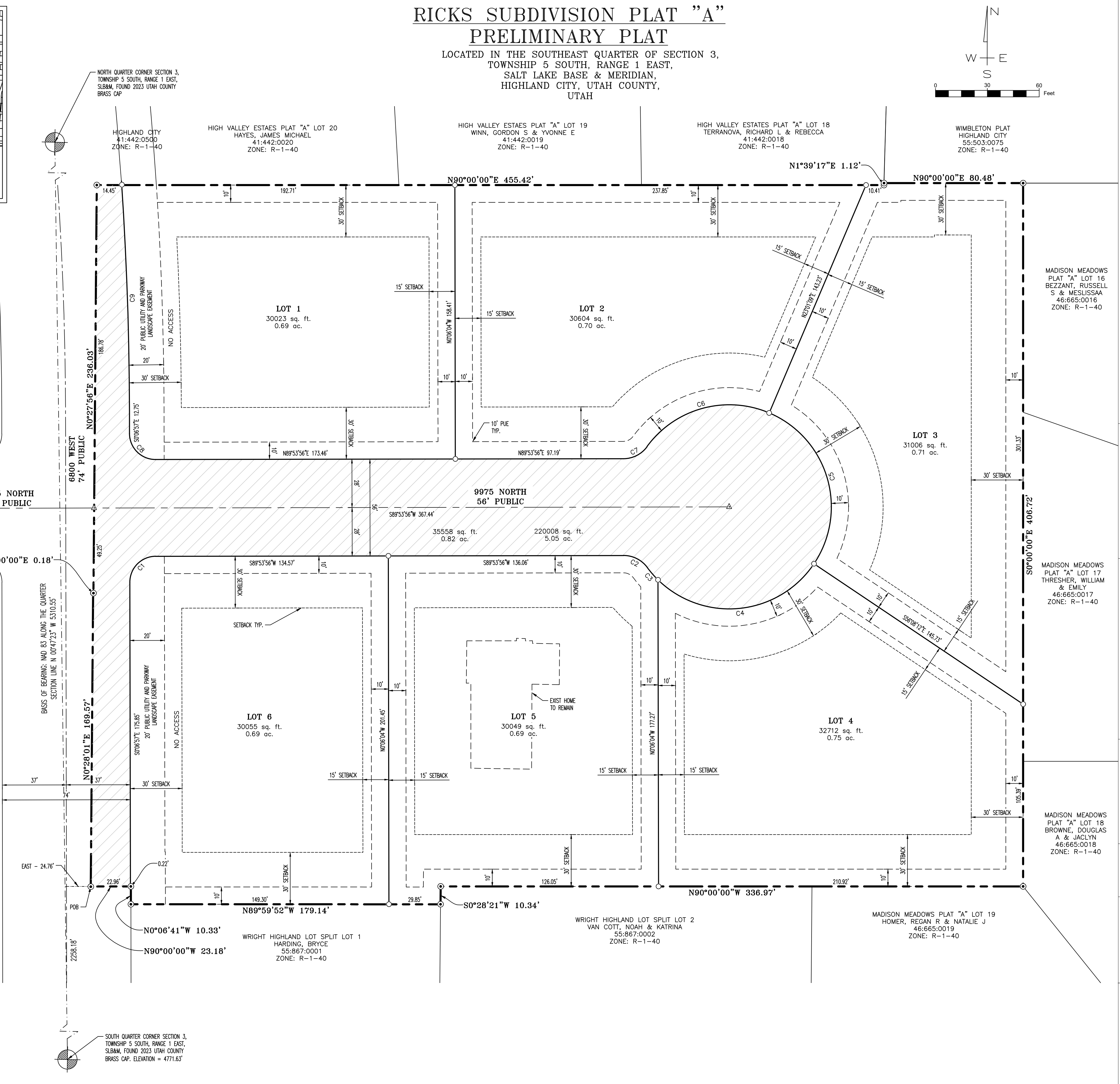


NOTES:
• PROJECT ZONE & ALL ADJOINING PARCEL ZONES IS R-1-40

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.56'	15.00'	21.22'	S44°53'29"W	90°00'00"
C2	15.93'	17.00'	15.35'	N63°15'16"W	53°41'36"
C3	9.53'	59.00'	4788.05'	N41°02'05"W	91°15'14"
C4	103.46'	59.00'	4788.90'	S84°06'03"W	100°28'30"
C5	103.84'	59.00'	90.95'	S18°33'31"E	100°50'40"
C6	79.10'	59.00'	73.31'	N74°36'44"E	76°48'50"
C7	15.93'	17.00'	15.35'	N63°10'07"E	53°41'36"
C8	23.56'	15.00'	21.21'	S45°06'31"E	90°00'00"
C9	131.09'	2036.97'	131.07'	S15°37'35"E	3°41'14"

SITE DATA:
• ZONE = R-1-40
• GROSS AND NET AREA = 5.05 ACRES (220,008 SQ. FT.)
• TOTAL BUILDABLE AREA = 95,355 SQ. FT.
• # OF LOTS = 6 LOTS
• MINIMUM LOT SIZE = 0.69 ACRES (30,023 SQ. FT.)
• AVERAGE LOT SIZE = 0.71 ACRES (30,742 SQ. FT.)

OWNER:
JHL HOLDINGS LLC
6756 W 10050 N, HIGHLAND, UT
801-874-6280



SURVEYOR'S CERTIFICATE
I, JAXON T. BROWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 13513878 IN ACCORDANCE WITH TITLE 5B, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-73-504, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION
A RESIDENTIAL SUBDIVISION OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 3 TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED 2258.18 FEET N 00°47'23" W ALONG THE QUARTER SECTION LINE AND 24.76 FEET EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 3, AND RUNNING THENCE N 00°28'01" E 169.57 FEET, THENCE N 90°00'00" E 0.18 FEET, THENCE N 00°27'56" E 236.03 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTHERLY BOUNDARY OF HIGH VALLEY ESTATES PLAT "A", ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, THENCE ALONG THE BOUNDARY OF SAID HIGH VALLEY ESTATES PLAT "A" THE FOLLOWING TWO COURSES: 1) N 90°00'00" E 455.42 FEET, 2) N 01°39'17" E 1.12 FEET TO THE SOUTHERLY BOUNDARY OF WIMBLETON PLAT, ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, THENCE ALONG SAID BOUNDARY N 90°00'00" E 80.48 FEET TO THE WESTERLY BOUNDARY OF MADISON MEADOWS PLAT "A", ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, THENCE S 00°00'00" W 406.72 FEET ALONG THE BOUNDARY OF SAID MADISON MEADOWS PLAT "A", THENCE N 90°00'00" W 336.97 FEET ALONG THE BOUNDARY OF SAID MADISON MEADOWS PLAT "A" AND THE BOUNDARY OF THE WRIGHT HIGHLAND LOT SPLIT, ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, TO THE NORTHWEST CORNER OF LOT 2 OF SAID WRIGHT HIGHLAND LOT SPLIT, THENCE S 00°28'21" W 10.34 FEET ALONG THE WESTERLY LOT LINE OF SAID LOT 2, THENCE N 89°59'53" W 179.14 FEET TO EASTERLY RIGHT-OF-WAY OF 6800 WEST, THENCE N 00°08'41" W 10.33 FEET ALONG SAID RIGHT-OF-WAY, THENCE N 90°00'00" W 23.18 FEET TO THE POINT OF BEGINNING.
SAID RESIDENTIAL SUBDIVISION CONTAINS 5.05 ACRES (220,008 SQ. FT.) AND 6 LOTS.

MADISON MEADOWS PLAT "A" LOT 16
BEZZANT, RUSSELL S & MESLISSAA
46:665:0016
ZONE: R-1-40

SURVEYOR'S SEAL
Jaxon T. Brown
JAXON T. BROWN
PLS 13513878
6/18/2026
DATE:
STATE OF UTAH
PROFESSIONAL LAND SURVEYOR
NO. 13513878
JAXON T. BROWN

OWNER'S DEDICATION
KNOW ALL BY THESE PRESENTS THAT WE, ALL THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC.
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, A.D. 20____
JHL HOLDINGS LLC
PRINT: _____ SIGNED: _____
MANAGER MANAGER

CORPORATE ACKNOWLEDGEMENT
STATE OF UTAH } S.S.
COUNTY OF UTAH }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY _____ WHO PERSONALLY APPEARED BEFORE ME, WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE OF ARROWHEAD SPRINGS DEVELOPMENT, LLC, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND IN HIS/HER CAPACITY AS OF ARROWHEAD SPRINGS DEVELOPMENT, LLC.
MY COMMISSION NUMBER: _____ SIGNED: (A NOTARY PUBLIC COMMISSIONED IN UTAH)
MY COMMISSION EXPIRES: _____ PRINT NAME OF NOTARY
NOTARY PUBLIC SEAL

ACCEPTANCE BY LEGISLATIVE BODY
HIGHLAND CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.
THIS ____ DAY OF _____, A.D. 20____
APPROVED: _____ CITY MAYOR ATTEST: _____ CLERK-RECORDER
APPROVED: _____ CITY ENGINEER APPROVED: _____ COMMUNITY DEVELOPMENT DIRECTOR

HIGHLAND CITY ATTORNEY
APPROVED THIS DAY ____ A.D. 20____, BY THE SALEM CITY PLANNING COMMISSION
HIGHLAND CITY ATTORNEY

**RICKS SUBDIVISION PLAT "A"
PRELIMINARY PLAT**
LOCATED SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH,
RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
HIGHLAND, UTAH COUNTY, UTAH
SCALE 1" = 30'
SHEET 1 OF 1

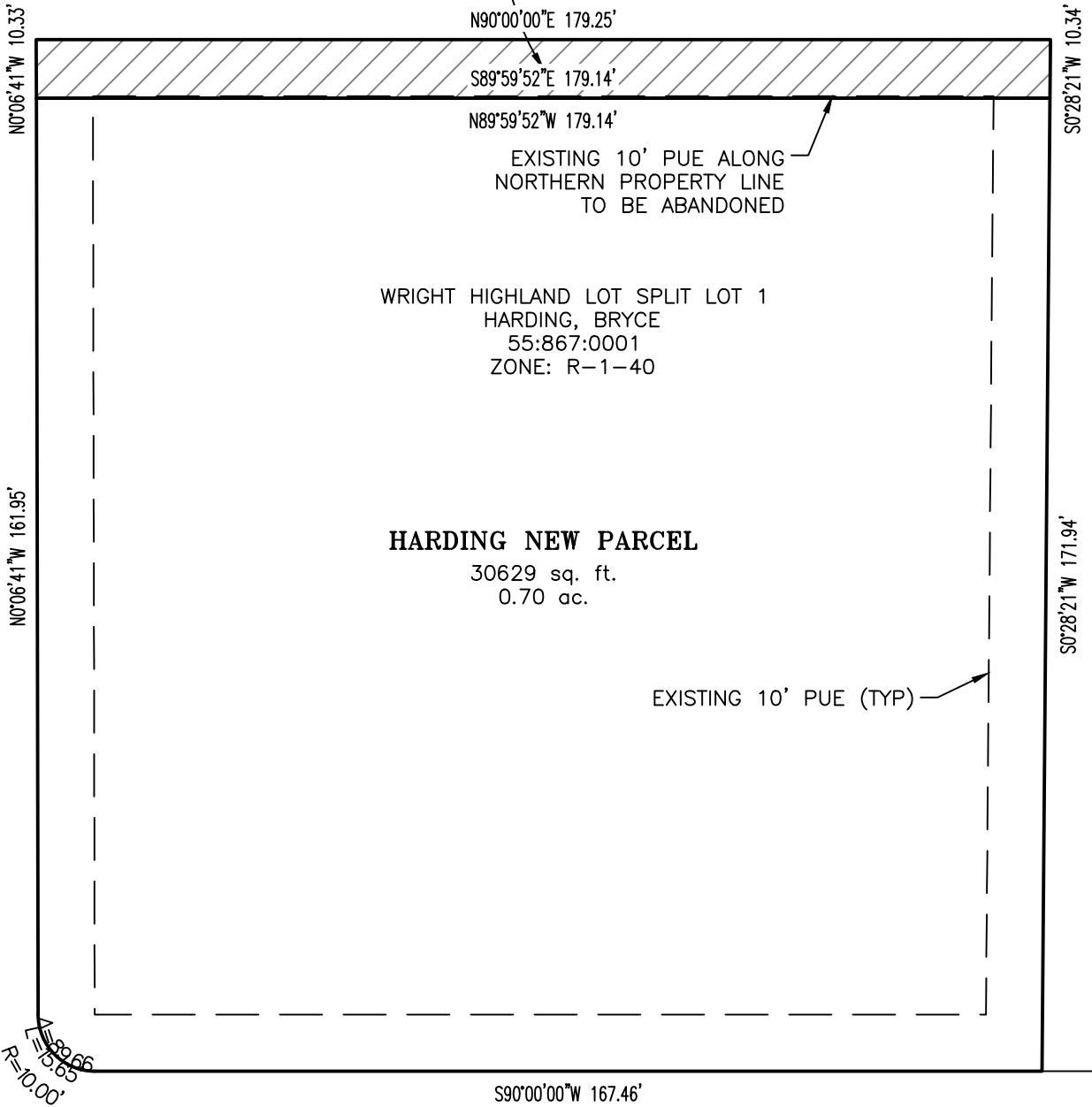
CITY ENGINEER SEAL CITY RECORDER SEAL UTAH COUNTY RECORDER SEAL

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097



AREA FROM HARDING

1852 sq. ft.
0.04 ac.



WRIGHT HIGHLAND LOT SPLIT LOT 1
HARDING, BRYCE
55:867:0001
ZONE: R-1-40

HARDING NEW PARCEL
30629 sq. ft.
0.70 ac.

89.66
15.65
R=10.00



Notes	By	Date	No.

Title:	LAND PURCHASE EXHIBIT
Location:	HIGHLAND, UTAH
Drawing Name:	RICKS SUBDIVISION

PROJECT NO.	2026.019
SHEET NO.	EXHIBIT 1