



HIGHLAND PLANNING COMMISSION AGENDA

TUESDAY, JULY 28, 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 Trent Thayn

Pledge of Allegiance: Chair Christopher Howden

1. 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 - June 30, 2026 General City Management**
Heather White, Deputy City Recorder

2. ACTION ITEMS

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

- a. **PUBLIC HEARING/ORDINANCE: Sight Triangle Regulations Land Use (Legislative)**
Rob Patterson, City Attorney/Planning & Zoning Administrator
The Planning Commission will hold a public hearing to consider proposed amendments to the Development Code regarding sight triangle regulations.
- b. **PUBLIC HEARING/ORDINANCE: Landscaping Amendments Land Use (Legislative)**
Rob Patterson, City Attorney/Planning & Zoning Administrator
The Planning Commission will hold a public hearing to consider amendments to the Development Code related to landscaping and water conservation standards, including standards that would allow residents to qualify for landscape modification rebates.

3. DISCUSSION ITEMS

Items in this section are for discussion, and include supplementary information in the packet. No final action will be taken.

- a. **ACTION: Current Residential Setback and Building Height Regulations Land Use (Legislative)**
Rob Patterson, City Attorney/Planning & Zoning Administrator
The Planning Commission will review current building setback and height regulations.

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 23 day of July, 2026
& Zoning Administrator

Rob Patterson, City Attorney/Planning

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

TUESDAY, June 30, 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: Commissioner Wesley Warren

Pledge of Allegiance: Commissioner Sherry Kramer

The meeting was called to order by Commission Chair Chris 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 Warren and those in attendance were led in the Pledge of Allegiance by Commissioner Kramer.

PRESIDING: Chair Christopher Howden

COMMISSIONERS

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

CITY STAFF PRESENT: Attorney/Planning & Zoning Coordinator Rob Patterson, Deputy City Recorder Heather White

OTHERS PRESENT: Jon Hart, Doug Courtney, Elizabeth Rice, Ty Ricks

1. UNSCHEDULED PUBLIC APPEARANCES

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

Resident Liz Rice reminded the commissioners that they could vote no. She said she had voted no within the last six months and had residents tell her that they learned more from people who voted no and had a different perspective than when everyone agreed.

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 General City Management

Heather White, Deputy City Recorder

Commissioner Moore MOVED to approve the meeting minutes from May 26, 2026. Commissioner Warren

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

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: 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.

Mr. Patterson explained that the city council recently 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 that was now part of the proposed subdivision. The property was now 220,000 square feet. He reviewed the details of the proposed preliminary subdivision plat.

Commissioner Howden wondered about water rights for the property. Mr. Patterson explained that water rights for pressurized irrigation needed to be dedicated to the city, but culinary water rights had already been dedicated to the city via the Highland Water Company. He explained that three-acre feet of pressurized irrigation water was required to be dedicated per acre of development and half of that needed to be stored water from a reservoir. Irrigation water needed to be dedicated before final plat.

Commissioner Warren asked if 6800 West would be widened? Mr. Patterson explained that a southern portion of 6800 West was widened a couple years ago, but there were no current plans to do more. Commissioner Warren mentioned that there was a need for a sidewalk near the southeast corner of Madison Ave and 6800 West. Mr. Patterson explained it could not be required for subdivision approval, but staff could look at it and talk with the applicant.

Commissioner Howden opened the public hearing at 7:14 PM and asked for public comment. Hearing none, he closed the public hearing at 7:14 PM and called for a motion.

Commissioner Maughan MOVED that the Planning Commission accept the findings and approve the Ricks Subdivision Plat 'A' Preliminary Plat subject to the following two (2) conditions recommended by staff:

- 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.*

Commissioner Thayn SECONDED the motion.

The vote was recorded as follows:

<i>Commissioner Jerry Abbott</i>	<i>Absent</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>

The motion carried 6:0

4. COMMUNICATION ITEMS

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

Mr. Patterson reviewed recent discussions and actions taken by the city council. He reviewed upcoming meetings. Commissioner Moore proposed that the planning commission reach out to Claude Jones's family and volunteered to coordinate. All agreed. Commissioner Howden reminded the commissioners that they could add items to the agenda.

ADJOURNMENT

Commissioner Warren MOVED to adjourn the meeting. Commissioner Howden SECONDED the motion. All were in favor. The motion carried.

The meeting ended at 7:19 pm.

I, Heather White, Deputy Recorder, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on June 30, 2026. The document constitutes the official minutes for the Highland City Planning Commission Meeting.



PLANNING COMMISSION AGENDA REPORT ITEM #2a

DATE: July 28, 2026
TO: Planning Commission
PREPARED BY: Rob Patterson, City Attorney/Planning & Zoning Administrator
SPONSORED BY: City Staff
SUBJECT: Sight Triangle Regulations
TYPE: Land Use (Legislative)

PURPOSE:

The Planning Commission will hold a public hearing to consider proposed amendments to the Development Code regarding sight triangle regulations.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission hold a public hearing, consider the proposed amendments and options regarding sight triangle regulations, and recommend the adoption of the proposed amendments with any changes desired by the Planning Commission.

PRIOR REVIEW:

No recent specific review of sight triangle regulations. The Planning Commission did review and approve of the City's updated design and construction standards and specification at the end of 2023, which include sight triangle regulations.

BACKGROUND & SUMMARY OF REQUEST:

Highland City, like most cities, regulates landscaping, grading, fences, and structures near intersections. These regulations are commonly referred to as "sight triangle" regulations, because they establish triangular areas required to be kept clear of any visual obstructions. The City currently has a few different and somewhat contradictory sight triangle regulations in its code, which has caused some confusion as to the City's requirements. The proposed amendments attempt to clarify and provide consistency to these regulations.

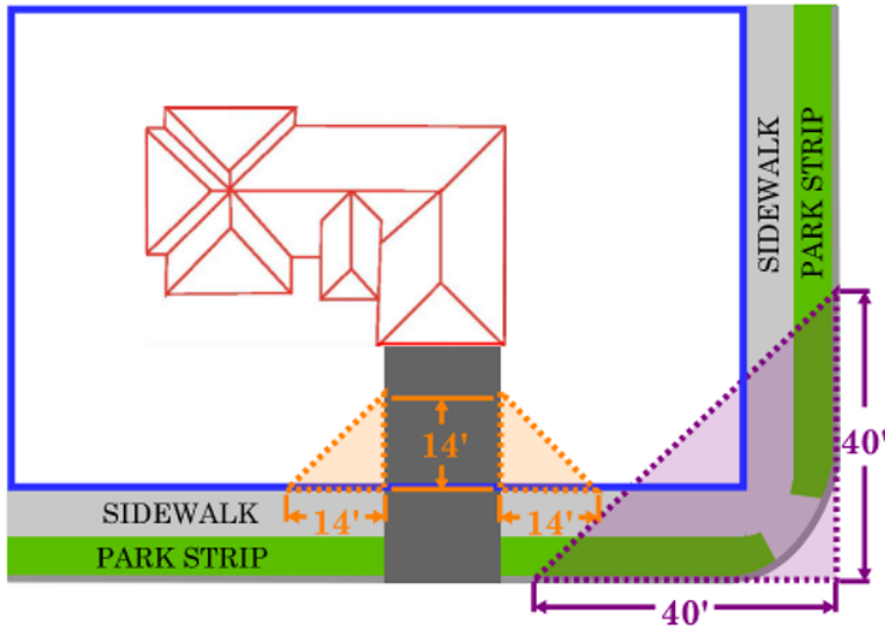
In general, sight triangle regulations prohibit anything over 3 feet from being within a designated sight triangle. The City's code currently uses different sizes and measurements for locating sight triangles - 25 feet for trees along property line, 40 feet for signs along property lines, 40 feet for other obstructions along street lines, etc. At the beginning of 2024, the City adopted updated design and construction standards that included updated sight triangle drawings and standards. These drawings and standards apply two uniform standards: first, a 40-foot sight triangle that generally applies to all local streets, and second, the national sight triangle standards promulgated by AASHTO (American Association of State Highway and Transportation Officials). A copy of these design standards is attached.

Staff is proposing to update the City's municipal and development codes to similarly incorporate these two standards as the general sight triangle regulations and remove all contrary standards. With these

amendments, staff has proposed two substantive clarifications.

1. Clarifying that the 3-foot height limit is measured from sidewalk or, where there is no sidewalk, from the road surface.
2. Clarifying an existing regulation regarding driveways to create an additional 14-foot sight triangle regulation from the intersection of driveways and sidewalks. This is not a requirement, and this regulation could be removed--particularly for residential properties.

With these clarifications, the sight triangles apply as shown in the diagram below.



Finally, staff has also proposed removing the exception that allows trees and other vegetation over 3 feet in height within a sight triangle. Currently, the code allows trees, shrubs, and other plants to be within a sight triangle so long as they are spaced 20 feet apart and all foliage between 3 and 6 feet in height is trimmed. Staff has found that it is difficult to enforce the trimming requirement, so trees and plants that may have originally been permitted do, over time, become visual obstructions. If the Commission desires to keep this exception, staff recommends clarifying it with the following language:

1. Trees or shrubs over three (3) feet in height may be planted within a regulated sight triangle area only if:
 - a. The total diameter of the trunk and any foliage of the tree or shrub between three (3) and eight (8) feet above the higher of top of curb or road surface is twelve (12) inches or less; and
 - b. The closest distance between the trunk or foliage of any plants over three (3) feet in height remains at least twenty (20) feet apart, except for foliage above eight (8) feet in height.

STAFF REVIEW & PROPOSED FINDINGS:

Staff has prepared the amendments to provide clarity and consistency in the City's code. Staff believes that the design and construction standards related to sight triangles that the Commission and Council approved in 2023/2024 should be the City's standard. The proposed amendments incorporate those standards into the City's code, ensure that all zoning regulations point to the proper regulations, and

remove all inconsistent language. Staff therefore recommends adoption, with any clarifications or changes desired by the Commission.

MOTION:

I move that the Planning Commission recommend approval of the proposed amendments regarding sight triangle regulations.

[Commission may specify different or additional amendments to be adopted]

ATTACHMENTS:

1. Proposed Amendments - For PC Review
2. Sight Triangle - Current Design Standards

3-4311 Driveway And Curb Openings

...

4. The following standards shall apply in determining the size of curb openings and location of driveways:

...

- m. No object shall be so situated as to interfere with the required sight ~~triangle areas~~distance at intersections, on or off site, including driveway openings, and intersecting driveways, as set forth in Section 3-610. the AASHTO "Policy on Geometric Design of Highways and Streets," latest edition, hereinafter referred to as the AASHTO Policy on Geometric Design.

3-4312 Landscaping

...

11. At Intersections. Landscaping along all streets, accesses, and boundaries shall comply with Section 3-610 regarding sight triangle areas ~~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 including landscaping adjacent to~~ 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.

3-4361 Landscaping

...

11. At Intersections. Landscaping along all streets, accesses, and boundaries shall comply with Section 3-610 regarding sight triangle areas ~~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 including landscaping adjacent to~~ 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.

3-4511 Driveway And Curb Openings

...

4. The following standards shall apply in determining the size of curb openings and location of driveways:

...

- n. No object shall be so situated as to interfere with the required sight triangle areas ~~distance at intersections, on or off site, including driveway openings, and intersecting driveways,~~ as set forth in Section 3-610 the AASHTO "Policy on Geometric Design of Highways and Streets," latest edition, hereinafter referred to as the AASHTO Policy on Geometric Design.

3-4512 Landscaping

...

11. At Intersections. Landscaping along all streets, accesses, and boundaries shall comply with Section 3-610 regarding sight triangle areas ~~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 including landscaping adjacent to~~ 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.

3-4613 Landscaping

...

12. At Intersections. Landscaping along all streets, accesses, and boundaries shall comply with Section 3-610 regarding sight triangle areas ~~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 including landscaping adjacent to~~ 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.

3-4729 Landscaping

...

11. At Intersections. Landscaping along all streets, accesses, and boundaries shall comply with Section 3-610 regarding sight triangle areas ~~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 including landscaping adjacent to~~ 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.

3-4910 Driveway And Curb Openings

...

4. The following standards shall apply in determining the size of curb openings and location of driveways:

...

- m. No object shall be so situated as to interfere with the required sight ~~triangle areas~~ distance at intersections, on or off site, including driveway openings, and intersecting driveways, as set forth in Section 3-610 ~~the AASHTO "Policy on Geometric Design of Highways and Streets," latest edition, hereinafter referred to as the AASHTO Policy on Geometric Design.~~

3-4911 Landscaping

...

11. At Intersections. Landscaping along all streets, accesses, and boundaries shall comply with Section 3-610 regarding sight triangle areas ~~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 including landscaping adjacent to~~ 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.

3-4951 Landscaping

...

9. At Intersections. Landscaping along all streets, accesses, and boundaries shall comply with Section 3-610 regarding sight triangle areas ~~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 including landscaping adjacent to~~ 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.

3-41010 Driveway And Curb Openings

...

4. The following standards shall apply in determining the size of curb openings and location of driveways:

...

- m. No object shall be so situated as to interfere with the required sight triangle areas ~~distance at intersections, on or off site, including driveway openings, and intersecting driveways,~~ as set forth in Section 3-610 ~~the AASHTO "Policy on Geometric Design of Highways and Streets," latest edition, hereinafter referred to as the AASHTO Policy on Geometric Design.~~

3-41011 Landscaping

...

11. At Intersections. Landscaping along all streets, accesses, and boundaries shall comply with Section 3-610 regarding sight triangle areas ~~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 including landscaping adjacent to~~ the following intersections.

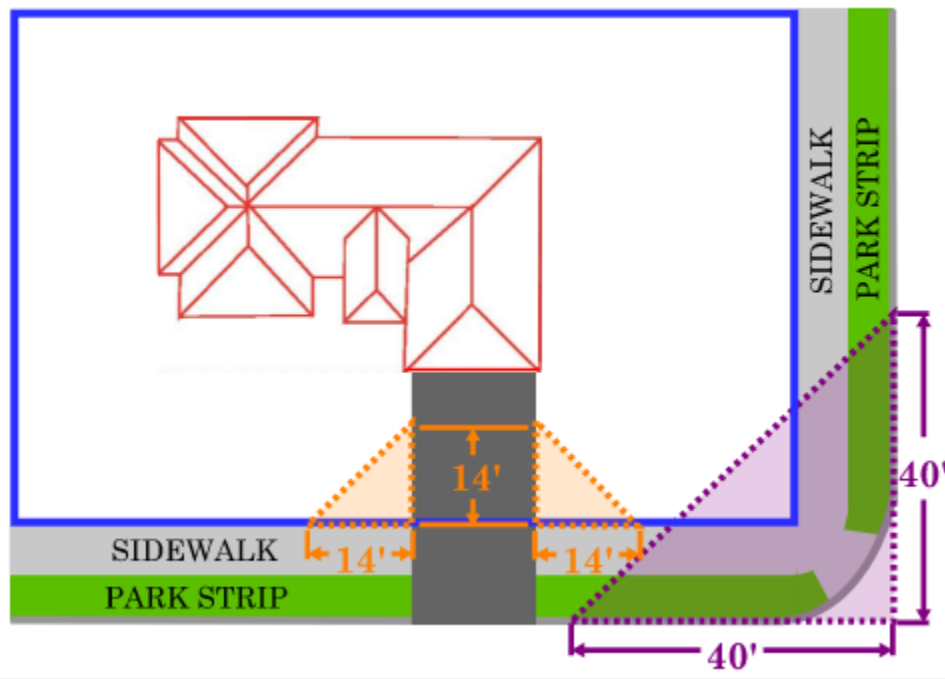
- a. A vehicular trafficway or driveway and a street;
- b. A vehicular trafficway or driveway and a sidewalk;
- c. Two or more vehicular traffic ways, driveways, or streets.

3-610 Clear View Of Intersecting Streets Sight Triangle and Clearance Regulations

1. ~~Clear Vision Area — Corner Lots. In all Zones except C-1, n~~Sight triangles. No structure, vegetation, landscaping, walls, fences, or grading in excess of three (3) feet in height, as measured from grade of the adjacent sidewalk, or from the grade of the adjacent driving surface where sidewalk is not installed, shall be allowed, installed, or constructed within any sight triangle area described herein.
 - a. ~~shall be placed on any corner lot within a triangle area formed by the street property lines and~~ For intersecting streets, the sight triangle shall be the area formed by the diagonal line connecting them at two points forty (40) feet on either side of from the intersection of the street curb lines or the edge lines of the roadways where curbing is not installed, property lines. See Figure 3-610.
 - b. For driveways and other accesses that provide vehicular access from a public or private road, the sight triangle shall be the area formed by the diagonal line connecting the two points fourteen (14) feet on either side of the intersection of the driveway and the closest of the sidewalk, curb, or edge line of the roadway. See Figure 3-610.
 - c. For all roads, driveways, and other vehicular accesses or trafficways, the sight triangle shall also include all minimum required sight distance areas described in the AASHTO Policy on Geometric Design of Highway and Streets, latest edition.
 - a. ~~No structure in excess of three (3) feet in height shall be placed closer than 14 feet to a neighboring driveway.~~
2. ~~On street intersections where speed limits are greater than 35 mph all fences, walls, and hedges over three feet in height must be~~
 - a. ~~Outside the 40 foot triangle and either 10 feet off of the side property line, or~~
 - b. ~~18 feet from the edge of the closest 12 foot travel lane, or~~
 - c. ~~As per AASHTO Policy on Geometric Design of Highway and Streets regarding safe sight distances.~~
3. ~~Setbacks. All fences, walls, hedges, or similar devices must be placed within property boundaries and always outside the planned road right of way.~~

4. ~~Height measurement. Where there is a difference in the grade of the properties on either side of the fence or wall, the height of a fence or wall shall be measured from either side of the adjoining properties except that in any instance a three (3) foot height fence shall be measured from the higher side.~~
- 5.2. Fire safety. There shall be no fence, wall, structure, or vegetation other than ground cover or hedge within three (3) feet of any fire hydrant.
6. ~~Hedge Definition for Clear Vision Area: single shrub planting shall not constitute a hedge if the closest distance between the foliage of any two (2) plants, over three feet in height, is and remains at least (20) feet apart except for that foliage above 6 foot in height. Hedges shall consist of nursery grade plants, shrubs, trees, grass, or similar landscaping materials.~~
- 7.3. The portion of a sight triangle area within a park strip or unimproved right of way between the Roadway and/or sidewalks and fences are to and the areas near fire hydrants shall be maintained by the abutting property owner, with park strip areas maintained according to the requirements set forth in defined in Chapter 3, Article 6, Section 3-621 in this Code. Private fences, walls, structures, hedges, and similar vegetation and improvements shall not be installed within a public right of way, whether improved or unimproved.

Figure 3-610



3-707 Signs In Commercial Zones And Commercial Uses In Planned Development Zones

1. Permanent Signs. All signs within commercial zones and commercial uses in Planned Development zones shall require a sign permit with exception of those stated as such below. All permanent signs within commercial zones shall be installed by a licensed sign contractor according to State Law. All permanent signs shall require the approval of the Land Use Authority. All permanent signs within commercial zones of a sign type that has not been previously approved shall require specific approval by the architectural review Land Use Authority. In addition to any other permitted sign or signs, signs for special purposes set forth in this Section shall be permitted as provided herein:

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f. Vehicle Fueling Signs

- i. Vehicle Fueling Signs is to mean a sign containing prices and grades of fuel for sale at a service station.
- ii. A vehicle fueling station may have one fuel price monument sign per street frontage. The maximum sign area shall be 58 square feet on one street and 30 square feet on the other. The maximum height of the signs shall be eight feet excluding a required two-foot stone or brick base.
- iii. Vehicle fueling stations may use up to one-half (1/2) of the allowed monument sign area for a reader panel only to identify the current price of fuel being sold.
- iv. Vehicle Fueling Signs may not be located closer than 100 feet from a street intersection and shall be located outside of ~~the clear vision sight~~ triangle areas.
- v. Sign lighting shall be shielded in a manner that the illumination source is not visible from any contiguous lot or real property.

3-714 Exceptions

...

2. Political Signs shall be permitted as follows:
 - a. Political signs are allowed in all zoning districts.
 - b. The maximum sign area for any political sign shall be thirty-two (32) square feet and the maximum height shall be eight (8) feet.
 - c. Political signs are not permitted on private property or in a park strip fronting on private property without the private property owner's permission. Signs may be taken down by the private property owner.
 - d. Political signs are not permitted on public property or in a park strip fronting on public property.
 - e. Political signs shall not be permitted in ~~the clear vision sight~~ triangle areas.

3-718 Sign Definitions

...

49. Sign, Signs in ~~traffic safety~~ sight triangle areas. Signs are not permitted within any traffic safety sight triangle area as defined by Section 3-610. ~~shown to the right. A traffic safety sight area is an area at a corner of a street. The area is within a triangle measured from a point where the property line would meet (see figure to the right) and then measured 40 feet back (see Fig. 3-718.12).~~

~~Figure 3-718.12~~

10-102 Definitions

73. **Sight Triangle.** Triangular areas adjacent to streets, driveways, and other vehicular accesses, defining areas where vision obstructions are prohibited. See Section 3-610.

[renumber sections accordingly]

Municipal Code (for Planning Commission's information)

2.36.160 Appendix A – Arboricultural Standards and Specifications

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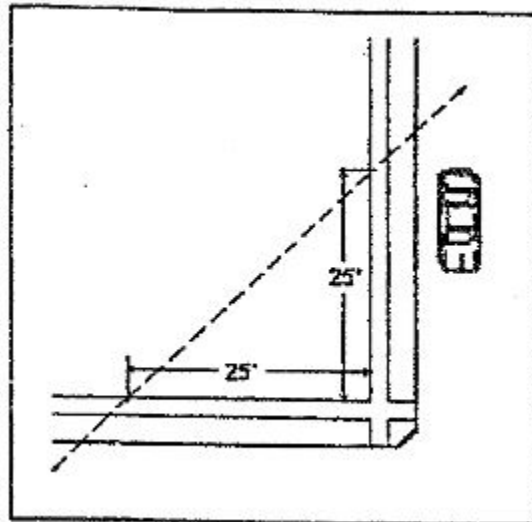
D. Street Tree Spacing and Location Requirements.

...

3. General Guidelines.

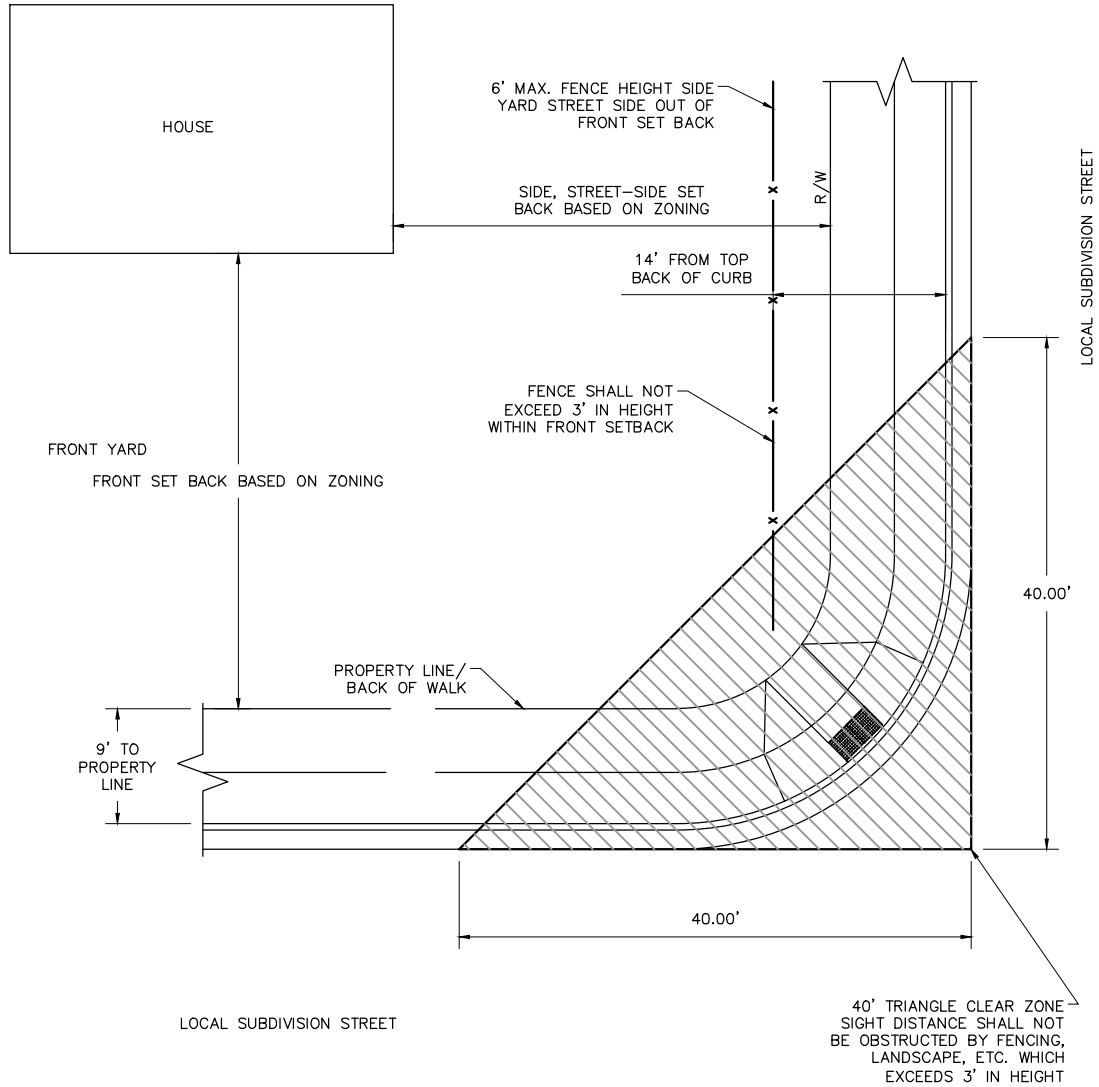
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- j. ~~The planting, location, and maintenance of trees and other vegetation shall comply with the sight triangle regulations set forth in Section 3-610 of the Development Code. At the intersection of roadways, no plant material with a mature height greater than thirty six inches shall be planted within a sight triangle measuring twenty five feet along the boundary of each of the intersecting curb lines, except where engineering standards indicate otherwise. No tree shall be planted in such a location that it would create a conflict with sight obstacle triangle.~~

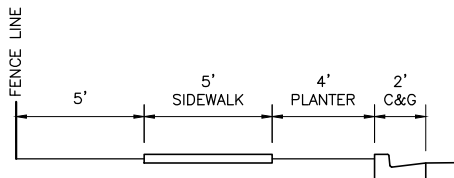


- k. ~~The All sight triangle areas shall be clear vision area is maintained by the adjacent property owner to provide an adequate field of vision for motorists and pedestrians at road intersections.~~

NOTE: SEE APPROPRIATE NOTES IN
HIGHLAND TRAFFIC CALMING MANUAL &
CITY DESIGN CRITERIA



SIGHT TRIANGLE
SCALE: NTS



TYPICAL CROSS SECTION LOCAL STREETS
SCALE: NTS

NOTE:

1. SIGHT DISTANCE SHALL ALSO COMPLY WITH HIGHLAND CITY DESIGN CRITERIA, SECTION 2.06 (F).

STATEMENT OF USE
THIS DOCUMENT AND ANY ILLUSTRATIONS HEREON ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN HIGHLAND CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF HIGHLAND CITY. HIGHLAND CITY CORP. CAN NOT BE HELD LIABLE FOR MISUSE OR CHANGES REGARDING THIS DOCUMENT.

CHECKED BY: AJS



**HIGHLAND CITY
PUBLIC WORKS AND ENGINEERING**

SITE TRIANGLE DETAIL

STD DWG #

ST-06

NO.	REVISION DESCRIPTION	BY	DATE	LAST UPDATED: 1/5/2024

Sub-Section C. ADA Curb Ramp Design:

Curb ramps shall be designed in accordance with current ADA standards and guidelines and shall meet the Accessibility Standards found in the Highland City Standard Specifications. The improvement design drawings also include site specific dimensional information to ensure ramps are constructed appropriately.

Sub-Section D. Stop Controlled Grades at Intersections:

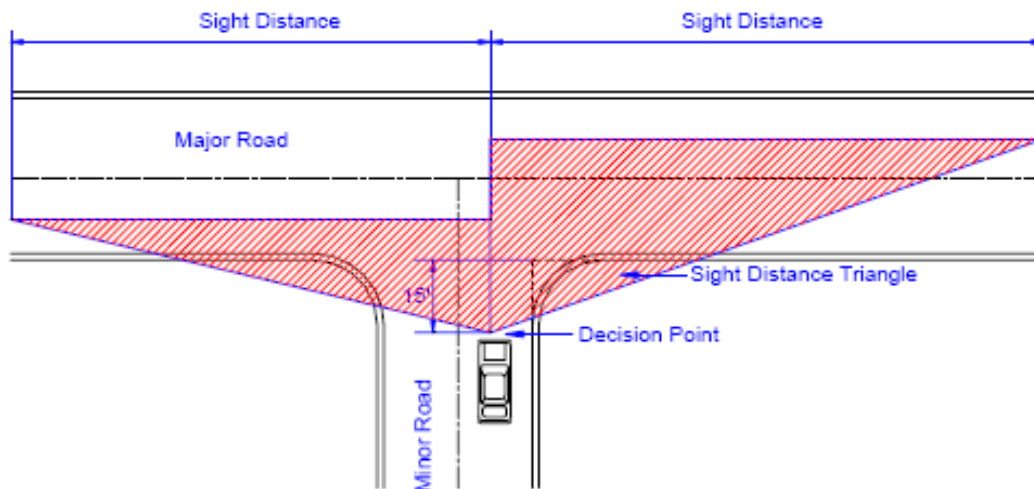
Streets that will have stop control at an intersection shall not have a grade slope of greater than three percent (3%) for a distance of fifty (50) feet from the intersecting streets right-of-way.

Sub-Section E. Roundabout Design:

Roundabouts shall be designed in accordance with the U.S. Department of Transportation publication FHWA-RD-00-067 (*Roundabouts: An Informational Guide*). Roundabouts in local streets shall also follow the criteria shown in the standard drawings. The engineer shall submit the circulatory design speeds with the design drawings.

Sub-Section F. Site Distance Triangle:

A clear line of sight must be provided at all intersections. The “Sight Distance Triangle” must be calculated using the stopping “Sight Distance” of the road being intersected. The stopping “Sight Distance” is 200 feet for a Local street, 300 feet for a Collector and 425 feet for an Arterial. The figure below illustrates the required “Sight Distance Triangle” based on the “Sight Distance”. Compare to drawing.

**Section 2.07 ACCESS MANAGEMENT**

All access to property shall follow the Highland Traffic Calming and Pedestrian Safety Manual, as adopted by Highland City, and as specifically shown in Table 7.

The maximum driveway width allowed is 50'-0 and may not be closer than 30 to the PC of the curb return. Additional access to property may be allowed on separate frontage but must not exceed 15'-0 in width.



PLANNING COMMISSION AGENDA REPORT ITEM #2b

DATE: July 28, 2026
TO: Planning Commission
PREPARED BY: Rob Patterson, City Attorney/Planning & Zoning Administrator
SPONSORED BY: City Staff
SUBJECT: Landscaping Amendments
TYPE: Land Use (Legislative)

PURPOSE:

The Planning Commission will hold a public hearing to consider amendments to the Development Code related to landscaping and water conservation standards, including standards that would allow residents to qualify for landscape modification rebates.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission consider the proposed amendments, particularly the restrictions on private landscaping, and make a recommendation based on the Commission's determination as to the value of eligibility for the landscape modification rebates and promotion of water-wise landscaping balanced against the additional regulations and restrictions imposed on residents and businesses in Highland.

PRIOR REVIEW:

The Planning Commission has considered landscaping and xeriscape standards on several occasions and has been an advocate for water-wise landscaping efforts. Beginning in 2020, the Commission recommended and advanced changes to City code and design standards to push for use of water-wise landscaping in public areas. In 2020, landscape standards for park strips were updated to allow xeriscape, rather than requiring lawn. Then, in 2022, the Commission helped push forward more changes to park strip and parkway detail regulations to require xeriscaping in these areas and to prohibit lawn, which changes were adopted by the City Council in 2023.

With the recent general plan update, the Commission has continued to recommend implementation of water wise landscaping standards, both for irrigation and culinary uses. In particular, the General Plan recommends on page 81 considering implementing water-wise landscaping standards for private development and property, including commercial uses. The General Plan also notes that the City could consider partnering with the Central Utah Water Conservancy District (CUWCD) to adopt landscape standards that allow Highland residents to be eligible for landscape update rebate programs.

BACKGROUND & SUMMARY OF REQUEST:

The City previously considered participating in the CUWCD rebate programs 2-3 years ago, but ultimately decided against participation due to the feeling that the landscaping standards were onerous. The CUWCD rebate standards have been modified recently to allow more flexibility, so Council directed staff to bring this item to the Planning Commission for consideration. Currently, if the City does

not adopt the CUWCD water-wise landscaping standards, Highland residents are potentially eligible for \$1.50/SF rebate program, but if the standards are adopted, the rebate doubles to \$3.00/SF.

The proposed amendments accomplish the following:

1. Update language regarding supplemental regulations and landscaping standards to be consistent throughout all zones, so all zones use the same water-wise landscaping standards.
2. Update park strip regulations for clarity and to point to new waterwise landscaping standards.
3. Add parkway detail regulations to distinguish park strips from parkways. These regulations confirm current practices and standards, ensuring that these are codified.
4. Update driveway regulations to ensure that driveways must be graded and installed so as to not allow run-off onto adjacent properties.
5. Update and add general definitions:
 1. Landscaping - clarify that landscaping includes traditional and water-wise landscaping, and that "landscaped areas" (for site plan purposes) do not include buildings, driveways, sidewalks, parking areas, and similar areas.
 2. Park strip - add definition based on current code
 3. Parkway detail - add definition based on current standard
 4. Xeriscap - change to "water-wise landscaping," update language, and remove 25% planting requirement, which is now part of generic landscaping regulation

Finally, the proposed amendments create a new, generally applicable landscaping regulation as section 3-628 of the Development Code. This regulation incorporates the definitions, requirements, and recommendations of CUWCD, which should render Highland residents eligible for the full rebate program. These regulations focus on removing non-usable lawn and encouraging water-wise landscaping. Specifically, the regulations require the following for new development:

1. No lawn in areas smaller than 8 feet wide.
2. No lawn in park strips, on paths, or on slopes greater than 25% (4:1).
3. New residential development may only have 50% lawn in front and side yards. (Cities are prohibited from regulating rear yards)
4. New non-residential development may only have 20% lawn in landscaped area.
5. In non-lawn area, plants must be installed (avoiding zero-scaped areas) to create 50% living ground cover.

In addition, staff has proposed retaining the minimum 25% planting requirement for xeriscaped areas and adding a new 10% limit to impervious areas within landscaped areas. Staff has dealt with code complaints regarding proper front yard landscaping, and this requirement should help provide better clarity and enforcement capacity.

The proposed amendments also contain CUWCD's recommendations for water conservation with irrigation systems, mulch depth, and culinary fixtures. These standards are not required to be adopted for eligibility in the rebate program. Staff was not sure whether to include them in the code. Staff generally does not support putting in non-mandatory provisions in code. But this may help with education and, if the City in future wants to provide incentives for water conservation, these provisions could provide the standard for such incentives. Whether to include these recommendations is at the discretion of the Commission.

STAFF REVIEW & PROPOSED FINDINGS:

Staff has drafted the amendments to provide clarity and consistency between landscaping standards in

all zones and to incorporate the water-wise landscaping requirements promulgated by CUWCD to be eligible for the full landscape rebate program. Assuming that the City desires to participate in the program, the amendments should render the City eligible and provide water conservation standards for residents and businesses.

MOTION:

I move that the Planning Commission recommend [approval | denial] of the proposed landscaping amendments.

[Commission may specific different or additional amendments]

ATTACHMENTS:

1. Proposed Amendments Landscaping
2. CUWCD Water Efficiency Standards 2026
3. CUWCD Simplified_LIP_Rules

3-4107 Special Provisions [R-1-40]

Special provisions shall apply in the R-1-40 Zone in order to protect its essential characteristics:

1. The space required around buildings and structures shall be kept free from refuse and debris.
2. All buildings and uses within this zone shall comply with all applicable sections of Chapter 3, Article 6~~portions of Sections 3-601 through 3-620~~.
3. Park or Planter Strips. All park strip areas, between the sidewalk and the curb, ~~are to shall~~ be covered landscaped and maintained ~~according to the requirements defined in Chapter 3, Article 6, in compliance with~~ Section 3-621 ~~in this Code~~.
4. At least seventy percent (70%) of the area contained within a required front yard or side yard adjacent to a street shall be landscaped within one year of occupancy in compliance with Section 3-628.
5. Sufficient off street parking shall be provided and maintained for all automobiles and recreational vehicles owned or used by occupants of each dwelling.

3-4207 Special Provisions [R-1-20]

~~Special provisions shall apply in the R-1-20 Zone in order to protect its essential characteristics:~~

1. The setback required around buildings and structures shall be kept free from refuse and debris.
2. All buildings and uses within this zone shall comply with all applicable ~~sections of Chapter 3, Article 6~~portions of Sections 3-601 through 3-620.
3. At least seventy percent (70%) of the area contained within a required front yard or side yard adjacent to a street shall be landscaped within one year of occupancy in compliance with Section 3-628.
4. Park or Planter Strips. All park strip areas, between the sidewalk and the curb, ~~are to shall~~ be ~~landscaped~~covered and maintained according to ~~the requirements defined in Chapter 3, Article 6, Section 3-621 in this Code~~.
5. Sufficient off street parking shall be provided and maintained for all automobiles and recreational facilities owned or used by occupants of each dwelling.

3-4257 Special Provisions [R-1-30]

~~Special provisions shall apply in the R-1-30 Zone in order to protect its essential characteristics:-~~

1. The setback required around buildings and structures shall be kept free from refuse and debris.
2. All buildings and uses within this zone shall comply with all applicable ~~sections of Chapter 3, Article 6~~portions of Sections 3-601 through 3-620.
3. At least seventy percent (70%) of the area contained within a required front yard or side yard adjacent to a street shall be landscaped within one year of occupancy in compliance with Section 3-628.
4. Park or Planter Strips. All park strip areas, between the sidewalk and the curb, ~~are to shall~~ be ~~covered~~landscaped and maintained ~~according to the requirements defined in Chapter 3, Article 6, in compliance with~~ Section 3-621~~in this Code.~~
5. Sufficient off street parking shall be provided and maintained for all automobiles and recreational facilities owned or used by occupants of each dwelling.

3-4312 Landscaping [C-1]

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

1. Landscaping shall enhance the overall visual appearance of the development and be designed, installed, and maintained in compliance with Sections 3-621 and 3-628.

3-4361 Landscaping [CR]

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

1. Landscaping shall enhance the overall visual appearance of the development and be designed, installed, and maintained in compliance with Sections 3-621 and 3-628.

3-4408 Special Provisions

~~Special provisions shall apply in the A-1 Zone in order to protect its essential characteristics:~~

1. The setbacks around buildings shall be kept free of debris, refuse, weeds, and other flammable material which may constitute a fire or health hazard.
2. All buildings and uses within the zone shall comply with all applicable sections of Chapter 3, Article 6~~portions of Sections 3-601 through 3-620.~~
3. Sufficient off-street parking shall be provided and maintained for all automobiles and recreational facilities or vehicles used by the occupants of the premises.
4. Driveways shall be paved or shall be graded for adequate access of emergency vehicles.

3-4512 Landscaping [R-P]

The following guidelines for landscaping shall apply to all developments within the Residential-Professional district:

1. Landscaping shall enhance the overall visual appearance of the development and be designed, installed, and maintained in compliance with Sections 3-621 and 3-628.

3-4613 Landscaping [SCALO]

The following guidelines for landscaping shall apply to all developments within the Senior Care Assisted Living Overlay district:

1. Landscaping shall enhance the overall visual appearance of the development.
 - a. The City may require that landscaping plans be prepared by a registered landscape architect.
 - ~~a.b.~~ Landscaping shall be designed, installed, and maintained in compliance with Sections 3-621 and 3-628
2. A fully comprehensive landscaping plan shall include, but not be limited to:
 - a. List of plants
 - b. Size
 - c. Location
 - d. Irrigation plan
 - e. Hardscape
3. Minimum caliper for all trees shall be one-half inch (1/2") and minimum shrub size shall be one-half (1/2) gallon unless the landscaping is specifically required to screen adjacent residential property in which case the trees shall be a minimum of two inch (2") caliper and shrubs shall be a minimum size of one (1) gallon.
4. When inorganic or non-living ground cover is used, it shall be in combination with live plants.
 - ~~a. Inorganic ground cover shall not exceed 50% of the landscaping material.~~

3-4729 Landscaping [Town Center]

All areas not incorporated in the building footprint, parking area or access drives shall be landscaped. A minimum of fifteen (15%) of the project area shall be landscaped. The developer/owner shall incorporate the following landscaping design concepts and landscaping elements into each project and shall submit the following landscaping information with each project:

1. Quality. Landscaping shall enhance the overall visual appearance of the development and be designed, installed, and maintained in compliance with Sections 3-621 and 3-628.

3-4747 Special Provisions

~~Special provisions shall apply in the Town Center Overlay Urban Subdivision in order to protect its essential characteristics:~~

1. The space required around buildings and structures shall be kept free from refuse and debris.
2. All buildings and uses within this zone shall comply with all applicable sections of Chapter 3, Article 6~~portions of Sections 3-601 through 3-620 as applicable.~~

3-4767 Special Provisions

~~Special provisions shall apply in the Town Center Overlay Urban Subdivision in order to protect its essential characteristics:~~

1. The space required around buildings and structures shall be kept free from refuse and debris.
2. All buildings and uses within this zone shall comply with all applicable ~~portions of Sections 3-601 through 3-622 as applicable of Chapter 3, Article 6.~~
3. Common Space. Land areas that are not occupied by buildings, parking area, streets or alleys, shall be accessible by the residents and considered common space. All common space shall be devoted to landscaping and maintained by the home owners association. It is the intent that all common space shall not be maintained, planted in, fenced in or be in control of any resident of a particular dwelling within the development with the exception of the “courtyard” space specifically identified by Addendum “B”. Newly installed landscaping shall be designed, installed, and maintained in compliance with Sections 3-621 and 3-628.
4. Common Driveways. Driveways serving more than one unit shall be accessible by both residents of the development and the residents of the dwelling units. However, the owners of the dwelling units attached to the driveway shall have a perpetual access easement. Maintenance of common driveways shall be the responsibility of the Homeowners Association.
5. Private Space. Private space shall consist of that area provided for each dwelling unit for personal use noted as “courtyard” as defined by the plat and shall be immediately adjacent to, attached to, or within the dwelling unit it is designed to serve and shall be for the exclusive use of the residents of the dwelling unit. The private space shall be owned fee simple by the owner of the dwelling.
6. Streets. All public streets shall conform to Highland City subdivision standards and shall be maintained by the City and shall conform to the street layout as specified in addendum “B” Sufficient off street parking shall be provided and maintained for all automobiles and recreational vehicles owned or used by occupants of each dwelling.
7. Alleys. All alleys shall be accessible by both residents of the development, city personnel, utilities, franchisees of the city and the public. Alleys shall be deemed a Public Utility Easement and may be used accordingly. Alleys shall

be installed in accordance to location and to the cross-section as depicted on addendum “B”. There shall be no parking or storage of any kind in the alleys. All garbage containers except on collection day must be stored out of sight in a garage or behind an approved screen. No common dumpsters will be allowed. Maintenance and ownership of alleys shall be the responsibility of the Homeowners Association.

8. Fences and Screening. Each unit shall be permitted reasonable visual and acoustical privacy. Landscaping and sound reducing construction techniques are encouraged and shall be used as appropriate for the aesthetic enhancement of property and the privacy of its occupants. No fences or screens shall be constructed within the common space. A homeowner may construct a fence which is a maximum of four (4) feet in height within the courtyard area as identified on the recorded plat if constructed of similar material to the wainscot of the home it is located on. A fence may be extended an additional two (2) feet in height if it is 55% open and constructed with wrought iron, high quality maintained wood, or a high quality vinyl fencing material. Homeowners who wish to install any fence in Highland are required to obtain a fence permit prior to construction after obtaining approval from the Architectural Review Committee.
9. Landscaping. It shall be the responsibility of the developer of the subdivision to install the landscaping and shall post a performance bond for all landscaping per Chapter 6, Guarantee of Performance, in this Code. In order to protect the landscaping, landscaping may be deferred until such time as final inspection on the dwelling structure. All landscaping shall be originally installed in accordance with irrigation, landscaping and amenities plan incorporated into addendum “C”, and all new landscaping shall be designed, installed, and maintained in compliance with Sections 3-621 and 3-628. This development shall include two separately defined landscaping areas which shall be classified as “common area” and “personal space”. It is the responsibility of Homeowners Association to maintain all common areas before and after landscaping is installed.
 - a. The “personal space” shall be defined as the area immediately surrounding each unit as illustrated in addendum “C” (plan L2.1 and L2.2).
 - i. No unit builder or homeowner can remove any landscaping item from the ‘personal space’ area surrounding each building unless that landscaping item is replaced with, at minimum, a

landscaping item of equal aesthetic value that is designed, installed, and maintained in compliance with Sections 3-621 and 3-628.

- ii. A unit builder or homeowner may add to and/or enhance the landscaping items within their 'personal space' surrounding each unit with landscaping that is aesthetically equal to or an improvement above the originally approved landscaping plan, including modifications, enhancements, and improvements to landscaping that conform to Sections 3-621 and 3-628, following approval from the Home Owners Association.
- b. The "common area" shall be the entire area of the development excluding the main dwelling unit, the 'personal space', and any improved hard surface as illustrated in addendum "C" (plan L1).
 - i. No unit builder or homeowner can remove, alter, or add any item to the "common area" without first amending addendum "C" (plan L1), except to comply with the requirements and standards of Sections 3-621 and 3-628.

3-4911 Landscaping [PO]

The following 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, in compliance with Sections 3-621 and 3-628.

3-4951 Landscaping [P-I]

The following guidelines for landscaping shall apply to all civic buildings constructed within the Public Institution Zone:

1. Landscaping shall enhance the overall visual appearance of the development and be designed, installed, and maintained in compliance with Sections 3-621 and 3-628.
2. A fully comprehensive landscaping plan shall include, but not be limited to:
 - a. List of plants
 - b. Size
 - c. Location
 - d. Irrigation plan
 - e. Hardscape
3. Minimum caliper for all trees shall be 2" and minimum shrub size shall be one gallon. Trees shall be a mixture of a 50% deciduous and 50% evergreen variety. There shall be a minimum of one (1) tree per 3,000 sf of landscape area in addition to trees along rights-of-way. Street trees shall be planted at a minimum of one tree per 30 feet o.c., excluding any access driveway, or as per the designated street plan if defined.
4. ~~Not more than twenty-five percent (25%) of i~~Inorganic and non-living ground cover may be used, ~~and it shall be~~ in combination with live plants.

3-41011 Landscaping [P-U]

The following guidelines for landscaping shall apply to all developments within the Public Utility Zone:

1. Landscaping shall enhance the overall visual appearance of the development and be designed, installed, and maintained in compliance with Sections 3-621 and 3-628.
2. A fully comprehensive landscaping plan shall include, but not be limited to:
 - a. List of plants
 - b. Size
 - c. Location
 - d. Irrigation plan
 - e. Hardscape
3. Minimum caliper for all trees shall be 2" and minimum shrub size shall be one gallon. Trees shall be a mixture of a 50% deciduous and 50% evergreen variety. There shall be a minimum of one (1) tree per 3,000 sf of landscape area in addition to trees along rights-of-way. Street trees shall be planted at a minimum of one tree per 30 feet o.c., excluding any access driveway, or as per the designated street plan if defined.
4. The City may require that landscaping plans be prepared by a registered landscape architect.
5. ~~Not more than twenty-five percent (25%) of i~~norganic and non-living ground cover may be used ~~, and it shall be~~ in combination with live plants.

3-601 Supplementary Regulations ~~Within Zones~~

1. The intent of the regulations in this Article Sections 3-602 through 3-621 is to provide ~~for several miscellaneous~~ land use and development standards ~~which that~~ are applicable in more than one zone.
2. The general regulations set forth in this Article ~~The requirements of those Sections~~ shall apply to all property within Highland ~~be~~ in addition to the specific use and development standards set forth ~~contained within~~ the various zones.
- 1.3. _____ Where the provisions of ~~those Sections this Article~~ may be in conflict with other provisions of this Code, the more stringent shall ~~prevail~~ control.

3-621 Park ~~Or Planter~~ Strips and Parkway Detail Regulations

1. All park strips ~~areas, the area between the sidewalk and the curb,~~ shall be landscaped and maintained by the property owner directly adjacent to that sidewalk using ~~Xeriscape or~~ water-wise landscaping methods according to the as-defined definition in Chapter 10 ~~Definitions, the standards provided in~~ Section 3-628, and the following requirements:-
 - a. Lawn shall not be installed in park strips.
 - b. Vegetation such as grasses, flowers, ground covers and shrubs shall not exceed 22-inches in height. Vegetation shall not include weeds identified on the State of Utah Department of Agriculture and Food Designated Noxious Weed List for Colorado (CO), Idaho (ID), Kansas (KS), Montana (MT), Nebraska (NE), North Dakota (ND), South Dakota (SD), Utah (UT), Wyoming (WY) but may include approved drought tolerant plants.
 - c. The park strip may be covered with ~~non-living material mulch~~ such as wood chips or decorative landscaping rocks (rock diameter of one inch minimum and six inches maximum) in combination with live plants if commonly practiced xeriscape landscaping procedures are followed.
 - d. Vegetation and Trees planted in the park strip shall be watered through drip irrigation systems and not watered may be separated by non-living materials only if a water source is available at each tree (not from a hose, or above ground sprinkler).
 - e. Only trees from the city approved Class I Trees list may be planted within a park strip pursuant to . ~~See~~ Section 2.36.160 ~~(J) Tree Class Divisions in the Highland City of the~~ Municipal Code ~~for the permitted Class I trees.~~
2. The seller of a newly constructed residence shall inform the first buyer of the residence of the water-wise and xeriscaping landscaping requirements ~~for park strips.~~
3. Parkway details shall be dedicated, improved, and maintained as follows:
 - a. Parkway detail areas shall be landscaped and improved according to the city's current design and construction standards and specifications. The city council may approve modifications to the parkway detail implementation in a specific area to address specific property or design constraints or to improve public use and connectivity such as by widening roadways or adding multiuse trails.

b. Parkway details shall be installed and maintained along the right of way corridors identified in the city's general plan and master transportation plan, including the following:

- i. Timpanogos Highway (SR-92);
- ii. Alpine Highway (SR-74);
- iii. 4800 West and North County Boulevard (SR-129);
- iv. Highland Boulevard;
- v. Beacon Hill Boulevard;
- vi. 10400 North;
- vii. 11800 North;
- viii. 6800 West.

c. The property on which a parkway detail is installed and maintained that extends beyond the area required by the applicable right of way cross-section standard shall be dedicated to the city either in fee simple or as a parkway landscape and public access easement.

a.d. Unless the city has otherwise agreed in writing, parkway detail areas shall be maintained by the city and not by the property owner directly adjacent to the parkway detail or another person. No person shall modify, re-grade, or landscape parkway detail areas or use parkway detail areas for construction or vehicular access without the City's prior written authorization. Fences installed along the boundary of parkway detail areas remain owned by the adjacent property owner, who is responsible for the maintenance of such fence.

3-626 Driveway Regulations

1. Driveways and other accesses that provide vehicular access from a public or private road shall conform to all requirements of the applicable zoning district, the clear view requirements set forth in Section 3-610, and the city's adopted engineering, design, and construction standards and specifications.
2. Driveways and other accesses that provide vehicular access from a public or private road shall be planned and designed in connection with any site plan or building permit that requires or necessitates the driveway or access.

3. Driveways and other accesses that provide vehicular access from a public or private road shall not be permitted to cross or be constructed upon a landscape easement, parkway detail, conservation or open space area, or any land reserved or dedicated for stormwater, drainage, or flood control purposes.

3.4. Driveways and other accesses that provide vehicular access from a public or private road and on-site parking areas and drive aisles shall be designed, graded, located, and maintained so as to not cause water to drain or run off onto adjacent properties.

- 4.5. After January 1, 2024, no new driveways or other accesses that provide vehicular access from a public or private road to a property shall be permitted to connect to the following roads:

- a. Highland Boulevard
- b. 4800 West from SR-92 north to Highland City boundary
- c. 11800 North
- d. 6800 West from 9600 North south to Highland City boundary

3-628 Landscape Regulations

1. As used in this Section:

- a. “Activity Zones” means portions of the landscape designed for recreation or function, such as storage areas, fire pits, vegetable gardens, and playgrounds.
- b. “Active Recreation Areas” means areas of the landscape dedicated to active play where lawn is used as the playing surface.
- c. “Gathering Areas” means portions of the landscape dedicated to congregating, such as patios, gazebos, decks, and other seating areas. Gathering areas shall be constructed of hardscape.
- d. “Hardscape” means durable landscape materials, such as concrete, wood, pavers, stone, or compacted inorganic mulch.
- e. “Lawn” means ground that is covered with grass or turf that is or typically should be regularly mowed.
- f. “Mulch” means any material such as rock, bark, compost, wood chips or other materials left loose and applied to the soil or on top of landscape fabric or similar barriers.
- g. “Paths” means designed routes between buildings, activity zones, active recreation areas, gathering areas, and other landscape areas and features. Does not include sidewalks along rights of ways and accesses.
- h. “Planting Bed” means areas of the landscape that consist of plants, such as trees, ornamental grasses, shrubs, perennials, and other regionally appropriate plants.
- i. “Total Landscaped Area” means the improved areas of the property that incorporate all the completed features of the landscape. The landscaped area does not include footprints of buildings or structures, sidewalks along rights of ways and accesses, parking areas, drive aisles, driveways, and other vehicular accesses, and non-irrigated areas intentionally left undeveloped.

2. Water-wise landscaping. All new commercial, institutional, industrial, and multi-family development, and all front and side yard landscaping for new

single-family residential development shall implement water-wise landscaping and shall comply with the following:

- a. Lawn shall not be less than 8 feet wide at its narrowest point.
 - b. Lawn shall not be installed in park strips, paths, or on slopes greater than 25% or 4:1 grade.
 - i. Paths shall be made with hardscape, mulch, or other non-lawn ground surface material.
 - c. For residential development, lawn shall not exceed 50% of the total landscaped area in front and side yards.
 - a.d. For commercial, industrial, institutional, and common area landscapes for multi-family development, lawn areas shall not exceed 20% of the total landscaped area outside of active recreation areas.
 - e. At least 25% of non-lawn landscaped areas must contain plants, trees, and shrubs that create at least 50% living plant cover at maturity at the ground plane, not including tree canopies, throughout the total landscaped area.
- 2.3. No more than 10% of the total landscaped area outside of activity zones and gathering areas may be covered by impervious material. All impervious materials and hardscapes shall be designed, graded, located, and maintained so as to not cause water to drain or run off onto adjacent property.
4. The following recommendations and considerations may be implemented by the owner or developer of property to enhance the water-wise landscaping and to further conserve water:
- a. Irrigation systems be designed with water conservation principles:
 - i. All irrigation shall be appropriate for the designated plant material to achieve the highest water efficiency.
 - ii. Drip irrigation be used except in lawn areas.
 - iii. Drip irrigation systems be equipped with a pressure regulator, filter, flush-end assembly, and other appropriate components.
 - iv. Each irrigation valve only irrigates landscaping with similar site, slope, and soil conditions, and plant materials with similar watering needs. Lawn and planting beds be irrigated on

separate irrigation valves. Drip emitters and sprinklers be placed on separate irrigation valves.

v. Irrigation systems use a WaterSense labeled smart irrigation controller that automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers be equipped with automatic rain delay or rain shut-off capabilities.

b. At least 3-4 inches of permeable mulch be provided in planting beds and other areas with mulch.

~~a.c.~~ Newly installed plumbing fixtures, including lavatory faucets, shower heads, sink faucets, water closets (tank and flushometer-valve toilets), and urinals, have the WaterSense label.

...

44. **Landscaping.** Landscaping shall mean the use and integrations of traditional landscape design methods and water-wise landscaping methods including Xeriscape. Landscaping consists of the A-combination of planted trees, shrubs, vines, ground covers, grass, rocks, mulch, fountains, pools, art works, screens, walls, fences, benches, planters, and paths or surrounding walkways set into any aesthetically pleasing arrangement should be implanted. Landscaped areas do not include footprints of buildings or structures, sidewalks along rights of ways and accesses, parking areas, drive aisles, driveways, and other vehicular accesses. The use of structures or surfaced walkways, alone, in the absence of planted trees, grass, etc., shall not meet the requirements of this Code.

...

63. **Park Strip.** The area within a right of way between the back of curb to the sidewalk. Park strips do not include any area within a parkway detail.

64. **Parkway Detail.** A streetscape and landscape standard defined by the City's adopted design and construction standards that is implemented or planned to be implemented along designated right of way corridors. Parkway details may be located on property owned by the city or within an easement dedicated to the city.

...

986. **Xeriscape Water-Wise Landscaping.** Xeriscape Water-wise landscaping, also referred to as xeriscaping or localscaping, is interpreted to be landscaping in a manner that reduces the need for supplemental irrigation, conserves water, and enhances the beauty and utility of the property. Water-wise landscaping Residents should be conscientious of avoids overuse of both lawn and non-living ground cover, utilizing plants, trees, and shrubs appropriate to the climate with sufficient density to maintain soil and plant health and to avoid creating or exacerbating heat islands, while employing high efficiency irrigation methods that to avoid losing water to evaporation and run-off. Xeriscape Water-wise landscaping shall consists of an attractive mix of plantings, lawn, rocks non-living mulch, hardscapes, paths, planting beds, and other landscaping materials. For front yards and park strips, at least 25% of any xeriscape must contain plants, trees and shrubs. See Section 3-628 for additional regulations and definitions.

-[Renumber accordingly]



Water Efficiency Standards

1. Purpose

The purpose of these Water Efficiency Standards is to conserve the public's water resources by establishing water conservation standards for outdoor landscaping and indoor plumbing fixtures.

Definitions

- A. Activity Zones: Portions of the landscape designed for recreation or function, such as storage areas, fire pits, vegetable gardens, and playgrounds.
- B. Active Recreation Areas: Areas of the landscape dedicated to active play where lawn may be used as the playing surface (ex. sports fields).
- C. Central Open Shape: An unobstructed area that functions as the focal point of a landscape and is designed in a geometric shape.
- D. Gathering Areas: Portions of the landscape dedicated to congregating, such as patios, gazebos, decks, and other seating areas.
- E. Hardscape: Durable landscape materials, such as concrete, wood, pavers, stone, or compacted inorganic mulch.
- F. Lawn: Ground that is covered with grass or turf that is regularly mowed.
- G. Mulch: Any material such as rock, bark, compost, wood chips or other materials left loose and applied to the soil.
- H. Park Strip: A typically narrow landscaped area located between the back-of-curb and sidewalk.
- I. Paths: Designed routes between landscape areas and features.
- J. Planting Bed: Areas of the landscape that consist of plants, such as trees, ornamental grasses, shrubs, perennials, and other regionally appropriate plants.
- K. Total Landscaped Area: Improved areas of the property that incorporate all the completed features of the landscape. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, and other non-irrigated areas intentionally left undeveloped.

2. Applicability

- A. The following standards shall at a minimum be required for all **new** commercial, institutional, industrial, and multi-family construction, as applicable and for the front and side yards of all new single-family residential construction. These standards shall apply to existing ordinances related to city required landscaping.



- i. If the backyard is required to be landscaped for certificate of occupancy, the standards shall apply to the backyard as well.
 - B. These outdoor standards are not intended to conflict with other landscaping requirements as defined by Utah law, including stormwater retention requirements and low-impact development guidelines. Notwithstanding these outdoor standards, whenever any requirement may conflict with Utah law, such conflicting requirements shall not apply.
- 3. **Landscaping Requirements**
 - A. Lawn shall not be less than 8 feet wide at its narrowest point.
 - B. Lawn shall not be installed in park strips, paths, or on slopes greater than 25% or 4:1 grade.
 - C. Lawn shall not exceed 50% of the total landscaped area in the front and side yards of new residential construction.
 - i. Small residential lots, which have no back yards, in which the total landscaped area is less than 250 square feet, and in which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement, are exempt from the 8 feet minimum width lawn area requirement and maximum of 50% lawn requirement.
 - D. In commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.
- 4. **Landscaping Recommendations**
 - A. All irrigation shall be appropriate for the designated plant material to achieve the highest water efficiency. Drip irrigation shall be used except in lawn areas. Drip irrigation systems shall be equipped with a pressure regulator, filter, flush-end assembly, and any other appropriate components.
 - B. Each irrigation valve shall irrigate landscaping with similar site, slope and soil conditions, and plant materials with similar watering needs. Lawn and planting beds shall be irrigated on separate irrigation valves. In addition, drip emitters and sprinklers shall be placed on separate irrigation valves.
 - C. Landscaped areas shall be provided with a WaterSense labeled smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities.
 - D. At least 3-4 inches of mulch, permeable to air and water, shall be used in planting beds to control weeds and improve the appearance of the landscaping.



- E. At maturity, landscapes are recommended to have enough plant material (perennials and shrubs) to create at least 50% living plant cover at maturity at the ground plane, not including tree canopies.
5. Landscaping Design Considerations
- A. If size permits, the landscaped areas of the front yard and back yard shall include a designed central open shape created by using lawn, hardscape, groundcover, or gravel.
 - B. Gathering areas shall be constructed of hardscape and placed outside of the central open shape. In a landscape without lawn, gathering areas may function as the central open shape.
 - C. Activity zones shall be located outside of the central open shape and shall be surfaced with materials other than lawn.
 - D. Paths shall be made with materials that do not include lawn, such as hardscape, mulch, or other ground surface material.
6. Additional Recommendations
- A. It is recommended and encouraged that all new and future construction and future additions, remodels, or refurbishments install plumbing fixtures that have the WaterSense label, including lavatory faucets, shower heads, sink faucets, water closets (tank and flushometer-valve toilets), and urinals, to the extent Utah law allows municipalities or local districts to require these fixtures.

2026 Residential Landscape Incentive Program Eligibility

Below are the eligibility details and program requirements for CUWCD's Landscape Incentive Program for Residential Projects. Please note that while this information outlines the requirements to qualify for an incentive, it is the applicant's responsibility to verify that projects comply with city and/or HOA ordinances and requirements.

About the Program

The Landscape Incentive Program offers two project types; lawn replacement and switch to drip (for existing planting beds irrigated with overhead spray). The application form is the same for both. These project types may be done concurrently in one application or split into successive applications.

The incentive for planting new trees (Treebate) may be done with either project type but is not a standalone incentive and does not have a separate application.

The maximum incentive amount allowed per property is \$50,000.

Lawn Replacement

Eligibility

1. The program application must include current photos of the existing landscape, a 2-dimensional landscape design showing the project area, and a project description of what will replace the lawn.
2. Project area has existing, well-maintained, living lawn at initial site visit.
3. Projects started or completed prior to receiving a site visit and approval to proceed from program coordinator are ineligible for this program.
4. Project must be completed within 12 months of initial site visit. Irrigation must be turned on and operational for the completed project inspection visits. These visits are typically unavailable between October 15th and April 15th in cities with secondary irrigation water.
5. Projects may be specific areas or whole landscape conversions, but each project area must meet all terms of the program.

6. Project area is at least 200 square feet. This requirement can be met with multiple smaller areas (in aggregate).
7. No impervious hardscape (concrete, asphalt, pavers, etc.), water features (pools, hot tubs, fountains, etc.), rubber mulch, or artificial turf will be incentivized. These materials may be limited or banned in certain cities. Check your city code before installing these materials in your landscape.
8. Landscape fabric is allowed but is not recommended. The negative effects of landscape fabric are outlined [here](#).
9. Replacement of traditional lawns with native or drought-tolerant lawns, while encouraged, does not qualify for the incentive.
10. Following a project's completion, a program participation agreement and IRS W-9 form will be sent to the property owner(s). Both documents must be signed and returned before a project can receive an incentive. Incentives will be paid to property owner only.

Completed Project Requirements to Receive Incentive

1. Projects may not create or leave in place any areas, lengths, or widths of lawn less than eight feet. Any remaining lawn must be eight feet wide or wider.
2. The project area must have 50% perennial plant coverage at maturity at the ground plane. This does not include tree canopy, annuals, or bulbs.
3. Plants are planted directly in the ground (not in pots, burlap, or cages). Plants in pots are allowed, but do not contribute to the 50% perennial plant coverage requirement.
4. The project area is covered in 3-4 inches of organic (bark, compost, etc.) or inorganic mulch (gravel, chat, flagstone chips, etc.). Rubber mulch is not permitted.
5. The converted area must be drip irrigated. Each drip irrigation zone is separated from any overhead spray irrigation.
6. Each drip irrigation zone/valve is equipped with a dedicated filter and pressure reducer.
7. Each drip irrigation zone/valve may only use one type of drip irrigation (point source or in-line).

8. Drip emitters cannot exceed 5 gallons per hour.
9. Micro-sprays, bubblers, adjustable drip emitters, and soaker hoses are not permitted.
10. Park strip project areas must have 50% perennial plant coverage at the ground level at maturity with no perennials exceeding 24 inches tall at maturity. Plants that must be pruned to stay below 24 inches are not allowed.
11. For the final visit, irrigation must be operational and free of leaks. Filters and pressure reducers must be accessible and visible.
12. Hardscape cannot exceed 50% of the front yard landscaped area or 75% of the backyard landscaped area.
13. Any portion of the installed project that does not meet the requirements at the final inspection may be corrected within 60 days from the inspection or within the remainder of the designated time frame, whichever is greater, without penalty.

Switch to Drip- For Existing Planting Beds

Eligibility

1. Project area is at least 200 square feet (If not in conjunction with a lawn removal project. Can meet requirement with multiple smaller areas (in aggregate).
2. The application must include current photos of the proposed project area, a 2-dimensional landscape design showing the project area, and a description of the proposed changes.
3. Projects started or completed prior to receiving a site visit and approval to proceed from program staff are ineligible for this program.
4. Project must be completed within 12 months of initial site visit. Irrigation must be turned on and operational for the final visit. These visits are typically unavailable between October 15th and April 15th in cities with secondary irrigation water.
5. Planting beds must be a defined space with intentional ornamental plants. Undeveloped or unmaintained landscape areas do not qualify for the Switch to Drip incentive.
6. Areas to be converted must have existing, operable, overhead spray irrigation **within** the planting bed at the time of the site visit from program staff.

7. Landscape fabric is allowed but is not recommended. The negative effects of landscape fabric are outlined [here](#).
8. Following a project's completion, a program participation agreement and IRS W-9 form will be sent to the property owner(s). Both documents must be signed and returned before a project can receive an incentive. Incentives will be paid to property owner only.

Completed Project Requirements to Receive Incentive

1. The project area must have 50% perennial plant coverage at maturity at the ground plane. This does not include tree canopy, annuals, or bulbs. The project area may include this plant material however it will not be calculated to meet the plant coverage requirement.
2. Plants are planted directly in the ground (not in pots, burlap, or cages). Plants in pots are allowed, but do not contribute to the 50% perennial plant coverage requirement.
3. The project area is covered in 3-4 inches of organic (bark, compost, etc.) or inorganic (rock, chat, flagstone chips, etc.) mulch. Rubber mulch is not permitted.
4. The converted area must be drip irrigated. Each drip irrigation zone is separated from any overhead spray irrigation.
5. Each drip irrigation zone/valve is equipped with a dedicated filter and pressure reducer. Filters and pressure reducers must be accessible for regular maintenance.
6. Each drip irrigation zone/valve may only use one type of drip irrigation (point source or in-line).
7. Drip emitters cannot exceed 5 gallons per hour.
8. Micro-sprays, bubblers, adjustable drip emitters, and soaker hoses are not permitted.
9. For the final visit, irrigation must be operational and free of leaks. Filters and pressure reducers must be accessible and visible.
10. Any portion of the installed project that does not meet the requirements at the final inspection may be corrected within 60 days from the inspection or within the remainder of the designated time frame, whichever is greater, without penalty.

Treebate

Incentive Amount = \$50/tree up to 10 trees per project

Eligibility

1. This incentive is offered only in conjunction with one of the above-mentioned projects. Trees must be planted in the project area. No stand-alone treebates are offered.
2. Trees on the provided [exclusion list](#) are ineligible for the treebate.
3. Plant tags for new trees must be provided at the final visit.
4. Trees planted within park strips less than 10 feet wide or within 10 feet of a home are not eligible.
5. Must comply with local city or HOA requirements.

Requirements to Receive Incentive

1. Trees must be planted in the ground. Trees planted with burlap or cages, or in pots, will not be eligible.
2. Trees must be single-stemmed and be at least a one-inch caliper (have a one-inch diameter trunk six inches above the ground plane) at the time of installation.
3. Trees must be at least 10 feet tall and wide at maturity.
4. Trees must be drip irrigated, meeting all requirements of drip irrigation listed in the lawn replacement and switch to drip project types above. **In-line drip irrigation throughout the rootzone is strongly recommended for new and mature trees.**



PLANNING COMMISSION AGENDA REPORT ITEM #3a

DATE: July 28, 2026
TO: Planning Commission
PREPARED BY: Rob Patterson, City Attorney/Planning & Zoning Administrator
SPONSORED BY: Planning Commission
SUBJECT: Current Residential Setback and Building Height Regulations
TYPE: Land Use (Legislative)

PURPOSE:

The Planning Commission will review current building setback and height regulations.

STAFF RECOMMENDATION:

Discussion only.

PRIOR REVIEW:

The Planning Commission identified building heights and setbacks as a potential priority for review.

BACKGROUND & SUMMARY OF REQUEST:

Main Building	R-1-40	R-1-30	R-1-20	Open Space
Front Setback	30'	30'	30'	25'-30'
Rear Setback	30'	30'	30'	10'-30'
Side Setback	15' (NC-10'/24')	10'/25'	10'/25' (NC-10'/24')	10'/25'
Street-Side Setback	30'	30'	30'	-
Height	35' grade of building	35' grade of building	35' grade of building	35' grade of building

Accessory Building Any building over 200 SF or that requires permanent attachment to ground

Accessory Building	R-1-40	R-1-30	R-1-20	Open Space
Setback	R-1-40	R-1-30	R-1-20	Open Space
Front Setback	30'	30'	30'	30'
Rear Setback	10'	10'	10'	10'
Side Setback	10'	10'	10'	10'
Street-Side Setback	20'	20'	20'	20'
Main Building Setback	6'	6'	6'	6'
Height	25' grade	25' grade	25' grade	25' grade
Coverage	5% (7% if 2+ acres)		7%	7%5% (per R-1-40)

Pool Setbacks	Measured to water's edge Same for all zones
Front Setbacks	31'
Rear Setbacks	11'6' without PUE
Side Setbacks	11'6' without PUE
Street-Side Setbacks	11'
Trail/Landscape Eas.	11'

Pool Structures	Any structure or landscaping object over 120 SF or 14' height, same for all zones
Setback	Accessory building
Height	Accessory building

Open Space: Setbacks within the Open Space Density Bonus Overlay may be determined by lot depth and lot frontage [if] a minimum of 80% of the lots ... meet the following dimensions

FRONTAGE	DEPTH	SETBACKS		
		Front	Rear	Side
<90'	<110'	25'	10'	12.5' or (10' min. 25' total)
90' - 100'	<110'	25'	15'	12.5' or (10' min. 25' total)
90' - 120'	110' - 130'	25'	25'	12.5' or (10' min. to 25' total)
110' - 130'	130' - 180'	30'	30'	12.5' or (10' min. 25' total)
>130'	>180'	30'	30'	15'

STAFF REVIEW & PROPOSED FINDINGS:

Discussion only.

MOTION:

Discussion only.

ATTACHMENTS: