



HIGHLAND CITY

HIGHLAND CITY PLANNING COMMISSION AGENDA

Tuesday, October 26, 2021

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

VIRTUAL PARTICIPATION



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



Email comments prior to meeting: planningcommission@highlandcity.org

7:00 PM REGULAR SESSION

Call to Order – Jerry Abbott, Chair

Invocation – Commissioner Chris Howden

Pledge of Allegiance – Commissioner Mino Morgese

1. UNSCHEDULED PUBLIC APPEARANCES

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

2. CONSENT ITEMS

Items on the consent agenda are of a routine nature or have been previously studied by the Planning Commission. They are intended to be acted upon in one motion. Commissioners may pull items from consent if they would like them considered separately.

a. Approval of Meeting Minutes *Administrative*

Regular Planning Commission Meeting – September 28, 2021

3. PUBLIC HEARING: PRELIMINARY PLAT: RIDGEVIEW POD B *Administrative*

The Planning Commission will hold a public hearing to consider a request by Boyer Ridgeview Commercial, L.C. for preliminary plat approval for a 424-lot subdivision located at approximately North County Boulevard and Canal Boulevard. The Commission will take appropriate action.

4. PUBLIC HEARING: PRELIMINARY/FINAL PLAT: RIDGEVIEW RETAIL

Administrative

The Planning Commission will hold a public hearing to consider a request by Spencer Moffat for final plat approval for a 4-lot commercial subdivision located at approximately North County Boulevard and Canal Boulevard. The Commission will take appropriate action.

5. PUBLIC HEARING: TEXT AMENDMENT: SHIPPING CONTAINERS

Legislative

The Planning Commission will hold a public hearing to consider a request by Highland City Staff to add Section 3-625 Shipping Containers to Chapter 3 Article 6 Supplementary

Regulations in the Development Code. The Planning Commission will take appropriate action.

6. TRAINING: GENERAL PLAN

Staff will give the Planning Commission a training on the existing vision, goals, and policies of the Highland City General Plan. This item is bring presented for discussion only.

7. PLANNING COMMISSION AND STAFF COMMUNICATION ITEMS

The Planning Commission may discuss and receive updates on City events, projects, and issues from the Planning Commissioners and city staff. Topics discussed will be informational only. No final action will be taken on communication items.

a. Conditional Uses

b. Defining Setbacks/Boundary Lines

c. Overall Theme/Design of Highland

d. Xeriscaping

e. Grading/Retaining Walls

f. Future Meetings

- October 26, Planning Commission Meeting, 7:00 pm, City Hall
- November 9, City Council Meeting, 7:00 pm, City Hall
- November 16, Planning Commission Meeting, 7:00 pm, City Hall
- December 7, City Council Meeting, 7:00 pm, City Hall
- December 14, Planning Commission Meeting, 7:00 pm, City Hall

Legislative: An action of a legislative body to adopt laws or policies.

Administrative: An action reviewing an application for compliance with adopted laws and policies.

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 via telephone, Skype, or other electronic means during this meeting.

CERTIFICATE OF POSTING

I, Kellie Smith, the Planning Coordinator, certify that the foregoing agenda was posted at the principal office of the public body, at the Lone Peak Fire Station and Lone Peak Police Station, on the Utah State website (<http://pmn.utah.gov>), and on Highland City's website (www.highlandcity.org).

Please note the order of agenda items are subject to change in order to accommodate the needs of the Planning Commission, staff and the public.

Posted and dated this agenda 21st of October, 2021.

Kellie Smith, Planning Coordinator

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



HIGHLAND CITY

HIGHLAND CITY PLANNING COMMISSION MINUTES

Tuesday, September 28, 2021

Waiting Formal Approval

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

VIRTUAL PARTICIPATION



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



Email comments prior to meeting: planningcommission@highlandcity.org

7:05 PM REGULAR SESSION

Call to Order – Jerry Abbott, Chair

Invocation – Commissioner Audrey Moore

Pledge of Allegiance – Commissioner Mino Morgese

The meeting was called to order by Planning Commission Chair Jerry Abbott as a regular session at 7:05 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 Moore and those in attendance were led in the Pledge of Allegiance by Commissioner Morgese.

PRESIDING: Commissioner Jerry Abbott

COMMISSIONERS

PRESENT: Jerry Abbott, Christopher Howden, Claude Jones, Audrey Moore, Mino Morgese,

CITY STAFF PRESENT: City Administrator/Community Development Director Nathan Crane, City Attorney Rob Patterson, City Planner and GIS Specialist Kellie Smith, Planning Commission Secretary Heather White

OTHERS PRESENT: Doug Cortney

1. UNSCHEDULED PUBLIC APPEARANCES

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

None was offered.

CONSENT ITEMS

Items on the consent agenda are of a routine nature or have been previously studied by the Planning Commission. They are intended to be acted upon in one motion. Commissioners may pull items from consent if they would like them considered separately.

a. Approval of Meeting Minutes *Administrative*
Regular Planning Commission Meeting – July 27, 2021

Commissioner Audrey Moore MOVED to approve the minutes for the July 27, 2021 Planning Commission meeting. Commissioner Chris Howden SECONDED the motion. All present were in favor. None were opposed. The motion carried.

2. PUBLIC HEARING: MINOR SUBDIVISION FINAL PLAT: MADDOX SUBDIVISION *Administrative*

The Planning Commission will consider a request by Travis Maddox for Final Plat approval for Maddox Subdivision, a proposed 2-lot single family subdivision with a remnant parcel located at approximately 4764 W 11200 N. The Planning Commission will take appropriate action.

Commissioner Abbott explained that the applicant requested to postpone the public hearing.

3. DISCUSSION: SHIPPING CONTAINERS *Administrative*

Presentation and discussion of a possible amendment to the Development Code to regulate shipping containers. This item is bring presented for discussion only.

Ms. Smith reviewed the background and concerns regarding shipping containers: long- or short-term storage, permit required or not, lot size limitations, vertical stacking, design, and location. She explained that some of the concerns were already addressed in the code for accessory structures. She wondered if the planning commission would rather have a separate code for shipping containers or include shipping containers in the existing code for accessory structures. Ms. Smith noted that accessory structures were not allowed to be used for accessory dwelling units and that this would also apply to shipping containers.

The commissioners discussed differences with home occupations and individuals needing to work from home. They discussed container placement as it related to lot size. They also discussed container color and design. They talked about the point that shipping containers were usually temporary and typically placed in the front yard or on public easements.

Mr. Patterson suggested the option to include shipping containers as accessory structures except with special limitations. He said it could apply to all containers or ones that were placed longer than 60 days. He said home businesses did not need a license if an individual was working for someone else.

Commissioner Moore asked how shipping containers were different than storage pods. Ms. Smith thought the definition could easily include pods. The Commissioners discussed the fact that pods were temporary and could stay only for a limited time.

Commissioner Howden wondered how containers with wheels or on semi-trucks would be regulated. Mr. Crane explained that they had a different set of regulations because they were classified as commercial trailers. The planning commission talked about placement on easements. Ms. Smith said that accessory structures less than 200 ft were considered temporary structures and that it was the resident's responsibility to move the structure if someone/company needed to access anything within the easement.

The commissioners agreed with the following points relating to shipping container regulations:

- Containers placed less than 60 days would not be regulated
- Containers placed longer than 60 days would be regulated by the Accessory Structures section in the development code plus additional regulations
- Containers were not permitted to be stacked
- If on property ½ acre or less:
 - Containers had front setback of at least 10 feet from the front of the house and needed to match the color of the house
- If on property more than ½ acre:
 - Containers had front setback of at least 10 feet from the front of the house and needed to match the color of the house
 - If the container was placed behind the house, the container did not need to match the color of the house
- Containers did not need to comply with materials of the main structure, but they did need to comply with paint color.

Ms. Smith explained that there was no permitting process outside of when needing a building permit.

Commissioner Moore suggested including the code update in the Highland newsletter to let residents know of the changes.

4. PLANNING COMMISSION AND STAFF COMMUNICATION ITEMS

The Planning Commission may discuss and receive updates on City events, projects, and issues from the Planning Commissioners and city staff. Topics discussed will be informational only. No final action will be taken on communication items.

Commissioner Abbott mentioned the recent training video and thought it was good information. The commissioners talked about public clamor doctrine. Mr. Patterson explained that there was use for public comment based on code. Discussion centered around having public comment at the beginning of processes with public noticing. The commissioners also discussed the need to have representation at Council meetings to explain decisions or actions taken by the planning commission. It was suggested that they take turns attending council meetings and that "Council Meeting Report" be added to the planning commission agenda. Commissioner Abbott said he would talk to the mayor.

Commissioner Howden mentioned the list of discussion points he sent to the commissioners that included the overall look/feel of the city, removal of conditional use permit, grading retaining wall, legal boundary, and xeriscaping and water wise landscaping. The commissioners agreed to have discussions at upcoming meetings.

ADJOURNMENT

Commissioner Moore MOVED to adjourn the regular meeting. Commissioner Morgese SECONDED the motion. All present were in favor. The motion carried unanimously.

The meeting adjourned at 8:23 PM.

I, Heather White, Planning Commission Secretary, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on September 28, 2021. The document constitutes the official minutes for the Highland City Planning Commission Meeting.

/s/Heather White
Planning Commission Secretary



PLANNING COMMISSION AGENDA REPORT ITEM #3

DATE: October 26, 2021
TO: Planning Commission
FROM: Kellie Smith
Planner and GIS Analyst
SUBJECT: PRELIMINARY PLAT - Ridgeview Pod B *Administrative*

PURPOSE:

The Planning Commission will consider a request by Boyer Ridgeview Commercial, L.C. for preliminary plat approval for a 424-lot subdivision located at approximately North County Boulevard and Canal Boulevard. The Commission will take appropriate action.

BACKGROUND:

The property is approximately 70 acres and is located on Canal Blvd and North County Blvd.

The property was rezoned as a Planned Development (PD) district on May 21st, 2019.

On September 7th, 2021, Staff presented to the Council a few minor amendments were approved administratively by staff, as per Section 3-510 of the Development Code. Below are the minor amendments that were made to the Ridgeview PD approved on May 21st, 2019:

- A reduction in the total number of units from 699 to 689.
- Increase the size of the community park from 4 acres to 4.8 acres.
- Removal of a row of lots that backed onto the Community Park.
- Increasing the lot size in Pod 12, thereby reducing the number of lots from 161 to 114 and the density from 6.54 units per acre to 4.63.
- Pod 6 will change from carriage lots to town homes. This is allowed within the current density however townhomes were originally contemplated primarily along North County Boulevard.

The Council is the Land Use Authority for Preliminary Plat review. Preliminary Plat review and approval is an *administrative* action. A preliminary plat review implements the previous legislative actions that adopted the PD District and the Development Code. As such, review is limited to compliance to the Development Code and Ridgeview PD Zoning District.

SUMMARY OF THE REQUEST:

1. The applicant is requesting approval of a 424-lot subdivision for the purpose of being able to construct single family residential homes and multi-family residential homes on the property. The project is divided into five subdivision plats.
2. Access to the site will be from Canal Boulevard, North County Boulevard, and 10100 N. A walking trail access provided in Pod A will connect the development to the Highland Glen Trailhead parking lot. There are 2 additional accesses to the Murdock Canal Trail also provided in Pod A (see attachment #4 for road and trail connections).
3. The plats will be built by different developers and therefore have separate phasing plans. The overall construction phasing will begin with Featherstone Drive, then Lennar Phase 1, and next Ivory Phase 1. Weekley will begin construction on Phase 1 after Plats C and D are completed. Boyer will work on their Phase 1 12-18 months from Preliminary approval (see attachment #3 for phasing plan).

Plat/Unit Overview for each developer in Pod B:

Developer	No. of Phases	Home Style	Acreage	No. Lots	Lots / Acre
Lennar	1	Townhomes & Carriage Lots	10.26	98 (12 Carriage, 86 Townhome units)	9.5
Ivory	7	Estate Lots & Cottage Lots	31.9	145 (79 Cottage, 66 Estate)	4.5
Weekley	1	Carriage Lots	8.15	57	6.9
Boyer	1	Townhomes	11.92	124	10.4
		Park & Featherstone Drive	2.19		
		Total:	64.42	424	6.6

4. Each pod district has their own setbacks, density restrictions, and style of home.
 - a. Setbacks and frontage for Pod B:

Developer(s)	Home Style	Frontage Minimum	Setbacks
Boyer & Lennar	Townhome	22'	12' Front, 5' between buildings & 10' Side street
Lennar	Carriage: Front Load	35'	15' Front, 10' Rear, 0-5' Side and 5' between buildings, 10' Side street

Weekley	Carriage: Rear Load	30'	10' Front, 5' Rear interior lots, 10' Rear corner lots, 0-5' Side and 5' between buildings, 10' Side street
Ivory	Cottage	43'	15' Front to home, 18' to garage, 15' Rear, 5' Side, 15' Side street
Ivory	Estate	82'	20' Front, 25' Rear, 15'/7' Combo Side, 20' Side street

b. Minimum lot size for Pod B:

Developer(s)	Home Style	Minimum Lot Size (Sq Ft)	No. of Lots
Boyer & Lennar	Townhome	1,188	210
Lennar	Carriage: Front Load	2,888	12
Weekley	Carriage: Rear Load	2,700	45
Ivory	Cottage	3,500	91
Ivory	Estate	7,000	57

- For the overall Ridgeview development, there will be 19.3 acres of open space, which is approximately 23.2% of the developable acreage.
- One primary entry and one secondary entry monument sign will be placed on North County Blvd, and two more secondary entry monument signs will be placed on 10100 N. The height maximum for the primary is 12', and for the secondary is 10'. All are made of brick and concrete.
- A fence plan was also provided. Fencing is demonstrated Knight Ave, 10100 N, North County Boulevard, and Featherstone Drive.

CITIZEN PARTICIPATION:

Notice of the public hearing was posted on the state and city websites on October 14, 2021. Notification of the public hearing was also mailed to all property owners within 500 feet of the proposed site on October 14, 2021. No written correspondence has been received.

ANALYSIS:

- The General Plan designation for this property is Mixed Use. The surrounding properties are zoned R-1-40, Lone Peak High School is to the North, and Highland Glen Park is to the west. The property was rezoned to a Planned Development (PD) district on May 21, 2019, and during that process created a master plan and development agreement.
- Access to the site will be from North County Boulevard, Canal Boulevard, and 10100

N.

- The 424 units in Pod B make the total number of residential units for the Ridgeview development 689. The Ridgeview PD stipulates that there cannot be more than 699 residential units.
- Each pod has their own density and allocated number of lots (see attachment #6 for density tabulations from the Ridgeview PD). The proposed plat meets these restrictions for each pod.

Pod B	Required		Provided
Pod 1 (Weekley)	73-145 6-12 units/acre	Lots	83 Lots 7.3 units/acre
Pod 2 (Boyer)	75-113 8-12 units/acre	Lots	98 10.1 units/acre
Pod 6 (Lennar)	58-115 6-12 units/acre	Lots	86 9.2 units/acre
Pod 7 (Lennar) – relocated to north side	6-15 Lots 4-10 units/acre		12 Lots 8 units/acre
Pod 11 (Ivory)	6-16 4-10 units/acre	Lots	14 2.6 units/acre
Pod 12 (Ivory)	98-246 Lots 4-10 units/acre		114 Lots 4.8 units/acre
Pod 13 (Ivory)	12-23 Lots 2-4 units/acre		17 Lots 3.1 units/acre

- Cottage and Estate lots have a minimum lot size requirement in the Ridgeview PD. Cottage lots cannot be less than 3,500 sq ft and Estate lots cannot be less than 7,000 sq ft. The proposed plat meets these restrictions for each pod.
- Each home style has their own setbacks and frontage requirements. The proposed plat meets the master plan's requirements.

Developer(s)	Home Style	Frontage		Setbacks	
		Required	Provided	Required	Provided
Boyer & Lennar	Townhomes	N/A	22'	12' Front, 5' between buildings & 10' Side street	
Lennar	Carriage: Front Load	30'	35'	15' Front, 10' Rear, 0-5' Side and 5' between buildings, 10' Side street	
Weekley	Carriage: Rear Load	30'	30'	10' Front, 5' Rear interior lots, 10' Rear corner lots, 0-5' Side and 5' between buildings, 10' Side street	
Ivory	Cottage	35'	43'	15' Front to home, 18' to garage, 15' Rear, 5' Side, 15' Side street	
Ivory	Estate	60'	82'	20' Front, 25' Rear, 15'/7' Combo Side, 20' Side street	

- For the overall Ridgeview development, there will be 19.3 acres of open space, which is approximately 23.2% of the developable acreage. This meets the minimum requirement of 20% open space of the net developable area as defined in the Ridgeview PD.
- Lennar Phase 1 and Boyer Phase 1 have attached units. Both phases do not have more than 6 attached units in any building. This meets the PD requirements.
- Traffic flow in and around the site has been reviewed. The intersection at 10100 N and North County Boulevard may need to be adjusted pending a discussion with UDOT regarding a potential light at the intersection of Knight Ave and North County Blvd.
- There is an existing eight-inch city owned dry sewer line that runs north south along the west side of the development, along the backs of lots 101-118. This line was installed so that the city could eventually cease having sewer from Lone Peak Highschool and some of the surrounding are go through the American Fork System. It appears that upon construction that portions of the line were located on private property. Staff is working with Developer to solve the issue to the benefit of both parties. A stipulation has been included to address this issue.
- In some areas along the west side of the development, the property line does not abut the road, leaving a sizable gap of open space. Staff has met with the Developer onsite to discuss different options to address this issue.

FINDINGS:

With the proposed stipulations, the proposed Preliminary Plat meets the following findings:

- It conforms to the Highland City General Plan.
- It meets the requirements of the approved PD zoning
- It conforms to the Development Code as applicable.

RECOMMENDATION:

Staff recommends that the Planning Commission accept the findings and recommend approval of the proposed preliminary plat subject to the following stipulations:

1. The recorded plat conforms to the preliminary plat dated October 20 except as modified by these stipulations.
2. All public improvements shall be installed as required by the City Engineer.
3. The civil construction plans shall meet all requirements as determined by the City Engineer.
4. The sewer line along the backs of lots 101 to 118 be resolved. The back lot lines will either adjust to be off of the sewer line, or the sewer line is to be rerouted. This will need to be addressed before final plat approval.

5. The developer will also be responsible for construction of the improvements on the south side of Cedar Hills Drive and to provide curb and gutter on the east side of extension of Knight Avenue as determined by the City Engineer.
6. The 4.8-acre community park shall be completed before 35% of the homes within the development have been issued a certificate of occupancy.
7. Trash and recycling containers are to be stored behind a side yard screen wall. They shall be placed behind curb lines in a designated location for each unit. The location shall be a concrete pad. The location where the containers are to be stored shall be shown on the site plan.
8. The home builder shall be responsible for the front yard landscaping on the flex residential and carriage lots.

PROPOSED MOTION:

I move that the Planning Commission accept the findings and recommend **APPROVAL** of the Preliminary Plat for Ridgeview Pod B subject to the eight (8) stipulations recommended by staff.

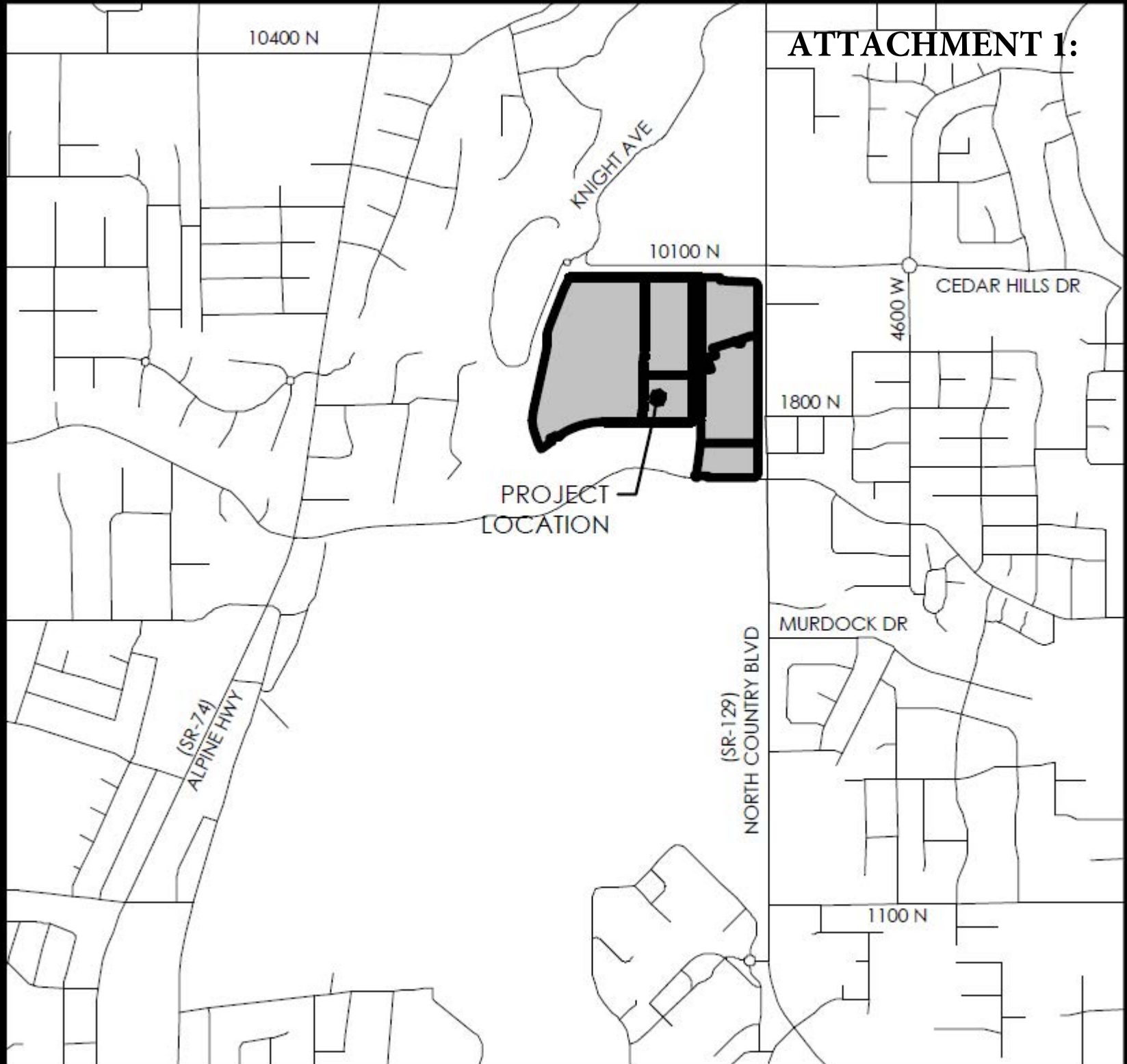
FISCAL IMPACT:

This action will not have a financial impact on this fiscal year's budget expenditure.

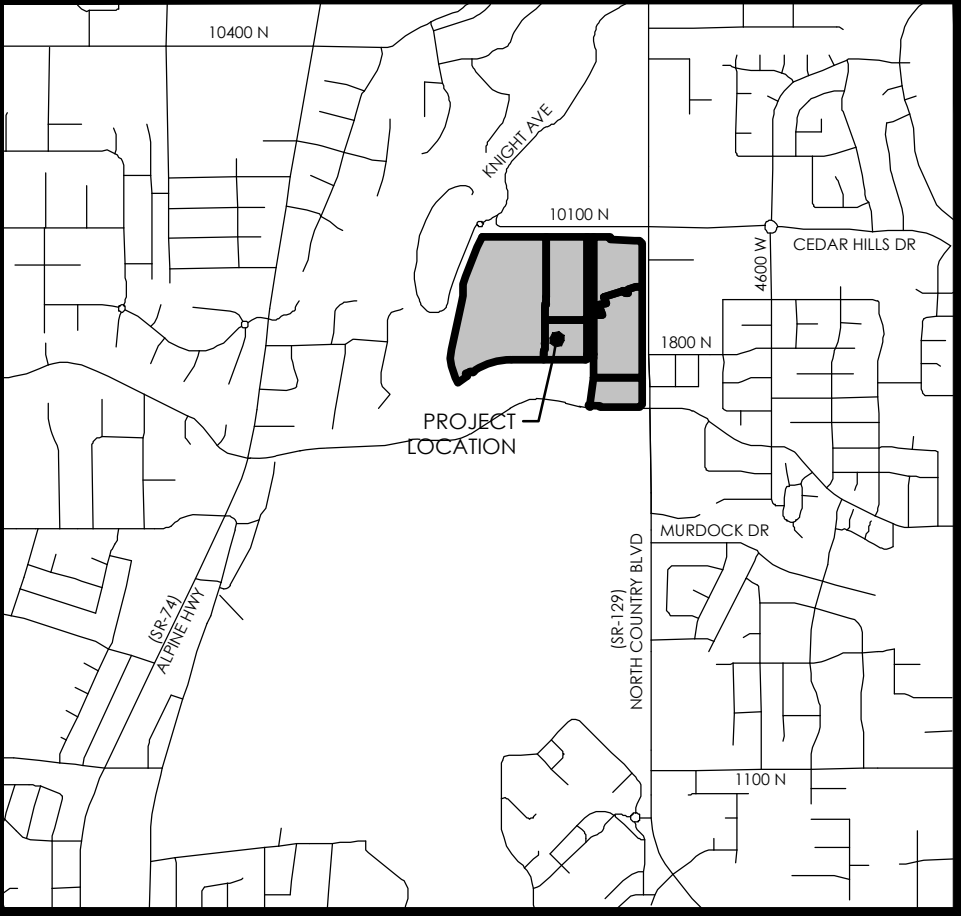
ATTACHMENTS:

1. Vicinity Map
2. Proposed Plat
 - a. Ivory
 - b. Lennar
 - c. Weekley
 - d. Boyer
 - e. Community Park & Featherstone Drive
3. Phasing Plan
4. Road and Trail Connections
5. Open Space Overview
6. Density Tabulations from Ridgeview PD

ATTACHMENT 1:



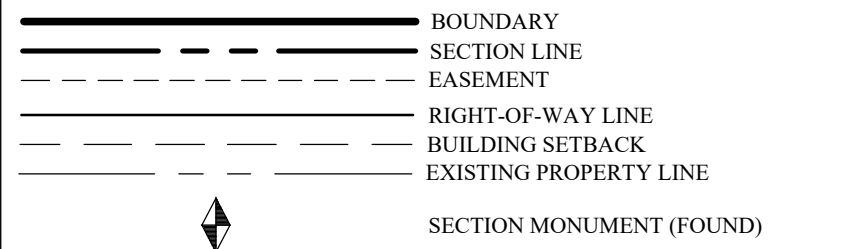
VICINITY MAP



VICINITY MAP

N.T.S.

LEGEND



NOTES

1. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENTS SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
2. PRIVATE STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
3. ALL PARCELS ARE COMMON AREAS EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
4. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.
5. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.
6. ANY LOTS THAT WILL BE DOUBLE FRONTING NEEDS TO HAVE A 1' NONE VEHICLE ACCESS EASEMENT ALONG THE PUBLIC ROAD IT DOUBLE FRONTS.
7. ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL BUILDING CODE REQUIREMENTS.
8. PRIOR TO FINAL APPROVAL OF INDIVIDUAL PHASES A WATER MODEL WILL BE REQUIRED TO VERIFY THAT THE WATER LINE SIZES ARE SUFFICIENT FOR THIS PRELIMINARY LAYOUT.
9. PRIVATE ROADS WILL BE OWNED AND MAINTAINED BY THE APPROPRIATE HOMEOWNERS ASSOCIATION BY PHASE

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH. HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS ____ DAY OF ____, A.D. 20__

BY _____

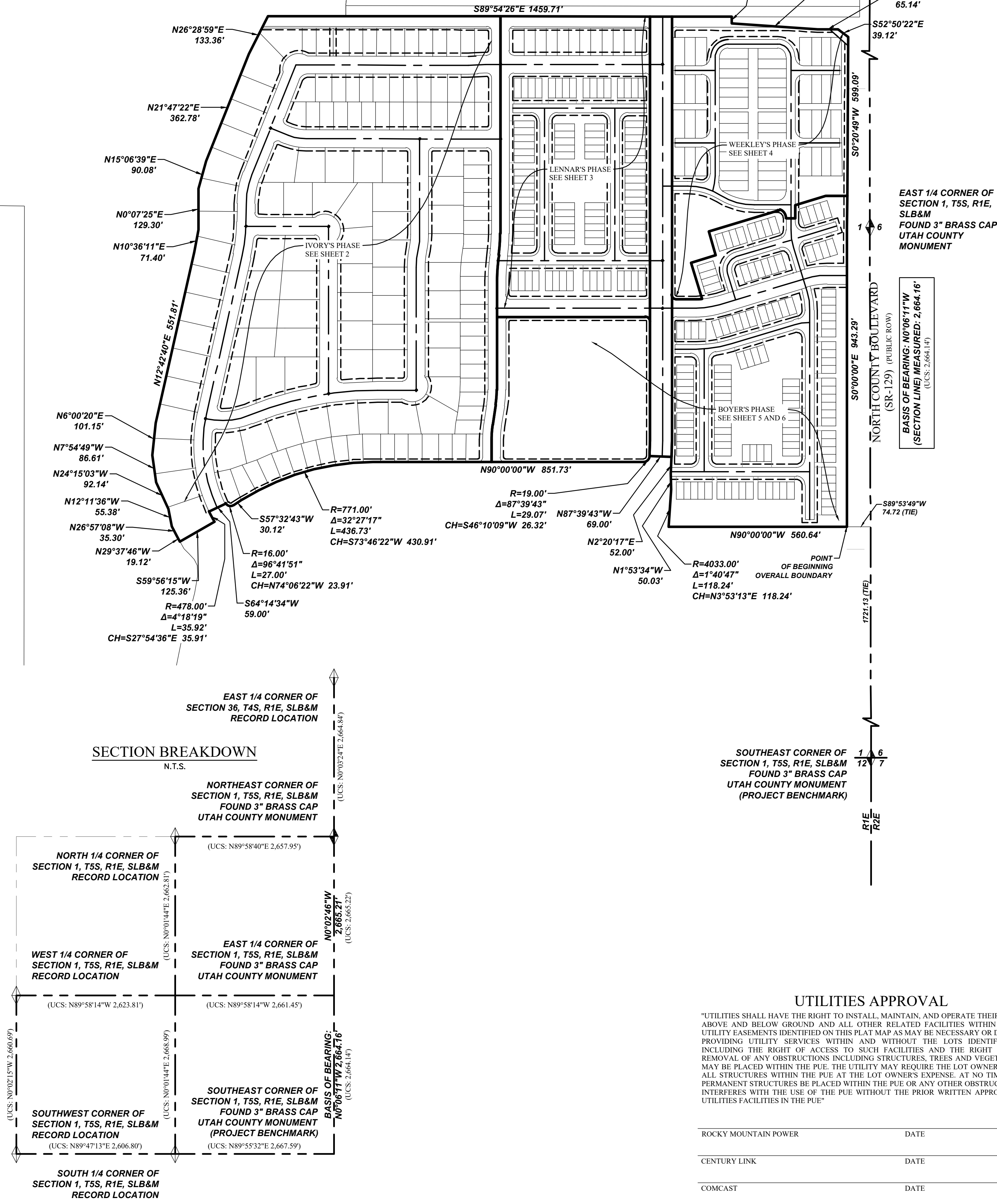
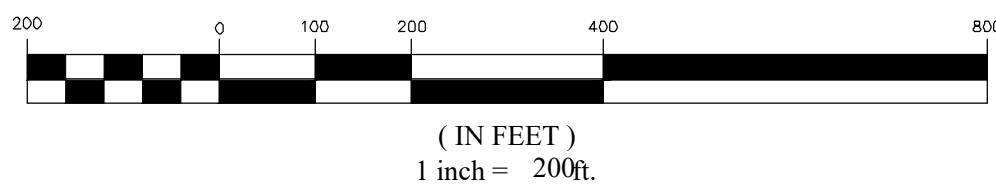
TITLE _____

OWNER/DEVELOPER	OWNER/DEVELOPER	OWNER/DEVELOPER
BOYER RIDGEVIEW COMMERCIAL L.C. 101 SOUTH 200 EAST, SUITE 200 SALT LAKE CITY, UTAH 84111 (801) 521-4781 CONTACT: SPENCER MOFFAT	IVORY 3340 NORTH, CENTER STREET LEHI, UTAH 84043 (801) 407-6841 CONTACT: BRAD MACKAY	LENNAR 111 E SEGO LILY DRIVE SUITE 150 SANDY, UTAH 84070 (801)-508-5506 CONTACT: BJ RYAN

PREPARED BY FOCUS ENGINEERING AND SURVEYING, LLC 6949 S. HIGH TECH DRIVE, #200 MIDVALE, UTAH 84047 P/E: (801) 352-0075 www.focusutah.com	OWNER/DEVELOPER DAVID WEEKLEY HOMES 392 E 6400 S SUITE 200 MURRAY, UTAH 84107 (801)-865-1573 CONTACT: CAMERON SCOTT
1 OF 6	9/7/2021

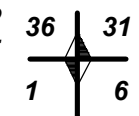


GRAPHIC SCALE



ATTACHMENT 2:

NORTHEAST CORNER OF
SECTION 1, T5S, R1E, SLB&M
FOUND 3" BRASS CAP
UTAH COUNTY MONUMENT



DATE

Evan J. Wood
Professional Land Surveyor
Certificate No. 183395

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots, and streets, together with easements, and the same has, or will be correctly surveyed, and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

FOR REVIEW ONLY

BOUNDARY DESCRIPTION

A tract of land located in the Southeast Quarter and the Northeast Quarter of Section 1, Township 5 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the westerly right-of-way line of North County Boulevard (SR-129) as established by a UDOT Project, Pin No. 16779, said point located N00°06'11"W 1,721.13 feet along the Section line and S89°53'49"W 74.72 feet from the Southeast Corner of Section 1, T5S, R1E, SLB&M; running thence West 560.64 feet to the easterly line of a Special Warranty Deed recorded as Entry No. 174194/2020 in the office of the Utah County Recorder; thence along said deed the following twelve (12) courses: (1) N03°53'13"E 118.24 feet; thence (2) N01°53'34"W 50.03 feet; thence (3) N02°20'17"E 52.00 feet; thence (4) N87°39'43"W 69.00 feet; thence (5) southwesterly along the arc of a non-tangent curve to the right having a radius of 19.00 feet (radius bears: N87°39'43"W) a distance of 29.07 feet through a central angle of 87°39'43"; Chord: S46°10'09"W 26.32 feet; thence (6) West 851.73 feet; thence (7) along the arc of a curve to the left with a radius of 771.00 feet a distance of 436.73 feet through a central angle of 32°27'17" Chord: S73°46'22"W 430.91 feet; thence (8) S57°32'43"W 30.12 feet; thence (9) along the arc of a curve to the right with a radius of 16.00 feet a distance of 27.00 feet through a central angle of 96°41'51" Chord: N74°06'22"W 23.91 feet; thence (10) S64°14'34"W 59.00 feet; thence (11) southeasterly along the arc of a non-tangent curve to the left having a radius of 478.00 feet (radius bears: N64°14'34"E) a distance of 35.92 feet through a central angle of 04°18'19" Chord: S27°54'36"E 35.91 feet; thence (12) S59°56'15"W 125.36 feet to the easterly line of a Special Warranty Deed recorded as Entry No. 113623/1998 in the Utah County Recorder; thence along said easterly line the following twelve (12) courses: (1) N29°37'46"W 19.12 feet; thence (2) N26°57'08"W 35.30 feet; thence (3) N12°11'36"W 55.38 feet; thence (4) N24°15'03"W 92.14 feet; thence (5) N07°54'49"W 86.61 feet; thence (6) N06°00'20"E 101.15 feet; thence (7) N12°42'40"E 551.81 feet; thence (8) N10°36'11"E 71.40 feet; thence (9) N00°07'25"E 129.30 feet; thence (10) N15°06'39"E 90.08 feet; thence (11) N21°47'22"E 362.78 feet; thence (12) N26°28'59"E 133.36 feet; thence to and along the southerly line of a Corrected Special Warranty Deed recorded as Entry No. 79132/1998 in the office of the Utah County Recorder S89°54'26"E 1,459.71 feet; thence along said deed the following four (4) courses: (1) S00°05'34"W 21.13 feet; thence (2) S86°06'29"E 270.95 feet; thence (3) East 65.14 feet; thence (4) S52°50'22"E 39.12 feet to said westerly right-of-way line of North County Boulevard (SR-129); thence along said westerly right-of-way line the following two (2) courses: (1) S00°20'49"W 599.09 feet to the 1/4 Section line; thence (2) South 943.29 feet to the point of beginning.

Contains: 69.53 acres +/-

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

BY: _____
(PRINTED NAME)

ITS: _____

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED BY MAYOR _____

APPROVED BY ENGINEER
(SEE SEAL BELOW)

ATTEST _____
CLERK-RECORDER
(SEE SEAL BELOW)

HIGHLAND CITY ATTORNEY

APPROVED AS TO FORM THIS ____ DAY OF ____, A.D. 20__.

HIGHLAND CITY ATTORNEY _____

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF ____, A.D. 20__ BY THE HIGHLAND CITY PLANNING COMMISSION.

DIRECTOR, COMMUNITY DEVELOPMENT _____

CHAIRMAN, PLANNING COMMISSION _____

PRELIMINARY PLAT
RIDGEVIEW POD "B"
SUBDIVISION
LOCATED IN THE SE1/4 AND NE1/4 OF SECTION 1, T5S, R1E,
DATUM: NGVD29
SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH

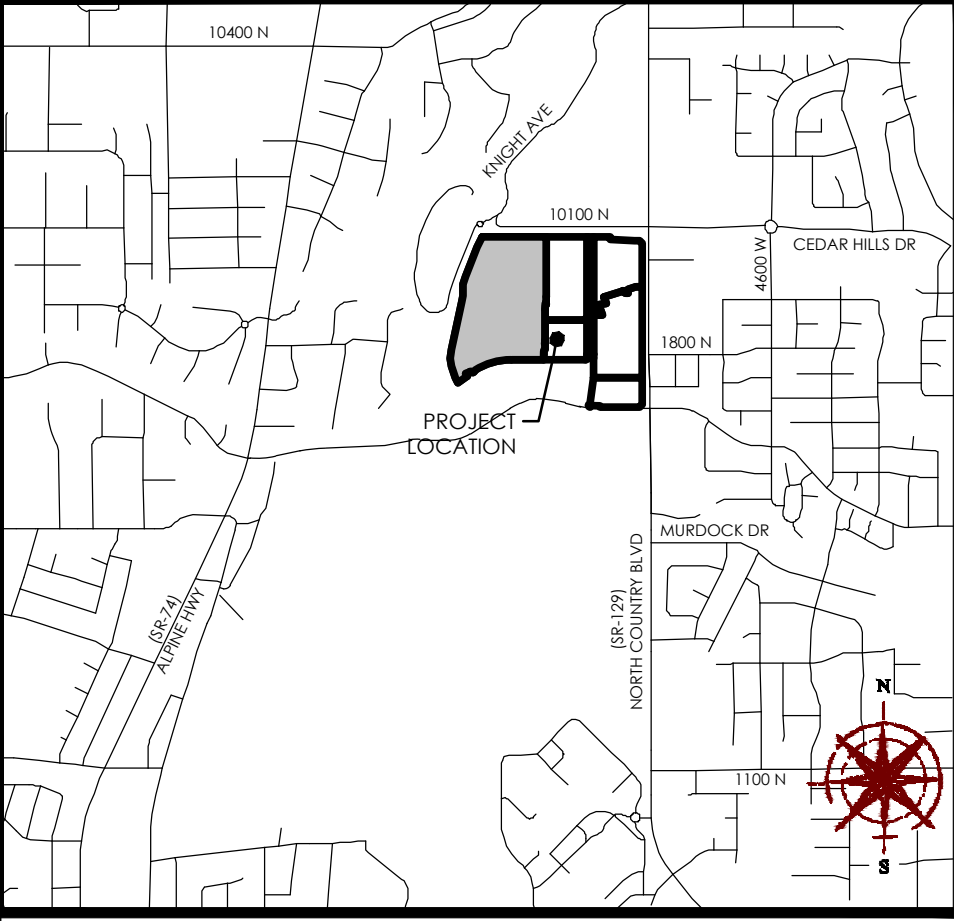
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	HIGHLAND CITY ENGINEER SEAL	HIGHLAND CITY RECORDER SEAL

FOR REVIEW ONLY

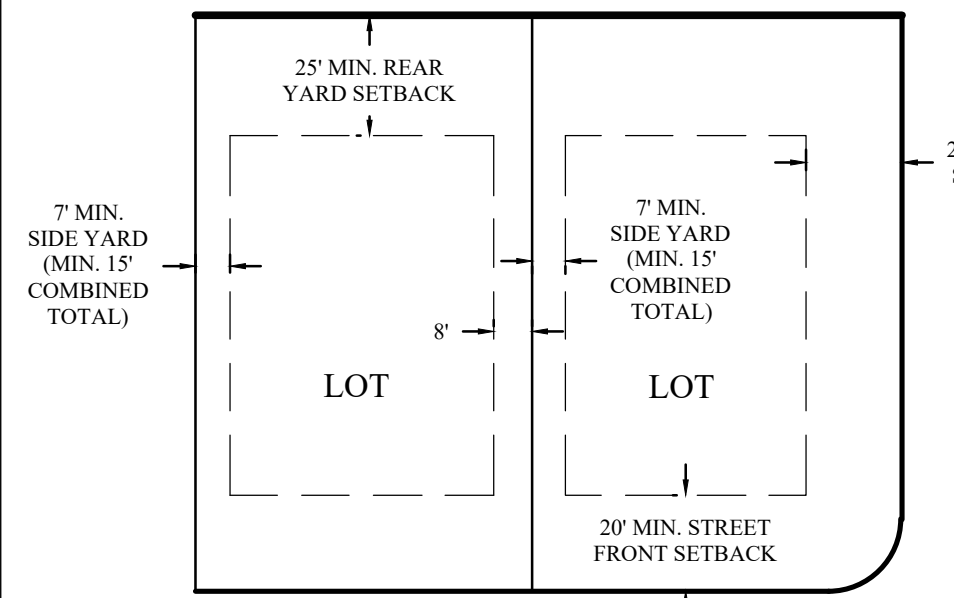
UTILITIES APPROVAL

"UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES FACILITIES IN THE PUE"

ROCKY MOUNTAIN POWER	DATE
CENTURY LINK	DATE
COMCAST	DATE



VICINITY MAP
N.T.S.



TYPICAL BUILDING SETBACKS
(ESTATE LOTS - 7,000 S.F. MIN)
N.T.S.

NOTES

1. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENTS SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
2. PRIVATE STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
3. ALL PARCELS ARE COMMON AREAS EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
4. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.
5. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.
6. ANY LOTS THAT WILL BE DOUBLE FRONTING NEEDS TO HAVE A 1' NONE VEHICLE ACCESS EASEMENT ALONG THE PUBLIC ROAD IT DOUBLE FRONTS.
7. ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL BUILDING CODE REQUIREMENTS.
8. PRIOR TO FINAL APPROVAL OF INDIVIDUAL PHASES A WATER MODEL WILL BE REQUIRED TO VERIFY THAT THE WATER LINE SIZES ARE SUFFICIENT FOR THIS PRELIMINARY LAYOUT.
9. PRIVATE ROADS WILL BE OWNED AND MAINTAINED BY THE APPROPRIATE HOMEOWNERS ASSOCIATION BY PHASE
10. PARCEL B TO BE OWNED AND MAINTAINED BY HOA

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20 _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

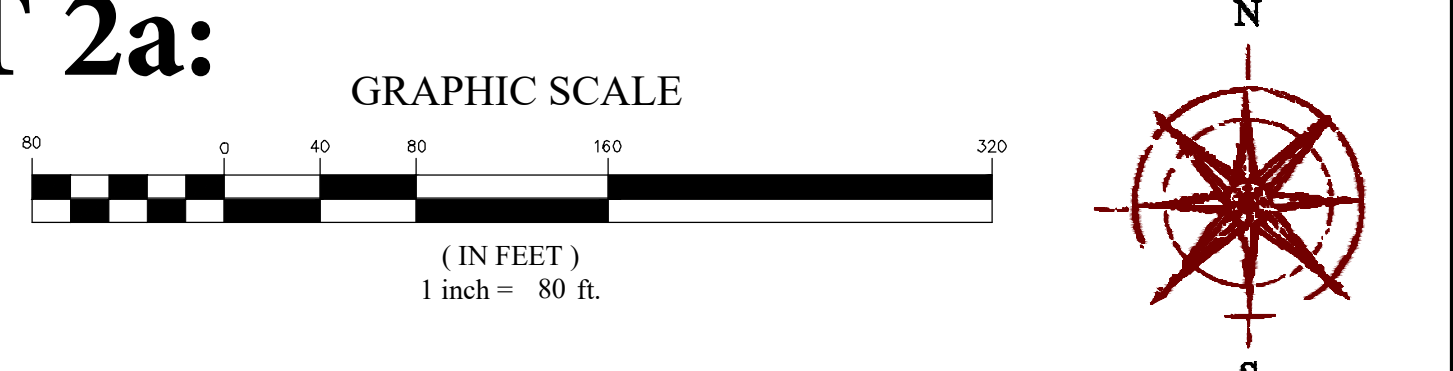
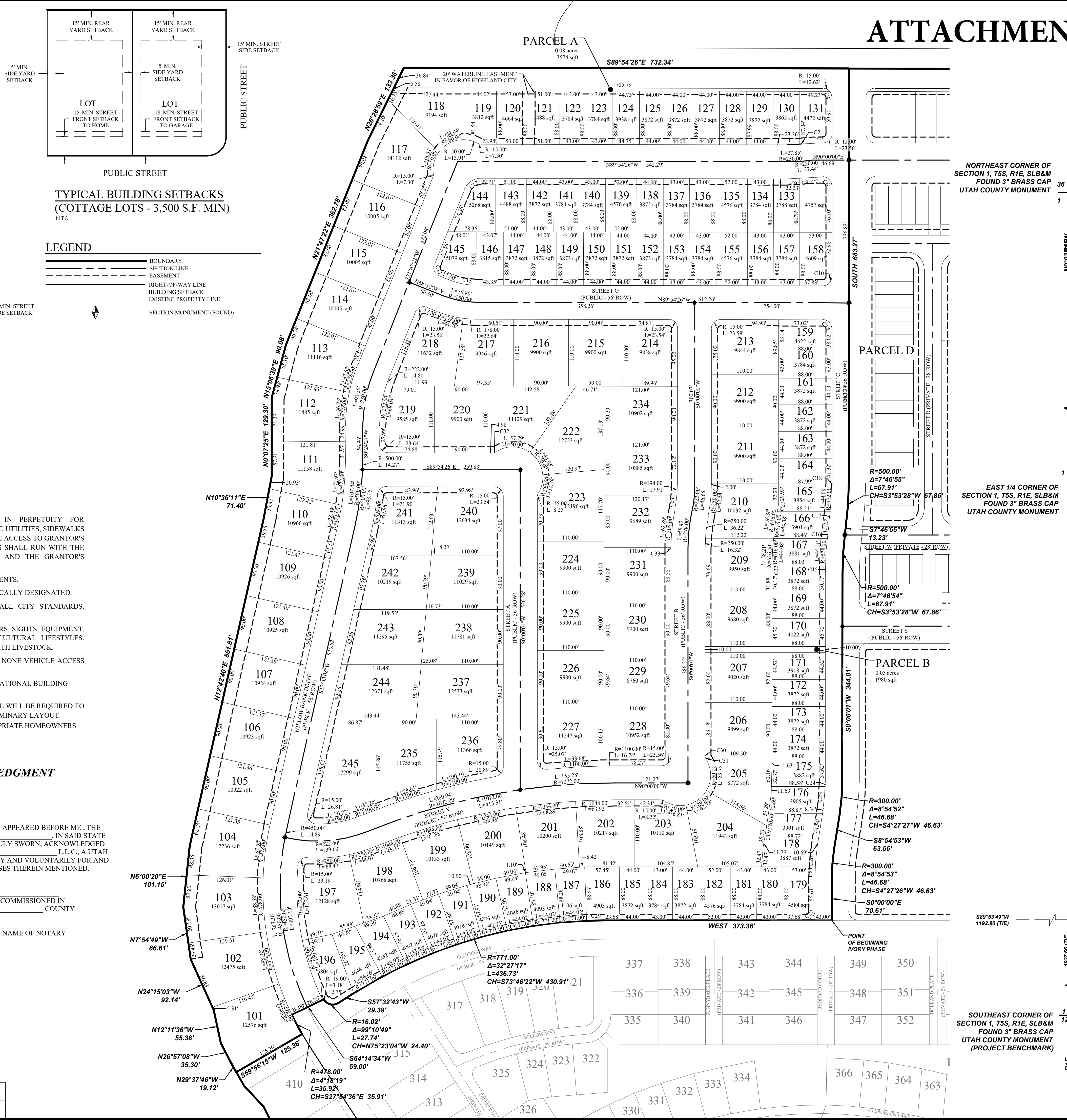
MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN _____ COUNTY UTAH RESIDING IN _____

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

OWNER/DEVELOPER
IVORY
3340 NORTH, CENTER STREET
LEHI, UTAH 84043
(801) 407-0841
CONTACT: BRAD MACKAY

PREPARED BY

ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, #200
MIDVALE, UTAH 84047 P.E. (801) 352-0075
www.focususurvey.com



BOUNDARY DESCRIPTION

A tract of land located in the Southeast Quarter and the Northeast Quarter of Section 1, Township 5 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the northerly line of a Special Warranty Deed recorded as Entry No. 174194:2020 in the office of the Utah County Recorder, said point located N00°06'11"W 1,927.66 feet along the Section line and S89°53'49"W 1,192.80 feet from the Southeast Corner of Section 1, T5S, R1E, SLB&M; running thence along said northerly line the following seven (7) courses: (1) West 373.36 feet; thence (2) along the arc of a curve to the left with a radius of 771.00 feet a distance of 436.73 feet through a central angle of 32°27'17" Chord: S73°46'22"W 430.91 feet; thence (3) S57°32'43"W 30.12 feet; thence (4) along the arc of a curve to the right with a radius of 16.00 feet a distance of 27.00 feet through a central angle of 96°41'51" Chord: N74°06'22"W 23.91 feet; thence (5) S64°14'34"W 59.00 feet; thence (6) southeasterly along the arc of a non-tangent curve to the left having a radius of 478.00 feet (radius bears: N64°14'34"E) a distance of 35.92 feet through a central angle of 04°18'19" Chord: S27°54'36"E 35.91 feet; thence (7) S59°56'15"W 125.36 feet to the easterly line of a Special Warranty Deed recorded as Entry No. 113623:1998 in the Utah County Recorder; thence along said easterly line the following twelve (12) courses: (1) N29°37'46"W 19.12 feet; thence (2) N26°57'08"W 35.30 feet; thence (3) N12°11'36"W 55.38 feet; thence (4) N24°15'03"W 92.14 feet; thence (5) N07°54'49"W 86.61 feet; thence (6) N06°00'20"E 101.15 feet; thence (7) N12°42'40"E 551.81 feet; thence (8) N10°36'11"E 71.40 feet; thence (9) N00°07'25"E 129.30 feet; thence (10) N15°06'39"E 90.08 feet; thence (11) N21°54'72"E 362.78 feet; thence (12) N26°28'59"E 133.36 feet; thence to and along the southerly line of a Corrected Special Warranty Deed recorded as Entry No. 79132:1998 in the office of the Utah County Recorder, S89°54'26"E 732.34 feet; thence South 683.27 feet; thence along the arc of a curve to the right with a radius of 500.00 feet a distance of 67.91 feet through a central angle of 07°46'55" Chord: S03°53'28"W 67.86 feet; thence S07°46'55"W 13.23 feet; thence along the arc of a curve to the left with a radius of 500.00 feet a distance of 67.91 feet through a central angle of 07°46'54" Chord: S03°53'28"W 67.86 feet; thence S00°00'01"W 344.01 feet; thence along the arc of a curve to the right with a radius of 300.00 feet a distance of 46.68 feet through a central angle of 08°54'52" Chord: S04°27'26"W 46.63 feet; thence S08°54'53"W 63.56 feet; thence along the arc of a curve to the left with a radius of 300.00 feet a distance of 46.68 feet through a central angle of 08°54'53" Chord: S04°27'26"W 46.63 feet; thence South 70.61 feet to the point of beginning.

Contains: 31.90 acres +/-

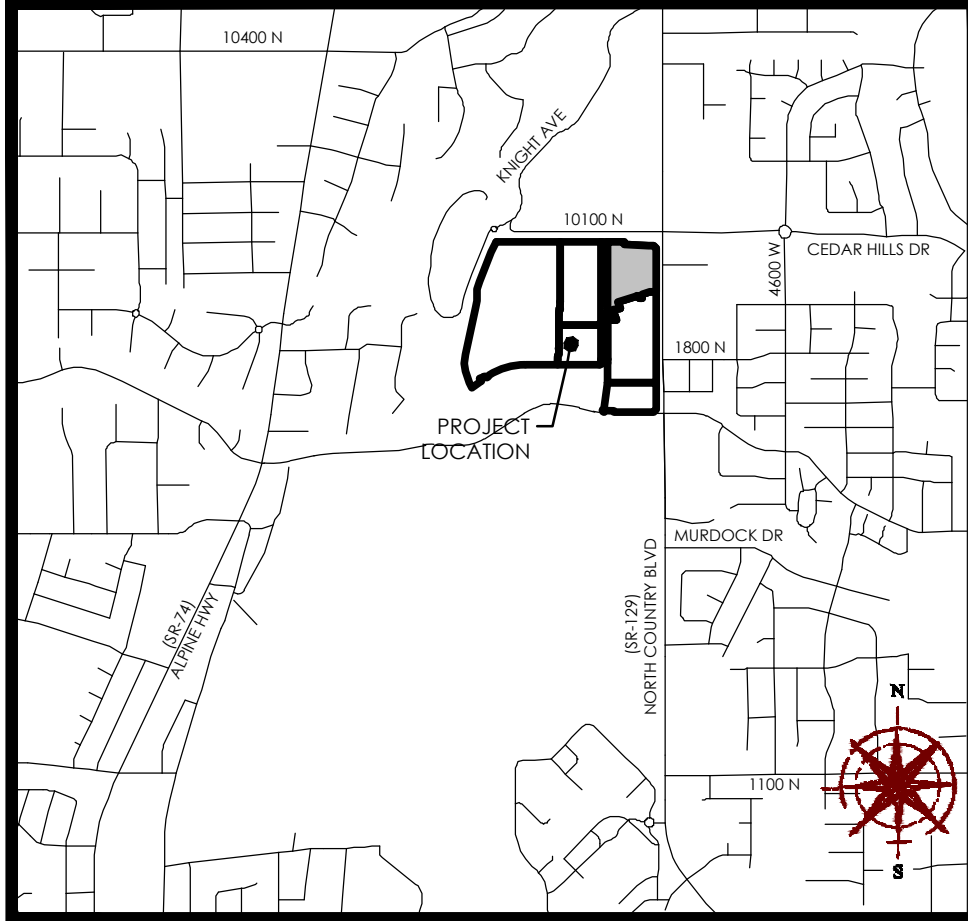
BASE OF BEARING: N0°06'11"W
(SECTION LINE) MEASURED: 2,664.16'
(U.C.S. 2,664.14')

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	151.72	7°48'30"	20.68	S87°25'32"W
C2	2425.02	0°05'45"	4.06	S84°14'05"W
C3	250.75	7°48'58"	34.21	S87°11'40"W
C4	15.00	41°43'03"	10.92	S20°51'31"E
C6	15.00	88°58'47"	23.29	S44°29'23"E
C7	207.58	7°49'05"	28.32	N87°21'56"E
C8	353.53	1°39'00"	10.18	N84°45'36"E
C9	190.46	6°15'13"	20.79	N87°57'04"E
C10	15.00	90°05'34"	23.59	S45°02'47"W
C11	15.00	90°00'00"	23.56	N23°12'38"W
C12	30.00	68°18'12"	35.76	N55°56'28"E
C13	122.00	21°41'48"	46.20	N79°03'32"W
C15	528.00	1°30'02"	13.83	S00°45'02"W
C16	528.00	1°29'38"	13.77	S07°02'06"W
C17	472.00	2°06'22"	17.35	S06°43'44"W
C18	472.00	0°19'31"	2.68	S00°09'46"W
C19	15.00	89°54'26"	23.54	S44°57'13"E
C21	616.00	1°19'45"	14.29	N10°10'47"E
C22	616.00	1°17'10"	13.83	N00°38'36"E
C23	272.00	7°34'10"	35.93	S05°07'48"W
C24	272.00	1°20'42"	6.39	S00°40'22"W
C25	328.00	3°02'18"	17.39	S01°31'09"W
C26	328.00	5°52'35"	33.64	S05°58'36"W
C27	15.00	90°00'00"	23.56	S45°00'00"W
C29	771.00	2°14'29"	30.16	S88°52'46"W
C30	15.00	14°45'59"	3.87	N07°22'59"W
C31	15.00	16°37'49"	4.35	N23°04'53"W
C32	15.00	31°40'57"	8.29	S74°15'05"W
C33	306.00	0°15'57"	1.42	S00°07'59"W
C34	194.00	6°45'07"	22.86	S08°39'53"W

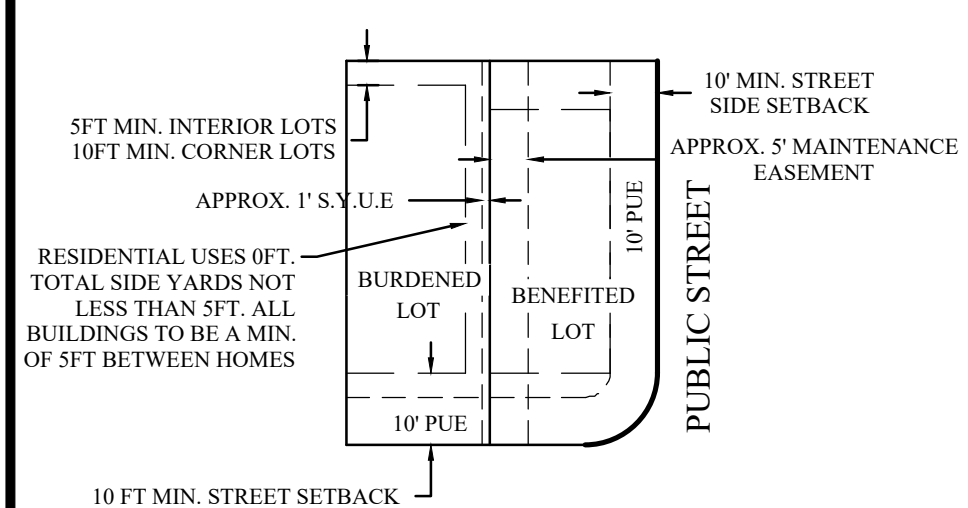
PRELIMINARY PLAT
RIDGEVIEW POD "B"
SUBDIVISION
LOCATED IN THE SE1/4 AND NE1/4 OF SECTION 1, T5S, R1E,
SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	HIGHLAND CITY ENGINEER SEAL	HIGHLAND CITY RECORDER SEAL
-----------------	--------------------	-----------------------------	-----------------------------

FOR REVIEW ONLY



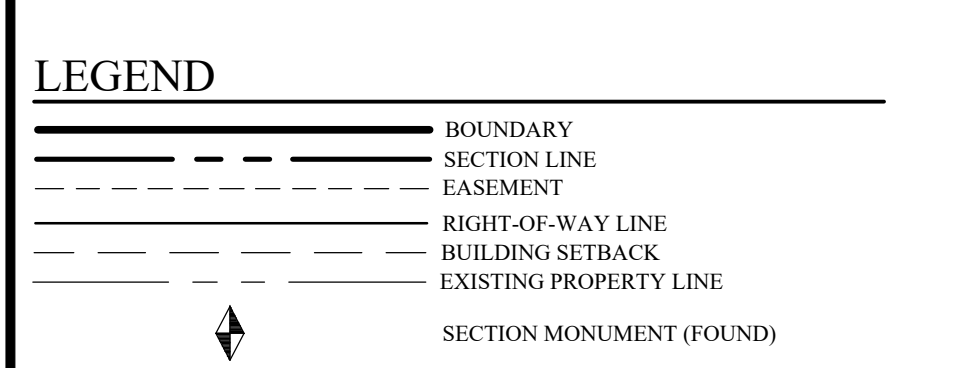
VICINITY MAP
N.T.S.



REAR LOAD BUILDING SETBACKS
(CARRIAGE LOTS)
N.T.S.



LEGEND



NOTES

1. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENTS SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
2. PRIVATE STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
3. ALL PARCELS ARE COMMON AREAS EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
4. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.
5. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.
6. ANY LOTS THAT WILL BE DOUBLE FRONTING NEEDS TO HAVE A 1' NONE VEHICLE ACCESS EASEMENT ALONG THE PUBLIC ROAD IT DOUBLE FRONTS.
7. ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL BUILDING CODE REQUIREMENTS.
8. PRIOR TO FINAL APPROVAL OF INDIVIDUAL PHASES A WATER MODEL WILL BE REQUIRED TO VERIFY THAT THE WATER LINE SIZES ARE SUFFICIENT FOR THIS PRELIMINARY LAYOUT.
9. PRIVATE ROADS WILL BE OWNED AND MAINTAINED BY THE APPROPRIATE HOMEOWNERS ASSOCIATION BY PHASE

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C40	28.00	57°36'27"	28.15	S28°48'14"E
C41	28.00	57°36'27"	28.15	S28°48'14"W
C42	28.00	57°36'27"	28.15	S28°48'14"E
C43	28.00	56°38'28"	27.68	S29°19'04"W
C44	28.00	56°38'28"	27.68	N29°19'04"W

PREPARED BY



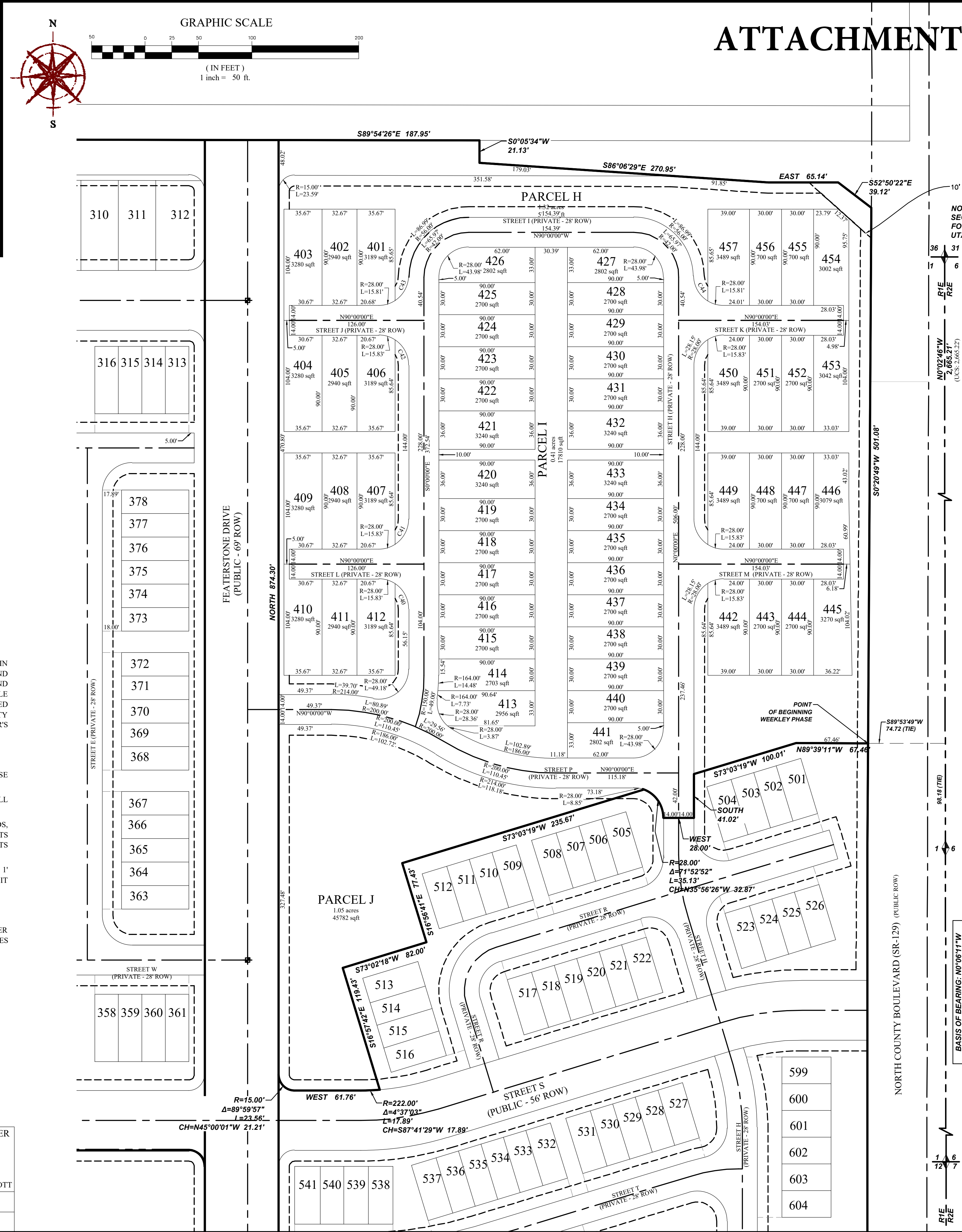
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, #200
MIDVALE, UTAH 84047 PLE: (801) 352-0075
www.focusutah.com

OWNER/DEVELOPER

DAVID WEEKLEY HOMES
392 E 6400 S SUITE 200
MURRAY, UTAH 84107
(801)-865-1573
CONTACT: CAMERON SCOTT

4 OF 6

9/1/2021



ATTACHMENT 2c:

10" USDC IRRIGATION EASEMENT

NORTHEAST CORNER OF SECTION 1, T5S, R1E, SLB&M FOUND 3" BRASS CAP UTAH COUNTY MONUMENT

POINT OF BEGINNING WEEKLEY PHASE

EAST 1/4 CORNER OF SECTION 1, T5S, R1E, SLB&M FOUND 3" BRASS CAP UTAH COUNTY MONUMENT

SOUTHEAST CORNER OF SECTION 1, T5S, R1E, SLB&M FOUND 3" BRASS CAP UTAH COUNTY MONUMENT (PROJECT BENCHMARK)

BASES OF BEARINGS: N00°06'11"W 2.663.21' (U.C.S. 2.663.21')

BASES OF BEARINGS: N00°06'11"W 2.663.21' (U.C.S. 2.663.21')

STATE OF UTAH
S.S.
COUNTY OF _____
ON THE _____ DAY OF _____ A.D. 20 _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____, L.L.C., A UTAH L.L.C., AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____
PRINTED FULL NAME OF NOTARY _____

PRELIMINARY PLAT
RIDGEVIEW POD "B"
SUBDIVISION
LOCATED IN THE SE1/4 AND NE1/4 OF SECTION 1, T5S, R1E,
DATUM: NGVD29
SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

HIGHLAND CITY ENGINEER SEAL

HIGHLAND CITY RECORDER SEAL

FOR REVIEW ONLY

SIDE YARD USE EASEMENTS AND MAINTENANCE EASEMENTS ARE HEREBY GRANTED AS DEPICTED HEREIN.

DEFINITIONS:

"SYUE" IS AN EASEMENT OF VARIABLE WIDTH OVER A BURDENED LOT LOCATED BETWEEN THE PROPERTY LINE SHARED WITH THE APPLICABLE BENEFITED LOT (THE "PROPERTY LINE") AND A LINE RUNNING APPROXIMATELY PARALLEL TO THE PROPERTY LINE THE FULL DEPTH OF THE BURDENED LOT, AND UPON WHICH THE NEAREST EXTERIOR WALL OF THE RESIDENCE SITUATED ON THE BURDENED LOT IS LOCATED ("USE EASEMENT AREA").

"MAINTENANCE EASEMENT" IS AN EASEMENT OF VARIABLE WIDTH SITUATED BETWEEN THE PROPERTY LINE AND A LINE RUNNING PARALLEL TO THE PROPERTY LINE THE FULL DEPTH OF THE BENEFITED LOT, AND UPON WHICH THE NEAREST EXTERIOR WALL OF THE RESIDENCE SITUATED ON THE BENEFITED LOT IS LOCATED

"BURDENED LOT" IS A LOT THAT IS BURDENED BY HAVING A SYUE THEREON.

"BENEFITED LOT" IS A LOT THAT IS BENEFITED BY THE SYUE LOCATED ON THE ADJACENT BURDENED LOT.

"USE OWNER" IS THE OWNER OF A BENEFITED LOT.

"MAINTENANCE OWNER" IS THE OWNER OF A BURDENED LOT.

A NON-EXCLUSIVE SYUE IS GRANTED TO THE APPLICABLE USE OWNER FOR THE PURPOSE OF PROVIDING THE USE OWNER THE RIGHT AND OBLIGATION TO OCCUPY, MAINTAIN (I.E. MOW, TRIM, ETC.), USE, ENJOY, PLACE PERSONALLY UPON, AND CONSTRUCT AND MAINTAIN FENCES AND OTHER IMPROVEMENTS, PROVIDED, HOWEVER: (I) THE USE OWNER SHALL NOT ALTER THE DRAINAGE OR GRADE BETWEEN SUCH LOTS; (II) THE USE OWNER SHALL NOT INSTALL ANY IMPROVEMENTS WITHIN THE USE EASEMENT AREA. NO LANDSCAPING INSTALLED WITHIN THE USE EASEMENT AREA SHALL BE ALLOWED TO COME INTO CONTACT WITH ANY STRUCTURE LOCATED UPON THE BURDENED LOT. NO GARBAGE, REFUSE, RUBBISH OR CUTTINGS, TRASH AND REFUSE CONTAINERS SHALL BE DEPOSITED OR KEPT WITHIN THE USE EASEMENT AREA. NO TANKS OF ANY KIND, EITHER ELEVATED OR BURIED, SHALL BE ERRECTED, PLACED OR PERMITTED UPON ANY USE EASEMENT LOT, OR THE STRUCTURAL INTEGRITY THEREOF; (VII) THE USE OWNER SHALL NOT MATERIALLY IMPEDE OR HINDER THE MAINTENANCE OWNER FROM REALIZING THE BENEFIT FOR WHICH THE MAINTENANCE EASEMENT HAS BEEN CREATED (I.E., TO MAINTAIN THE EXTERIOR OF ITS RESIDENTIAL STRUCTURE WHICH IS SITUATED ADJACENT TO THE SYUE); (VIII) THE USE OWNER SHALL KEEP THE USE EASEMENT AREA FREE OF NOXIOUS AND HAZARDOUS MATERIALS, INCLUDING FIRE-HAZARDOUS MATERIALS; (IX) THE USE OWNER, AT ITS SOLE COST AND EXPENSE, SHALL ENSURE THAT APPROPRIATE LANDSCAPING, IN ACCORDANCE WITH ALL COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO THE LOTS, IS MAINTAINED IN THE USE EASEMENT AREA, AS ORIGINALLY INSTALLED (I.E. SOD, GRAVEL, ETC.) BY THE MAINTENANCE OWNER; (X) THE USE OWNER SHALL ENSURE THAT ANY LANDSCAPING, DRAINAGE, AND IRRIGATION SYSTEMS WITHIN THE USE EASEMENT AREA ARE INSTALLED AND MAINTAINED IN SUCH MANNER THAT THE SOIL SURROUNDING ANY IMPROVEMENTS CONSTRUCTED ON THE BURDENED LOT SHALL NOT BECOME SO IMPREGNATED WITH WATER THAT THEY CAUSE EXPANSION OR SHIFTING OF THE SOILS SUPPORTING SUCH IMPROVEMENTS OR OTHER DAMAGE TO SUCH IMPROVEMENTS AND FOUNDATION ON THE BURDENED LOT; (XI) THE USE OWNER SHALL NOT PLANT TREES, SHRUBBERY OR FOLIAGE OR STACK WOOD IN THE USE EASEMENT AREA; (XII) THE USE OWNER SHALL REMAIN RESPONSIBLE FOR MAINTAINING THE BENEFITED LOT; AND (XIII) ALL USES BY USE OWNER SHALL BE OTHERWISE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS ALONG WITH ALL COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS, FOR THE COMMUNITY, AS SUPPLEMENTED AND AMENDED, THAT HAVE BEEN OR WILL BE RECORDED IN THE RECORDER'S OFFICE OF UTAH COUNTY, UTAH.

A NON-EXCLUSIVE MAINTENANCE EASEMENT IS ESTABLISHED IN ORDER TO ENSURE THE MAINTENANCE OWNER IS ABLE TO MAINTAIN AND REPAIR ITS RESIDENCE WHICH IT CANNOT PRACTICALLY OR ECONOMICALLY COMPLETE FROM OTHER PORTIONS OF THE BURDENED LOT. THE MAINTENANCE OWNER SHALL HAVE THE RIGHT, UPON NOTICE AND DURING REASONABLE HOURS (UNLESS AN EMERGENCY DICTATES OTHERWISE), TO ENTER UPON SO MUCH OF THE AREA COVERED BY THE MAINTENANCE EASEMENT AS IS REASONABLY NECESSARY TO MAINTAIN OR REPAIR ITS RESIDENCE OR TO INSTALL LANDSCAPING AND AN IRRIGATION SYSTEM. THE MAINTENANCE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING MAINTENANCE OWNER'S SIDE OF ANY FENCE AND MAINTAINING THE GRADE OF THE LAND BURDENED BY THE SYUE.

TAXES: THE MAINTENANCE OWNER, AS THE RECORD OWNER OF THE USE EASEMENT AREA, SHALL BE OBLIGATED TO PAY ALL REAL ESTATE PROPERTY TAXES AND ASSESSMENTS RELATED TO THE BURDENED LOT, INCLUDING THE USE EASEMENT AREA.

INDEMNITIES: (I)THE USE OWNER, ON BEHALF OF ITSELF AND ITS TENANTS, SUBTENANTS, OCCUPANTS, INVITEES AND GUESTS ("PERMITEES") (BUT NOT ON BEHALF OF OTHER THIRD PARTIES), SHALL SAVE, DEFEND, INDEMNIFY, HOLD HARMLESS, AND WAIVE AND RELEASE ANY AND ALL CLAIMS, RIGHTS AND CAUSES OF ACTION AGAINST THE MAINTENANCE OWNER, AND ITS SUCCESSORS AND ASSIGNS, FOR LOSS OF LIFE, PERSONAL INJURY, PROPERTY DAMAGE OR OTHERWISE WHICH ARISES OR MAY ARISE IN CONNECTION WITH THE USE OF THE USE EASEMENT AREA BY THE USE OWNER OR ITS PERMITTEES AND FROM AND AGAINST ANY AND ALL DAMAGES OR DESTRUCTION CAUSED TO THE SURFACE AREA OF THE USE EASEMENT AREA OR TO ANY IMPROVEMENT LOCATED ON THE BURDENED LOT, IN THE EXERCISE OF SUCH USE OWNER'S OR PERMITTEE'S RIGHTS WITH RESPECT TO THE USE EASEMENT AREA. THE USE OWNER, ON BEHALF OF ITSELF AND ITS PERMITTEES, HEREBY KNOWINGLY ASSUME ANY RISK OF LOSS RELATED TO OR ASSOCIATED WITH ITS USE OF THE USE EASEMENT AREA. (II) THE MAINTENANCE OWNER, ON BEHALF OF ITSELF AND ITS PERMITTEES (BUT NOT ON BEHALF OF OTHER THIRD PARTIES), SHALL SAVE, DEFEND, INDEMNIFY, HOLD HARMLESS, AND WAIVE AND RELEASE ANY AND ALL CLAIMS, RIGHTS AND CAUSES OF ACTION AGAINST THE USE OWNER, AND ITS SUCCESSORS AND ASSIGNS, FOR LOSS OF LIFE, PERSONAL INJURY, PROPERTY DAMAGE OR OTHERWISE WHICH ARISES OR MAY ARISE IN CONNECTION WITH THE USE OF THE MAINTENANCE EASEMENT BY THE MAINTENANCE OWNER OR ITS PERMITTEES AND FROM AND AGAINST ANY AND ALL DAMAGES OR DESTRUCTION CAUSED TO THE SURFACE AREA OF THE MAINTENANCE EASEMENT OR TO ANY IMPROVEMENT LOCATED ON THE BENEFITED LOT, IN THE EXERCISE OF SUCH MAINTENANCE OWNER'S OR PERMITTEE'S RIGHTS WITH RESPECT TO THE MAINTENANCE EASEMENT. THE MAINTENANCE OWNER, ON BEHALF OF ITSELF AND ITS PERMITTEES, HEREBY KNOWINGLY ASSUME ANY RISK OF LOSS RELATED TO OR ASSOCIATED WITH ITS USE OF THE MAINTENANCE EASEMENT.

BOUNDARY DESCRIPTION

A tract of land located in the Southeast Quarter and the Northeast Quarter of Section 1, Township 5 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the westerly right-of-way line of North County Boulevard (SR-129) as established by a UDOT Project, Pin No. 16779, located N00°02'46"W 98.18 feet along the Section line and S89°57'14"W 72.36 feet from the East 1/4 Corner of Section 1, T5S, R1E, SLB&M (Basis of Bearing: S00°06'11"E between the East 1/4 Corner and the Southeast Corner of said Section 1); running thence N89°39'11"W 67.46 feet; thence S73°03'19"W 100.01 feet; thence South 41.02 feet; thence West 28.00 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 28.00 feet (radius bears: West) a distance of 35.13 feet through a central angle of 71°52'52" Chord: N35°56'26"W 32.87 feet; thence S73°03'19"W 235.67 feet; thence S16°56'41"E 77.43 feet; thence S73°02'18"W 82.00 feet; thence S16°57'42"E 119.43 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 222.00 feet (radius bears: N04°37'03"W) a distance of 17.89 feet through a central angle of 04°37'03" Chord: S87°41'29"W 17.89 feet; thence West 61.76 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: N00°00'01"E) a distance of 23.56 feet through a central angle of 89°59'57" Chord: N45°00'11"W 21.21 feet; thence North 874.30 feet to a point on the southerly line of a Corrected Special Warranty Deed as Recorded at Entry No. 79132; 1998 in the Utah County Recorder's Office; thence along said southerly line, S89°54'26"E 187.95 feet to the westerly line of a Special Warranty Deed as recorded at Entry No. 87358; 2010 in the Utah County Recorder's Office; thence along said deed line the following four (4) courses: (1) S00°05'34"W 21.13 feet; thence (2) S86°06'29"E 270.95 feet; thence (3) East 65.14 feet; thence (4) S52°50'22"E 39.12 feet to said westerly right-of-way line of North County Boulevard (SR-129); thence along said westerly right-of-way line S00°20'49"W 501.08 feet to the point of beginning.

Contains: 8.15 acres +/-

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____
ON THE _____ DAY OF _____ A.D. 20 _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____, L.L.C., A UTAH L.L.C., AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____
PRINTED FULL NAME OF NOTARY _____

PREPARED BY



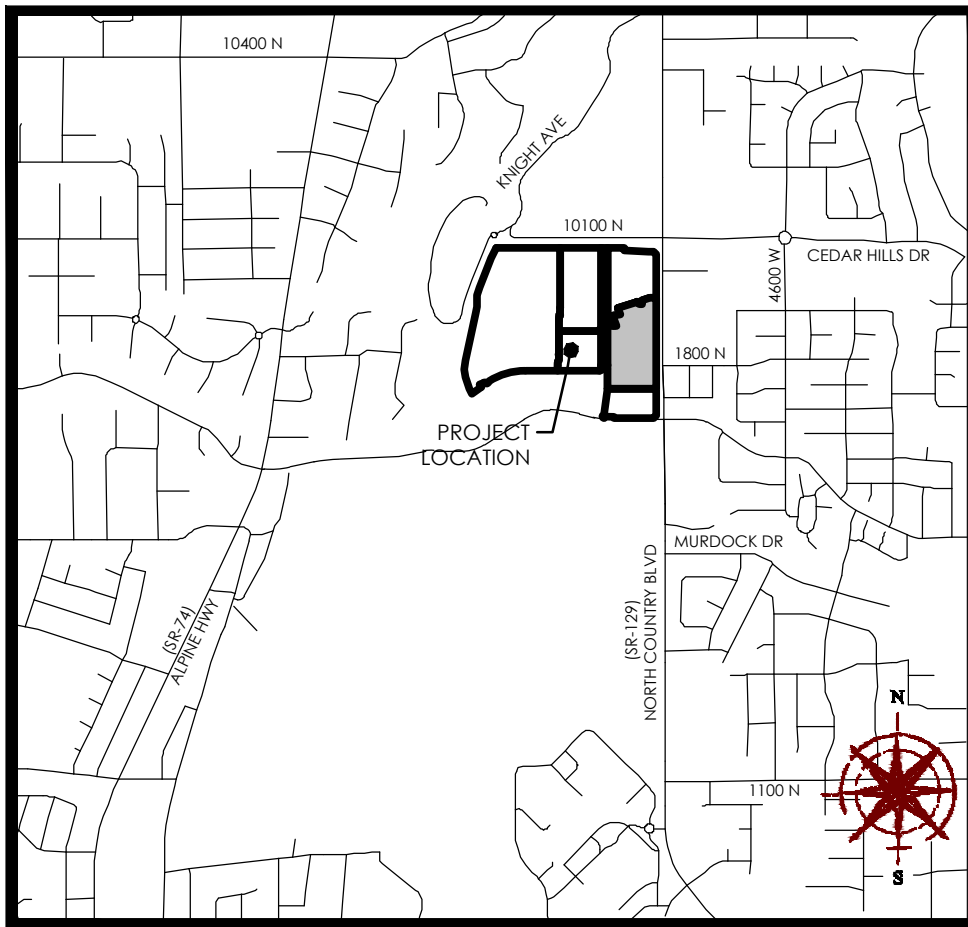
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, #200
MIDVALE, UTAH 84047 PLE: (801) 352-0075
www.focusutah.com

OWNER/DEVELOPER

DAVID WEEKLEY HOMES
392 E 6400 S SUITE 200
MURRAY, UTAH 84107
(801)-865-1573
CONTACT: CAMERON SCOTT

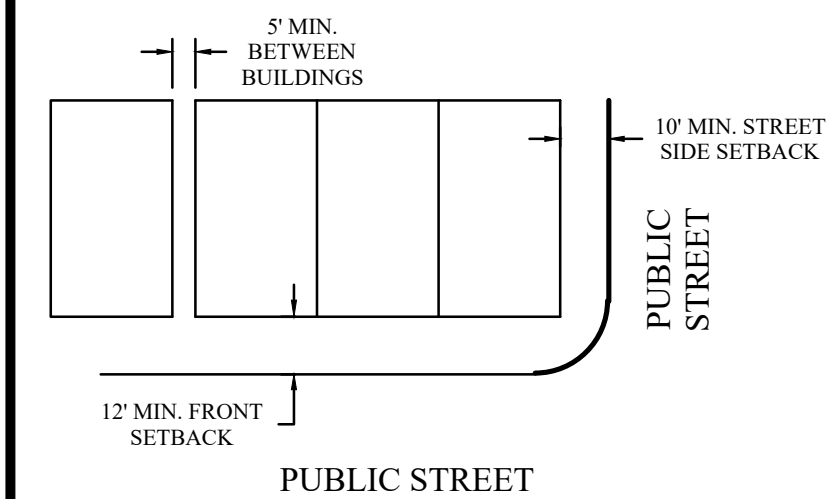
4 OF 6

9/1/2021



VICINITY MAP

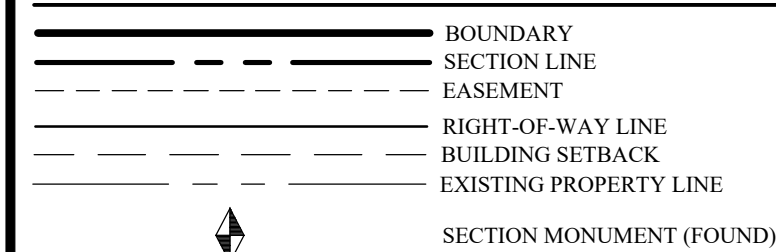
N.T.S



TYPICAL BUILDING SETBACKS (TOWNHOME LOTS)

N.T.S.

LEGEND



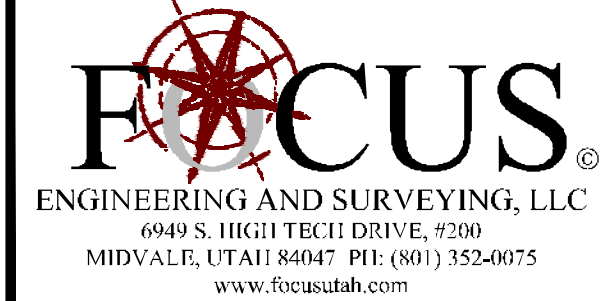
NOTES

1. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES, THE EASEMENTS SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
2. PRIVATE STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
3. ALL PARCELS ARE COMMON AREAS EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
4. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.
5. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.
6. ANY LOTS THAT WILL BE DOUBLE FRONTING NEEDS TO HAVE A 1' NONE VEHICLE ACCESS EASEMENT ALONG THE PUBLIC ROAD IT DOUBLE FRONTS.
7. ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL BUILDING CODE REQUIREMENTS.
8. PRIOR TO FINAL APPROVAL OF INDIVIDUAL PHASES A WATER MODEL WILL BE REQUIRED TO VERIFY THAT THE WATER LINE SIZES ARE SUFFICIENT FOR THIS PRELIMINARY LAYOUT.
9. PRIVATE ROADS WILL BE OWNED AND MAINTAINED BY THE APPROPRIATE HOMEOWNERS ASSOCIATION BY PHASE

OWNER/DEVELOPER

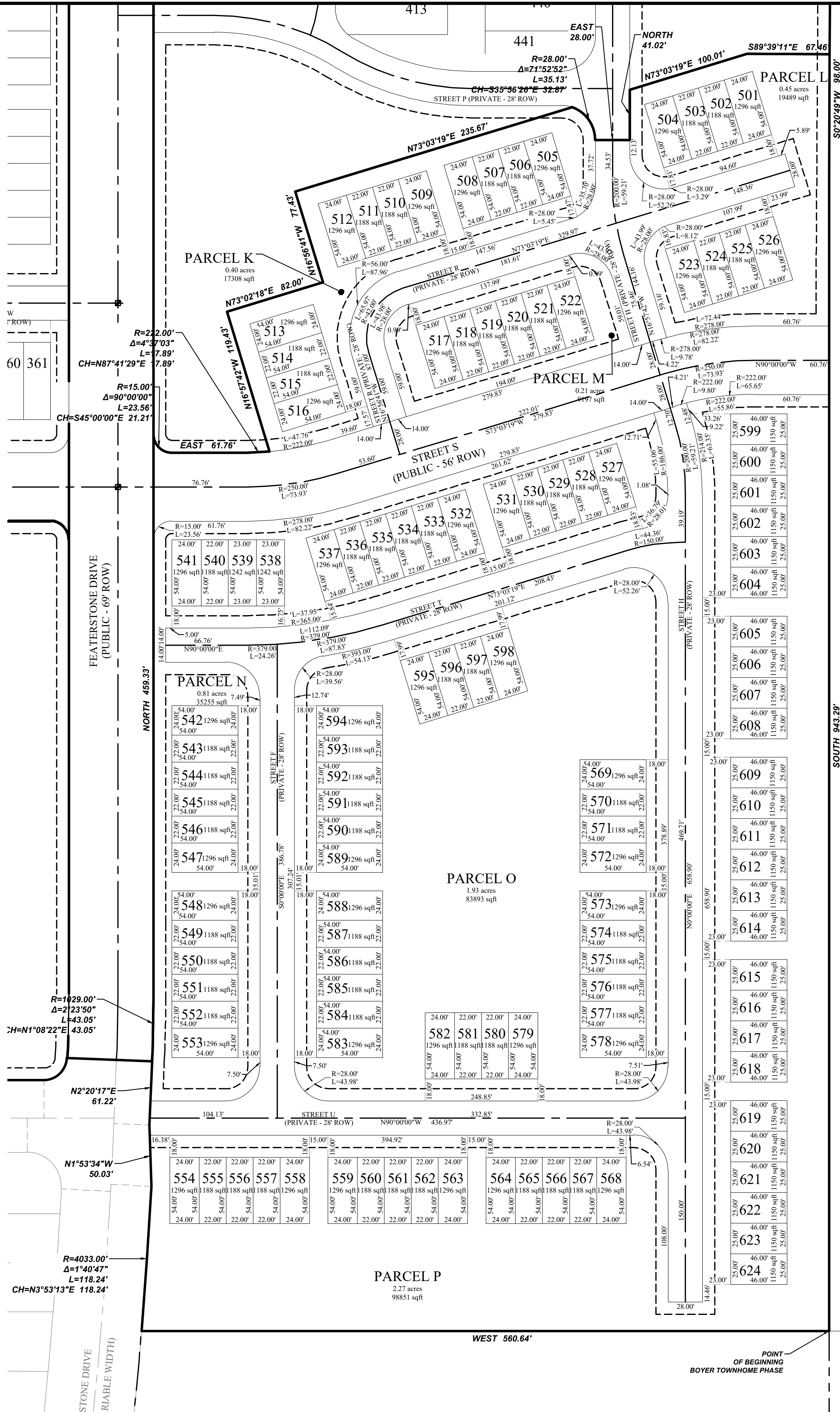
BOYER RIDGEVIEW COMMERCIAL L.C.
101 SOUTH 200 EAST, SUITE 200
SALT LAKE CITY, UTAH 84111
(801) 521-4781
CONTACT: SPENCER MOFFAT

PREPARED BY

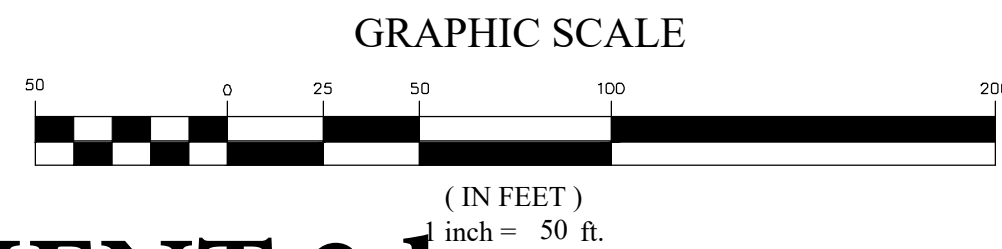


5 OF 6

9/7/2021



**NORTHEAST CORNER OF
SECTION 1, T5S, R1E, SLB&M
FOUND 3" BRASS CAP
UTAH COUNTY MONUMENT**



ATTACHMENT 2d: ¹inc

BOUNDARY DESCRIPTION

A tract of land located in the Southeast Quarter and the Northeast Quarter of Section 1, Township 5 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the westerly right-of-way line of North County Boulevard (SR-129) as established by a UDOT Project, Pin No. 16779, located N00°06'11"E 1,721.13 feet along the Section line and S89°53'49"W 74.72 feet from the Southeast Corner of Section 1, T5S, R1E, S14W; then running West 560.64 feet to the easterly corner of the Section 1, T5S, R1E, S14W; then North 56.11 feet to the easterly corner of the Section 1, T5S, R1E, S14W; then along said deed the following three (3) courses: (1) northerly along the arc of a non-tangent curve to the left having a radius of 4,033.00 feet (radius bears N65°16'23"W) a distance of 118.24 feet through a central angle of 01°40'47" Chord: N03°53'11"E 118.24 feet; then (2) N01°53'34"W 50.03 feet; then (3) N02°20'00"E 61.22 feet; then along the arc of a curve to the left with a radius of 1,029.00 feet (radius bears S57°05'18"W) a distance of 10.00 feet through a central angle of 43.05 feet; then North 459.33 feet; then Southeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears East) a distance of 23.56 feet through a central angle of 90°00'00" Chord: S45°00'00"E 21.21 feet; then East 61.76 feet; then along the arc of a curve to the left with a radius of 222.00 feet a distance of 17.88 feet through a central angle of 17.88° Chord: S01°00'00"E 17.88 feet; then East 17.88 feet; then S01°00'00"E 17.88 feet; then N73°02'18"E 10.00 feet; then East 11.564111 feet; then N73°03'19"E 23.67 feet; then Southeasterly along the arc of a non-tangent curve to the right having a radius of 28.00 feet (radius bears S18°07'08"W) a distance of 35.13 feet through a central angle of 71°52'25" Chord: S55°26'26"E 32.87 feet; then East 28.00 feet; then North 41.02 feet; then N73°03'19"E 100.01 feet; then S89°39'11"E 100.01 feet; then North 100.01 feet; then along said deed the westerly right-of-way line the following two (2) courses: (1) S00°20'49"W 98.00 feet to the 1/4 Section line; then (2) South 943.29 feet to the point of beginning.

Contains: 11.92 acres+/-

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE
UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE
OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED
TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C. A UTAH
L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND
IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN
UTAH RESIDING IN _____ COUNTY

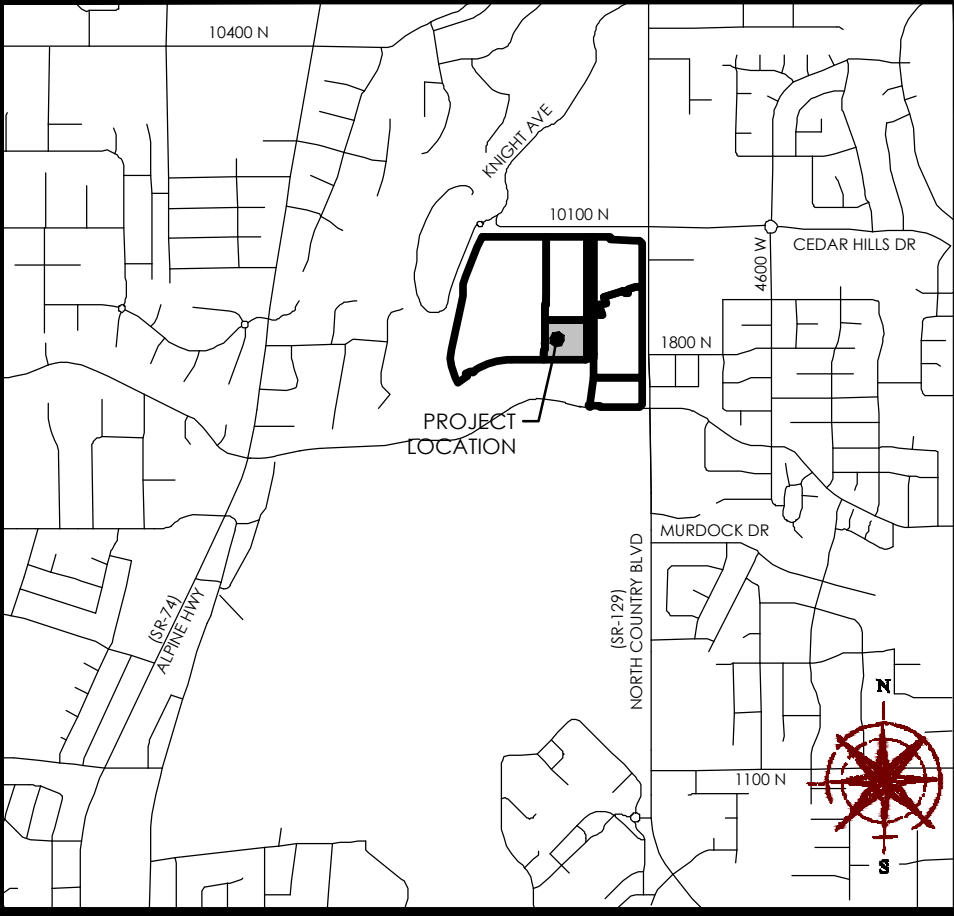
MY COMMISSION No. _____

PRELIMINARY PLAT
RIDGEVIEW POD "B"

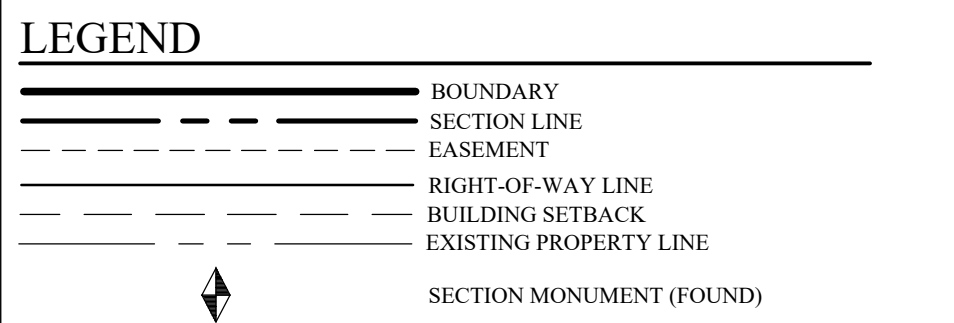
SUBDIVISION
LOCATED IN THE SE1/4 AND NE1/4 OF SECTION 1, T5S, R1E
DATUM: NGVD29
SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH

FOR REVIEW ONLY

**SOUTHEAST CORNER OF
SECTION 1, T5S, R1E, SLB&M
FOUND 3" BRASS CAP
UTAH COUNTY MONUMENT
(PROJECT BENCHMARK)**



VICINITY MAP
N.T.S.



NOTES

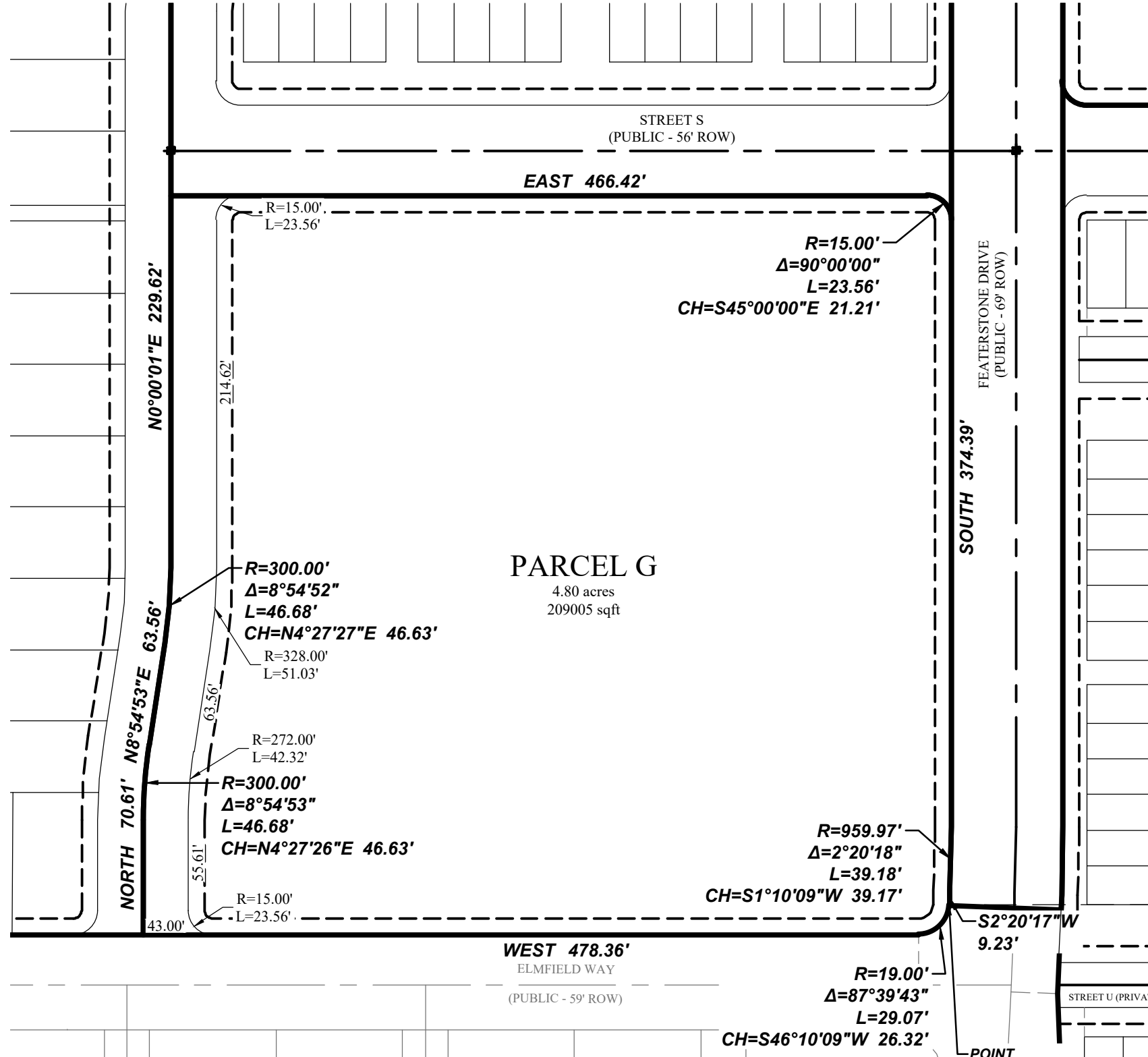
1. ALL PARCELS ARE COMMON AREAS EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
2. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.
3. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.
4. PRIOR TO FINAL APPROVAL OF INDIVIDUAL PHASES A WATER MODEL WILL BE REQUIRED TO VERIFY THAT THE WATER LINE SIZES ARE SUFFICIENT FOR THIS PRELIMINARY LAYOUT.

BOUNDARY DESCRIPTION
PARCEL G

A tract of land located in the Southeast Quarter of Section 1, Township 5 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the northerly line of a Special Warranty Deed recorded as Entry No. 174194:2020 in the office of the Utah County Recorder, said point located N00°06'11"W 1,944.99 feet along the Section line and S89°53'49"W 695.42 feet from the Southeast Corner of Section 1, T5S, R1E, SLB&M; running thence along said deed the following two (2) courses: (1) southwesterly along the arc of a 19.00 foot radius non-tangent curve to the right (radius bears: N87°39'43"W) 29.07 feet through a central angle of 87°39'43" (chord: S46°10'09"W 26.32 feet); thence (2) West 478.36 feet; thence North 70.61 feet; thence along the arc of a curve to the right with a radius of 300.00 feet a distance of 46.68 feet through a central angle of 08°54'53" Chord: N04°27'26"E 46.63 feet; thence N08°54'53"E 63.56 feet; thence along the arc of a curve to the left with a radius of 300.00 feet a distance of 46.68 feet through a central angle of 08°54'52" Chord: N04°27'27"E 46.63 feet; thence N00°00'01"E 229.62 feet; thence East 466.42 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: S45°00'00"E 21.21 feet; thence South 374.39 feet; thence along the arc of a curve to the right with a radius of 959.97 feet a distance of 39.18 feet through a central angle of 02°20'18" Chord: S01°10'09"W 39.17 feet; thence S02°20'17"W 9.23 feet to the point of beginning.

Contains: 5.09 acres +/-



OWNER/DEVELOPER
BOYER RIDGEVIEW COMMERCIAL L.C.
101 SOUTH 200 EAST, SUITE 200
SALT LAKE CITY, UTAH 84111
(801) 521-4781
CONTACT: SPENCER MOFFAT

PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, #200
MIDVALE, UTAH 84047 P.E. (801) 352-0075
www.focusutah.com

6 OF 6

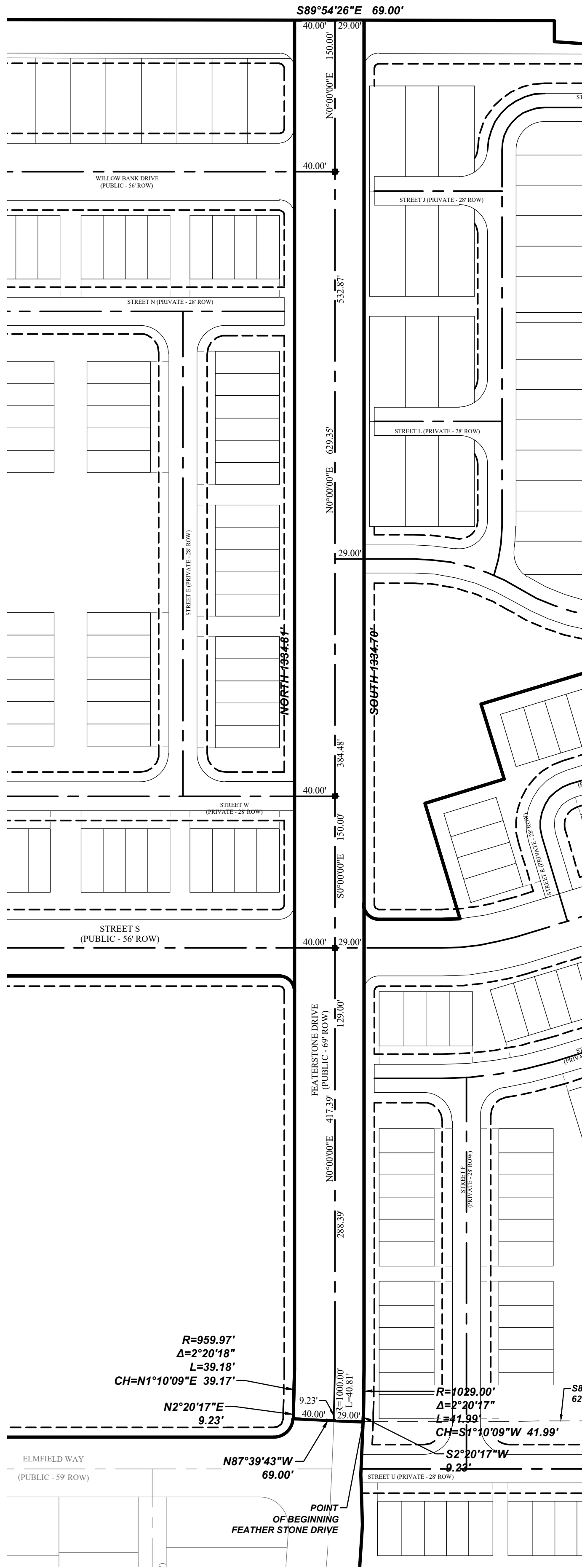
9/7/2021

NORTHEAST CORNER OF
SECTION 1, T5S, R1E, SLB&M
FOUND 3" BRASS CAP
UTAH COUNTY MONUMENT

EAST 1/4 CORNER OF
SECTION 1, T5S, R1E, SLB&M
FOUND 3" BRASS CAP
UTAH COUNTY MONUMENT

BASIS OF BEARING: N0°06'11"W
(SECTION LINE) MEASURED: 2,664.16'
(U.C.S. 2,664.14')

SOUTHEAST CORNER OF
SECTION 1, T5S, R1E, SLB&M
FOUND 3" BRASS CAP
UTAH COUNTY MONUMENT
(PROJECT BENCHMARK)



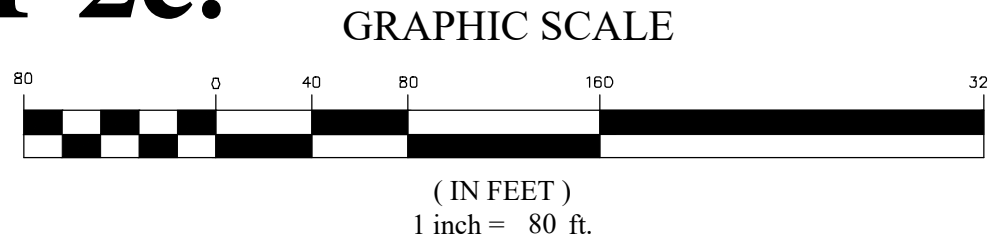
NORTHEAST CORNER OF
SECTION 1, T5S, R1E, SLB&M
FOUND 3" BRASS CAP
UTAH COUNTY MONUMENT

EAST 1/4 CORNER OF
SECTION 1, T5S, R1E, SLB&M
FOUND 3" BRASS CAP
UTAH COUNTY MONUMENT

BASIS OF BEARING: N0°06'11"W
(SECTION LINE) MEASURED: 2,664.16'
(U.C.S. 2,664.14')

SOUTHEAST CORNER OF
SECTION 1, T5S, R1E, SLB&M
FOUND 3" BRASS CAP
UTAH COUNTY MONUMENT
(PROJECT BENCHMARK)

ATTACHMENT 2e:



BOUNDARY DESCRIPTION
FEATHERSTONE DRIVE

A tract of land located in the Southeast Quarter and the Northeast Quarter of Section 1, Township 5 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the northerly line of a Special Warranty Deed recorded as Entry No. 174194:2020 in the office of the Utah County Recorder, said point located N00°06'11"W 1,942.05 feet along the Section line and S89°53'49"W 626.49 feet from the Southeast Corner of Section 1, T5S, R1E, SLB&M; running thence along said deed N87°39'43"W 69.00 feet; thence N02°20'17"E 9.23 feet; thence northerly along the arc of a non-tangent curve to the left having a radius of 959.97 feet (radius bears: N87°39'42"W) a distance of 39.18 feet through a central angle of 02°20'18" Chord: N01°10'09"E 39.17 feet; thence North 1,334.81 feet to the southerly line of a Corrected Special Warranty Deed as Recorded at Entry No. 79132:1998 in the Utah County Recorder's Office; thence along said southerly line S89°54'26"E 69.00 feet; thence South 1,334.70 feet; thence along the arc of a curve to the right with a radius of 1,029.00 feet a distance of 41.99 feet through a central angle of 02°20'17" Chord: S01°10'09"W 41.99 feet; thence S02°20'17"W 9.23 feet to the point of beginning.

Contains: 2.19 acres +/-

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

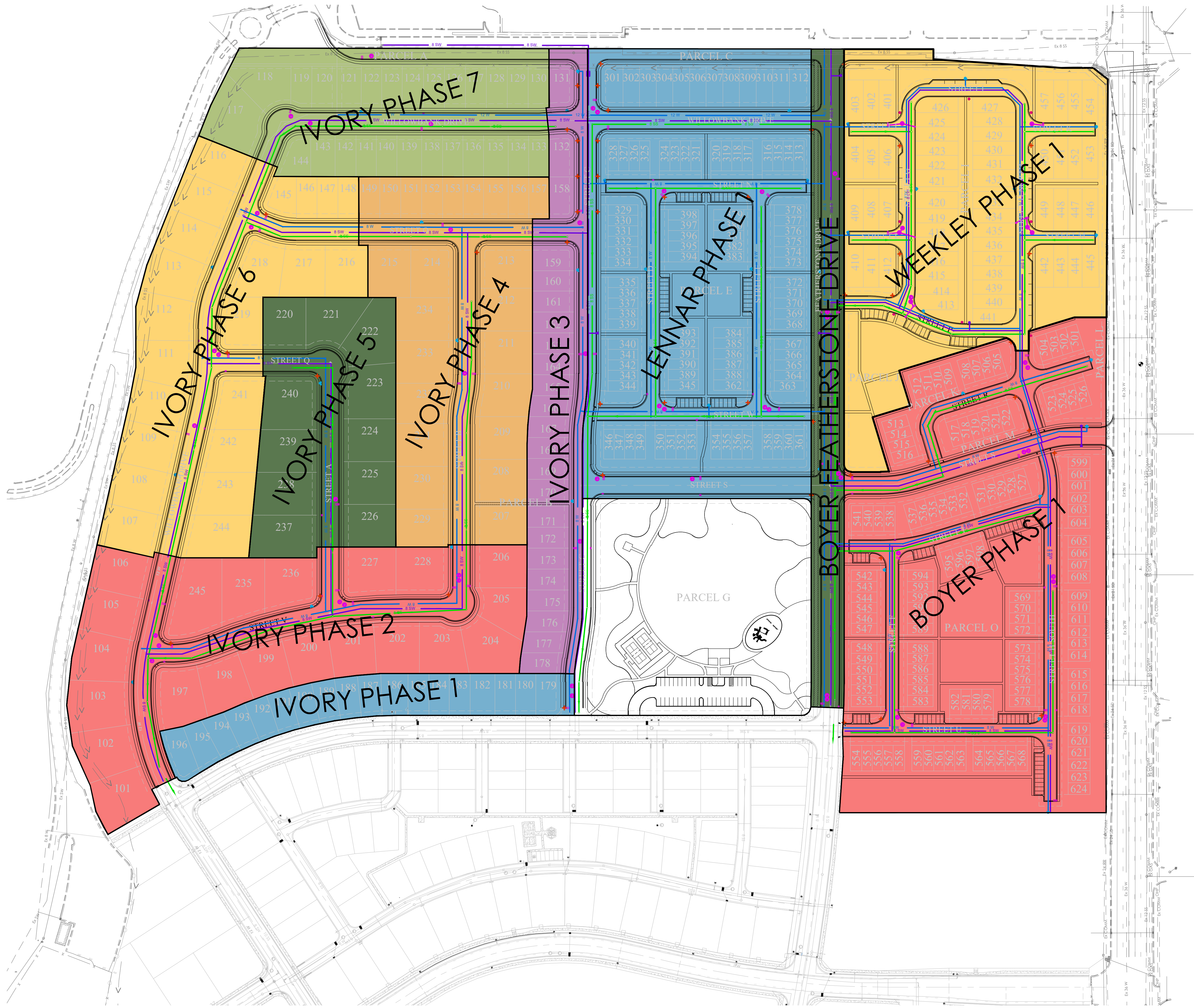
MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

PRELIMINARY PLAT
RIDGEVIEW POD "B"

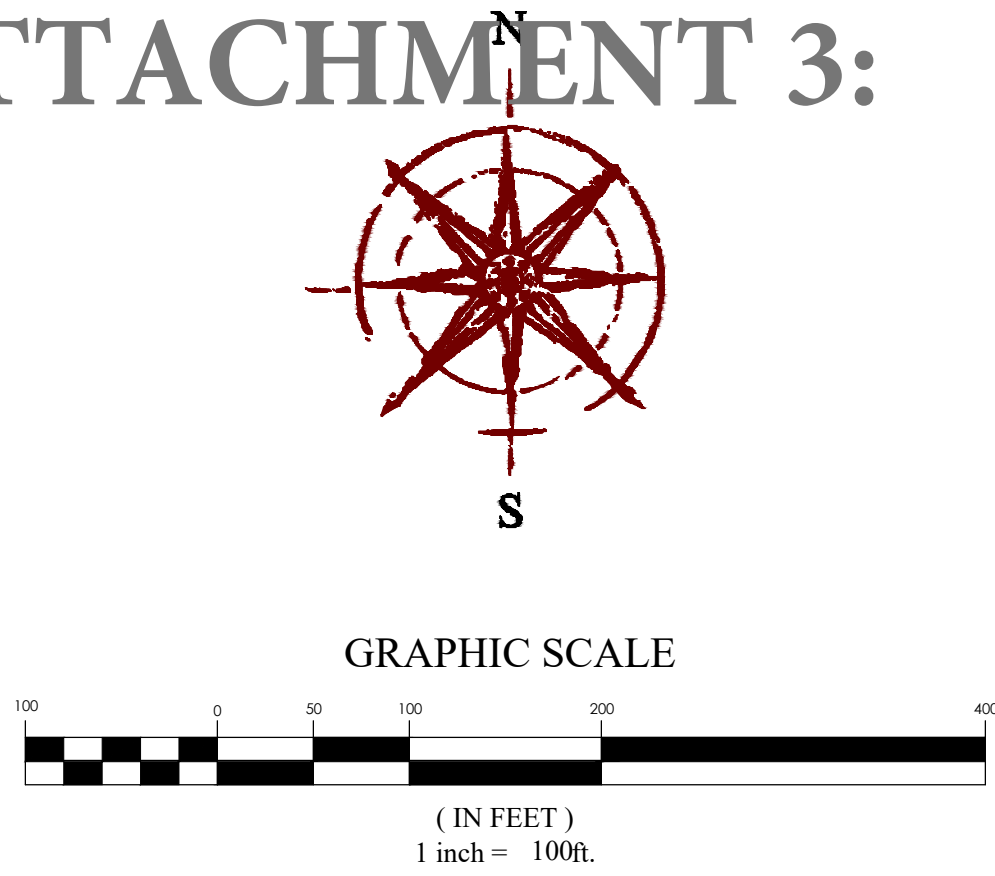
SUBDIVISION
LOCATED IN THE SE1/4 AND NE1/4 OF SECTION 1, T5S, R1E,
DATUM: NGVD29
SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	HIGHLAND CITY ENGINEER SEAL	HIGHLAND CITY RECORDER SEAL

FOR REVIEW ONLY



ATTACHMENT 3:



- CONSTRUCTION PHASING
1. BOYER FEATHERSTONE DRIVE
 2. LENNAR PHASE 1
 3. IVORY PHASE 1

WEEKLEY WILL BEGIN CONSTRUCTION ON PHASE 1 AFTER PLATS C&D ARE COMPLETED

BOYER WILL BRING ON PHASE 1 IN 12 - 18 MONTHS FROM PRELIMINARY APPROVAL

FOR
REVIEW
ONLY

RIDGEVIEW POD B PRELIMINARY
HIGHLAND CITY, UTAH
OVERALL PHASING PLAN

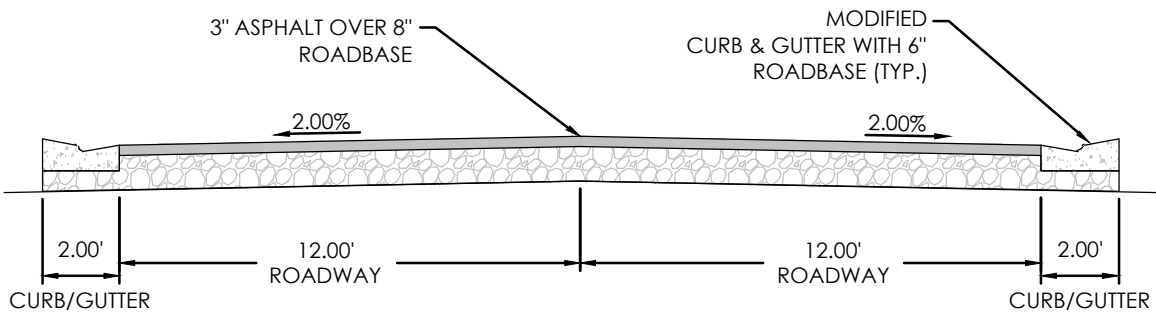
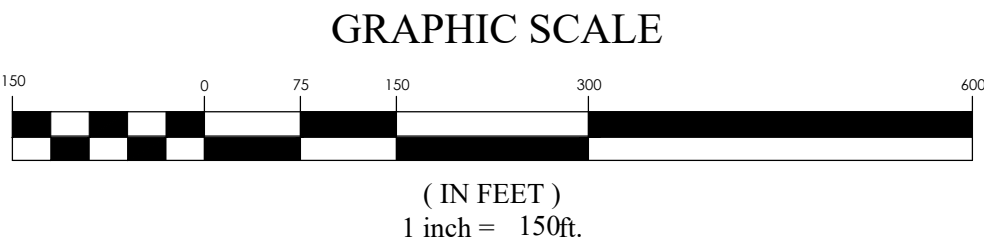
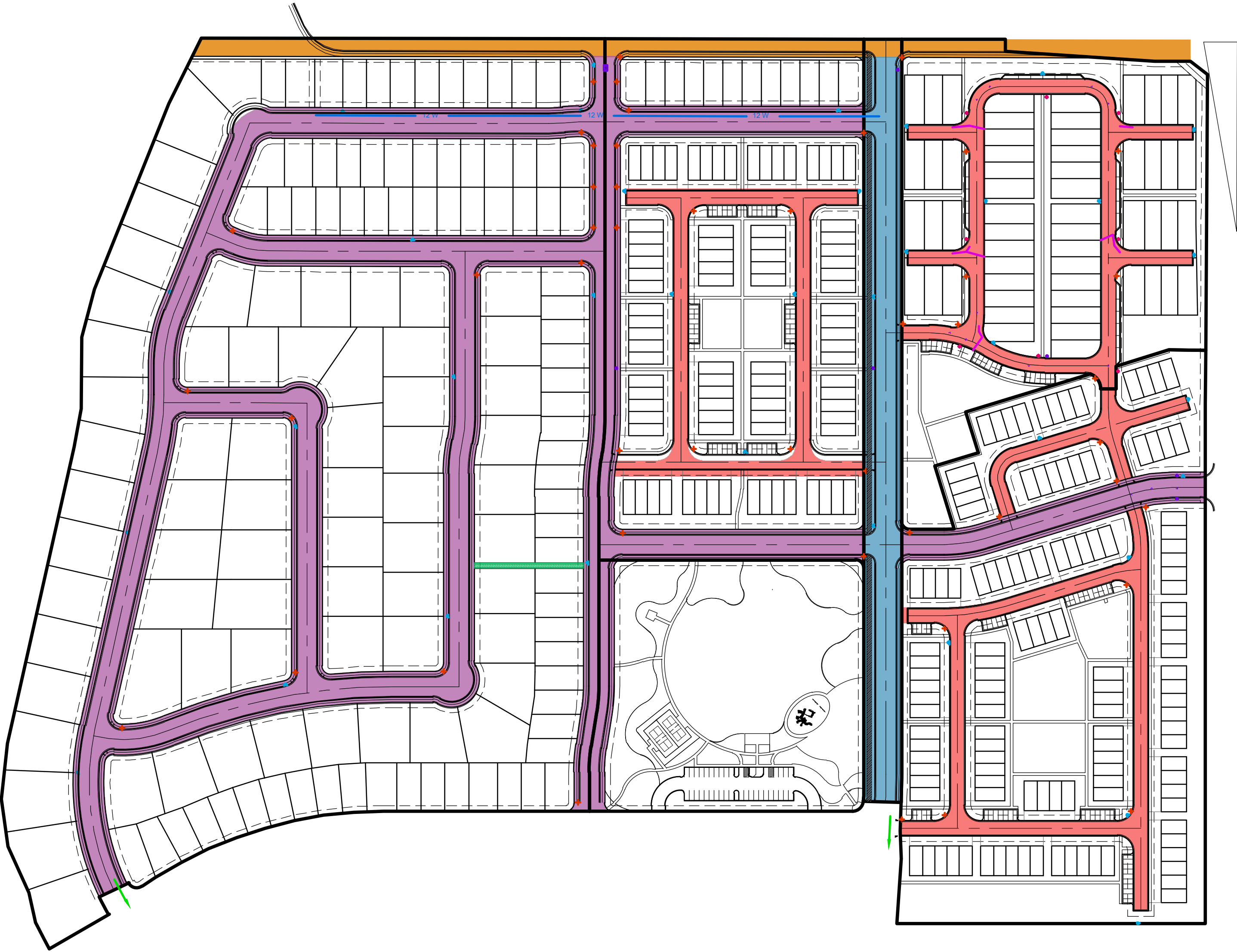
REVISION BLOCK	
#	DESCRIPTION
1	DATE
2	DATE
3	DATE
4	DATE
5	DATE
6	DATE

OVERALL PHASING PLAN

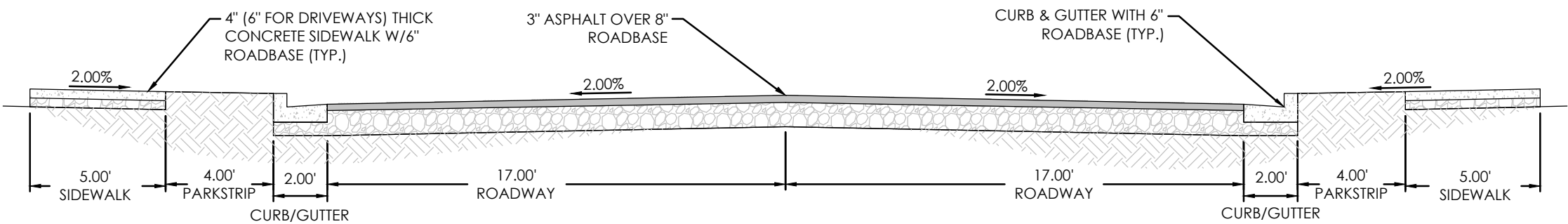
Scale: 1"=100' Drawn: CSA
Date: 10/20/21 Job #: 21-0392
Sheet: C3.5



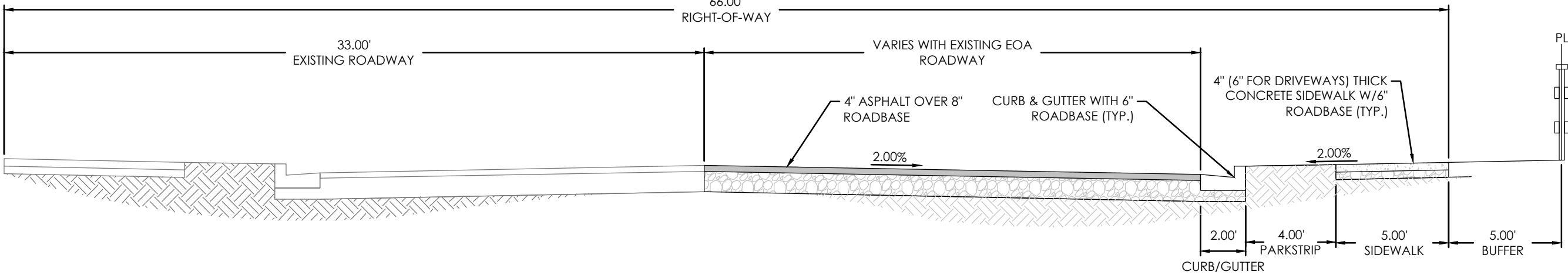
ATTACHMENT 4:



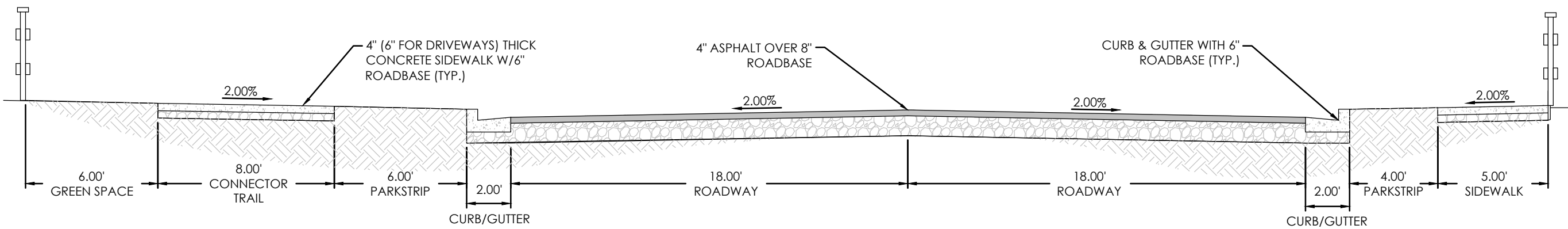
28' PRIVATE DRIVE



56' PUBLIC ROW



66' PUBLIC ROW - HALF WIDTH
(CEDAR HILLS DRIVE)



69' PUBLIC ROW WITH CONNECTOR TRAIL
(FEATHERSTONE DRIVE)



5' TRAIL CONNECTION



8' CONNECTOR TRAIL



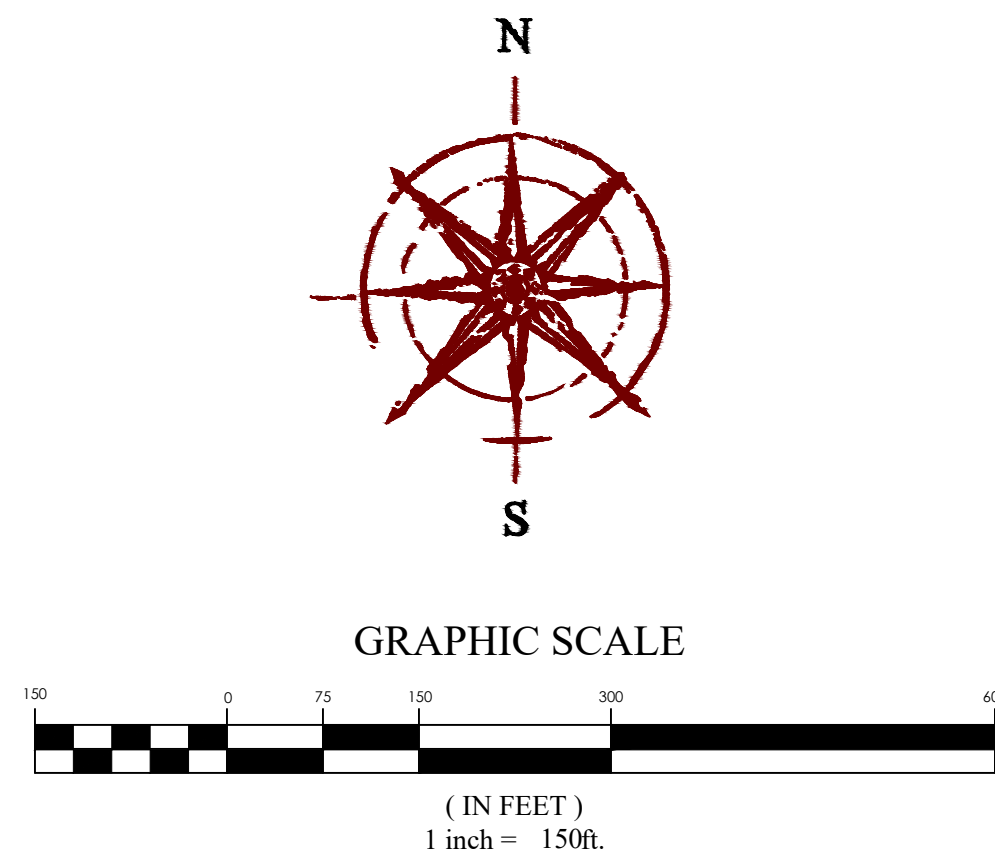
RIDGEVIEW POD B PRELIMINARY
HIGHLAND CITY, UTAH
OVERALL ROW PLAN

REVISION BLOCK	#	DATE	DESCRIPTION
	1	***	***
	2	***	***
	3	***	***
	4	***	***
	5	***	***
	6	***	***

OVERALL ROW PLAN			
Scale:	1"=150'	Drawn:	CSA
Date:	10/20/21	Job #:	21-0392
Sheet:	C3.1		

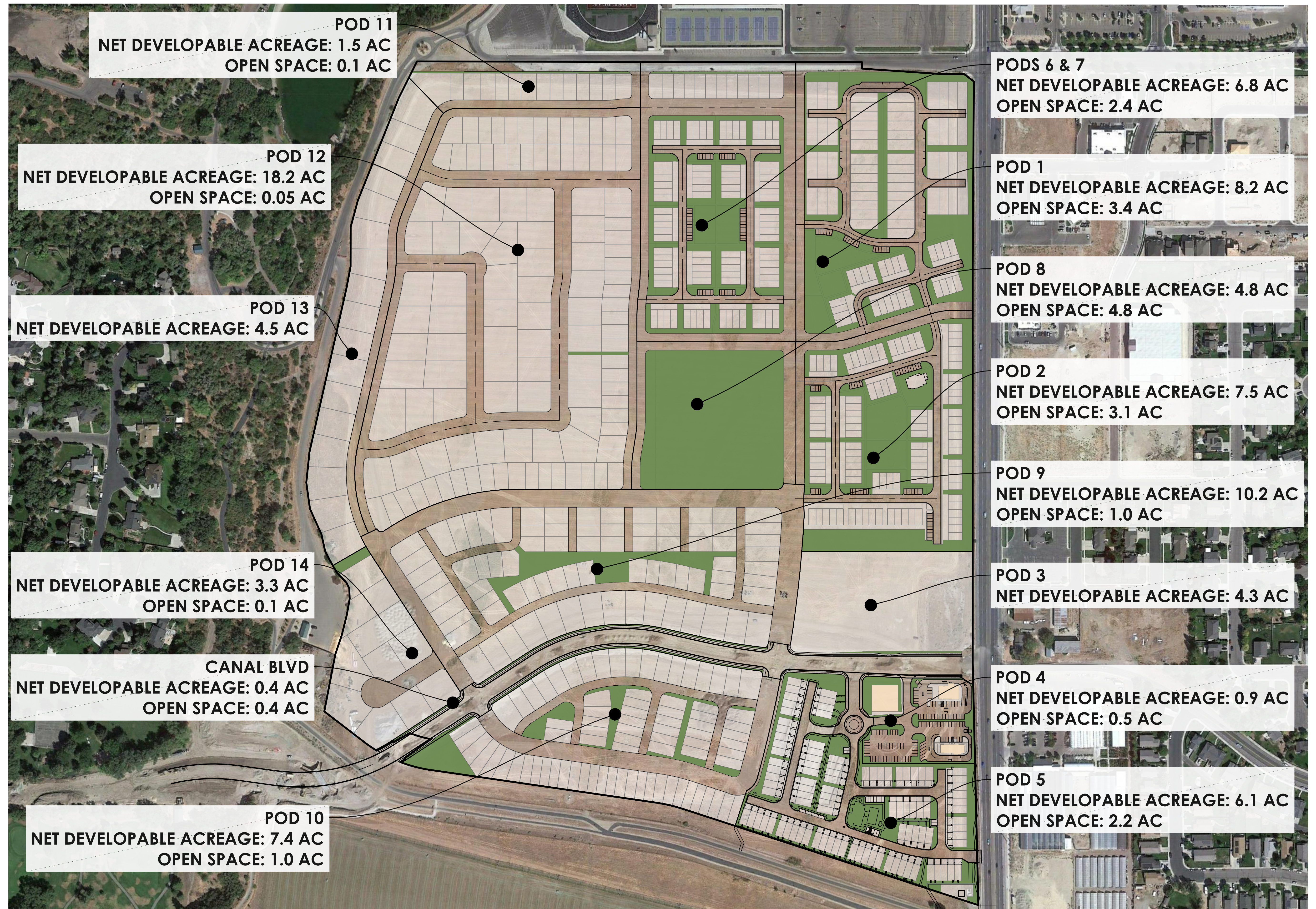


FOR
REVIEW
ONLY



TOTAL DEVELOPABLE ACREAGE:
83.4 AC

TOTAL OPEN SPACE:
19.3 AC (23.2%)



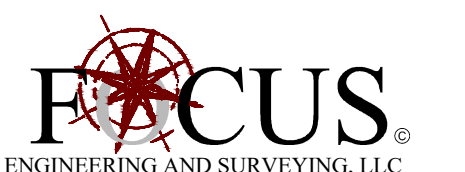
RIDGEVIEW open space exhibit

HIGHLAND CITY, UTAH COUNTY

8/26/2021

19-0084

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.



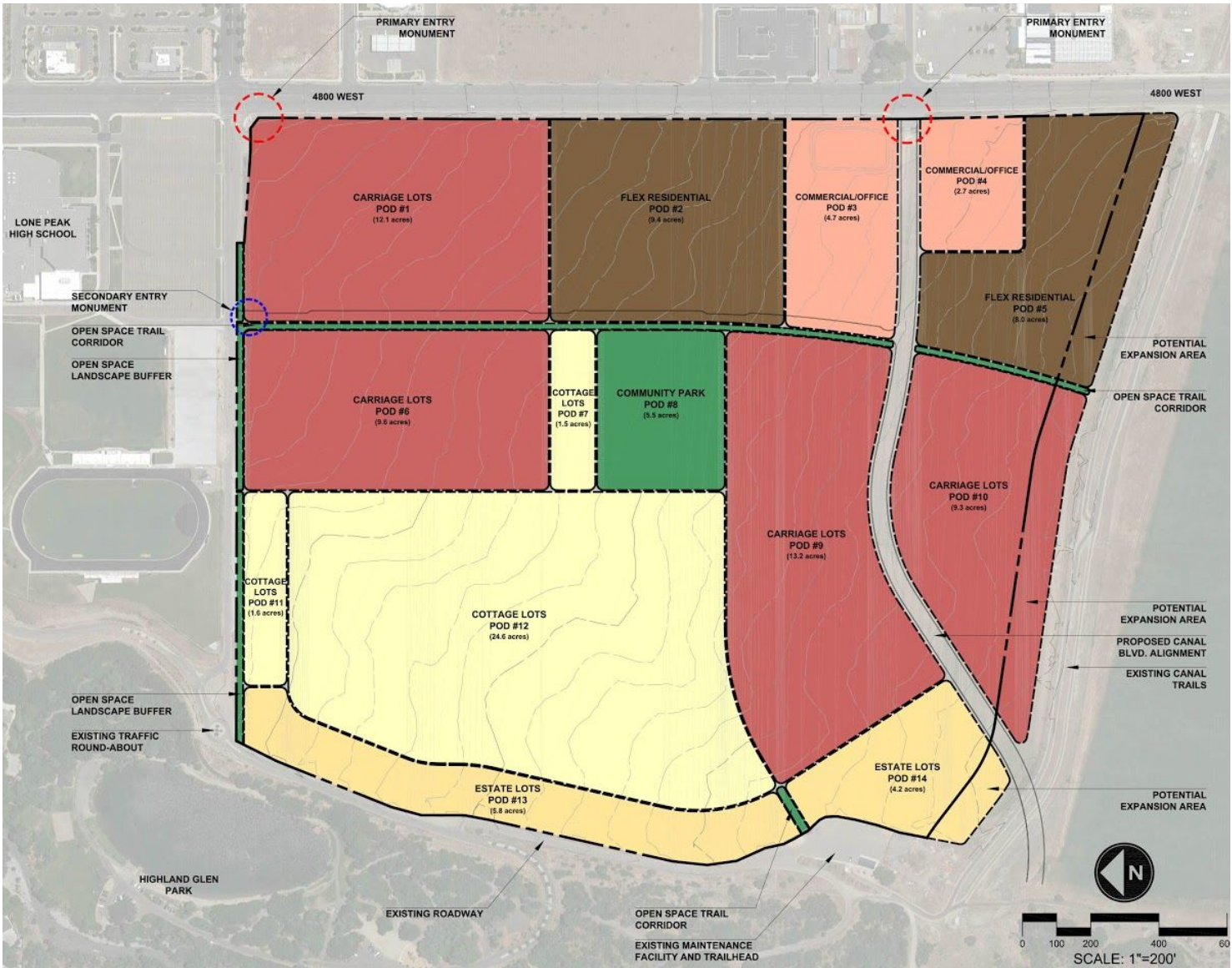
ATTACHMENT 6:

DENSITY TABULATIONS						
POD #	LAND USE	ACRES	DWELLING UNITS PER ACRE		ESTIMATED UNITS	
			MIN. DENSITY	MAX. DENSITY	MIN. DENSITY	MAX. DENSITY
1	CARRIAGE LOTS	12.1	6	12	73	145
2	FLEX RESIDENTIAL	9.4	8	12	75	113
3	COMMERCIAL/OFFICE	4.7	3	4	14	19
4	COMMERCIAL/OFFICE	2.7	3	4	8	11
5	FLEX RESIDENTIAL	8.0	8	12	64	96
6	CARRIAGE LOTS	9.6	6	12	58	115
7	COTTAGE LOTS	1.5	4	10	6	15
8	COMMUNITY PARK	4.0	0	0	0	0
9	CARRIAGE LOTS	13.2	6	12	79	158
10	CARRIAGE LOTS	9.3	6	12	56	112
11	COTTAGE LOTS	1.6	4	10	6	16
12	COTTAGE LOTS	24.6	4	10	98	246
13	ESTATE LOTS	5.8	2	4	12	23
14	ESTATE LOTS	4.2	2	4	8	17
	OPEN SPACE	1.5	0	0	0	0
	ROADWAYS	2.8	0	0	0	0
TOTALS:		115.0			557	1,086

FINAL DOCUMENT WILL
INCLUDE AN 11x17 PDF TITLED
“CONCEPTUAL BUBBLE
DIAGRAM”

Actual project density will not
exceed 699 dwelling units.

Bubble diagram layout, density
calculations, and open space
areas are for illustration
purposes only. Final master plan
is subject to change during the
planning, design, and approvals
process.





PLANNING COMMISSION AGENDA REPORT ITEM #4

DATE: October 26, 2021
TO: Planning Commission
FROM: Kellie Smith
Planner and GIS Analyst
SUBJECT: **PRELIMINARY/FINAL PLAT** - Ridgeview Retail *Administrative*

PURPOSE:

The Planning Commission will consider a request by Spencer Moffat for final plat approval for a 4-lot commercial subdivision located at approximately North County Boulevard and Canal Boulevard. The Commission will take appropriate action.

BACKGROUND:

The property is approximately 2.32 acres and is located on Canal Blvd and North County Blvd.

The property was rezoned as commercial/office in the Ridgeview Planned Development (PD) district on May 21, 2019.

The commercial site plan and architectural plans associated with this subdivision were approved administratively by Staff as outlined in the Ridgeview PD (see attachments 4, 5, and 6 for the approved site plan, landscape plan, and elevations).

The developer has requested that the preliminary and final plats be reviewed concurrently as allowed by the Development Code.

In the Development Code, Section 5-4-309 Concurrent Review states:

1. An applicant may request concurrent review of a preliminary and final plat for non-residential subdivisions and apartments, condominiums, and townhome projects if a site plan has been approved previously so long as they contain all the information that would be required by these regulations.
2. A request for concurrent review shall be processed as a final plat except that the City Council shall receive a recommendation from the Planning Commission prior to consideration of the application.

Preliminary and Final Plat review and approval is an *administrative* action. Review is limited to compliance to the Development Code and Ridgeview PD Zoning District.

SUMMARY OF THE REQUEST:

1. The applicant is requesting approval of a 4-lot commercial subdivision for the purpose of constructing two (2) drive-thru restaurants and two (2) potential office buildings in the Ridgeview development.
2. Access to the site will be from Canal Boulevard and Oakbrook Drive. There is no access from North County Blvd to the site.
3. A public sidewalk easement is provided on lots 102 and 103 for the standard meandering sidewalk as part of the 29' parkway detail along North County Blvd.
4. A sewer and water easement is included on the plat to maintain City access to the public utility lines that serve the commercial properties.
5. The 10' public utility easement borders the subdivision boundary.

CITIZEN PARTICIPATION:

Notice of the public hearing was posted on the state and city websites on October 14, 2021. Notification of the public hearing was also mailed to all property owners within 500 feet of the proposed site on October 14, 2021. No written correspondence has been received.

ANALYSIS:

- The General Plan designation for this property is Mixed Use. The surrounding properties are zoned R-1-40, Lone Peak High School is to the North, and Highland Glen Park is to the west. The property was rezoned to a Planned Development (PD) district on May 21, 2019, and during that process created a master plan and development agreement. This site specifically is designated as commercial/office in the Ridgeview PD.
- The proposed commercial plat is consistent with the approved Ridgeview PD.
- The proposed easements are adequate to facilitate site maintenance and access.
- For the overall Ridgeview development, there will be 19.3 acres of open space, which is approximately 23.2% of the developable acreage. This meets the minimum requirement of 20% open space of the net developable area as defined in the Ridgeview PD.

FINDINGS:

With the proposed stipulations, the proposed Final Plat meets the following findings:

- It is consistent with the Highland City General Plan.
- It meets the requirements of the approved Ridgeview PD.
- It conforms to the Development Code as applicable.

RECOMMENDATION:

Staff recommends that the Planning Commission accept the findings and recommend approval of the proposed final plat subject to the following stipulations:

1. The recorded plat shall be in conformance with the final plat dated October 13, 2021.
2. The civil construction plans, and public improvements shall meet all requirements as determined by the City Engineer.

PROPOSED MOTION:

I move that the Planning Commission accept the findings and recommend **APPROVAL** of the Final Plat for Ridgeview Retail subject to the two (2) stipulations recommended by staff.

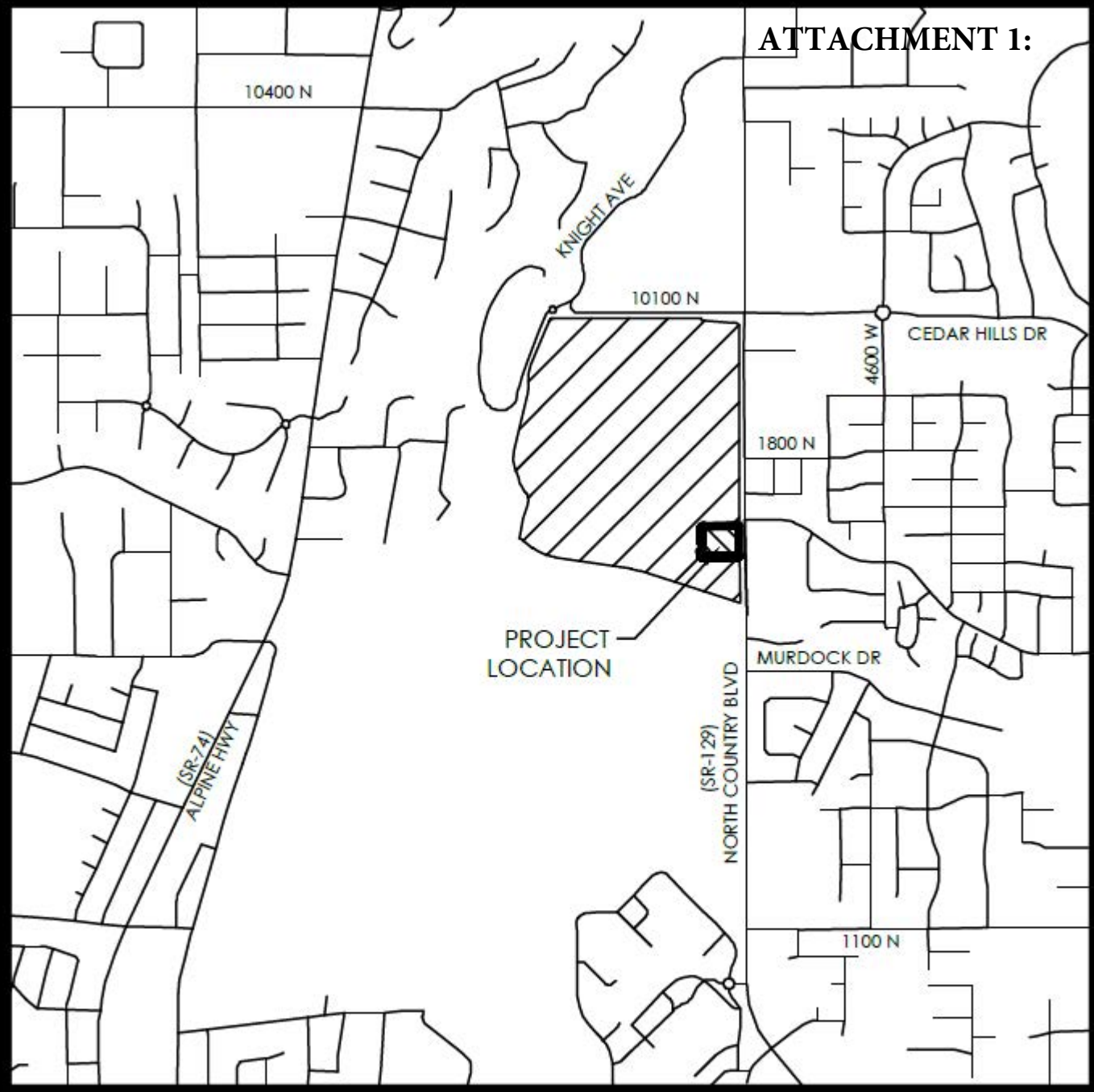
FISCAL IMPACT:

This action will not have a financial impact on this fiscal year's budget expenditure.

ATTACHMENTS:

1. Vicinity Map
2. Proposed Plat
3. Project Narrative
4. Site Plan approved October 20th, 2021
5. Approved Landscape Plan
6. Approved Building Elevations

ATTACHMENT 1:



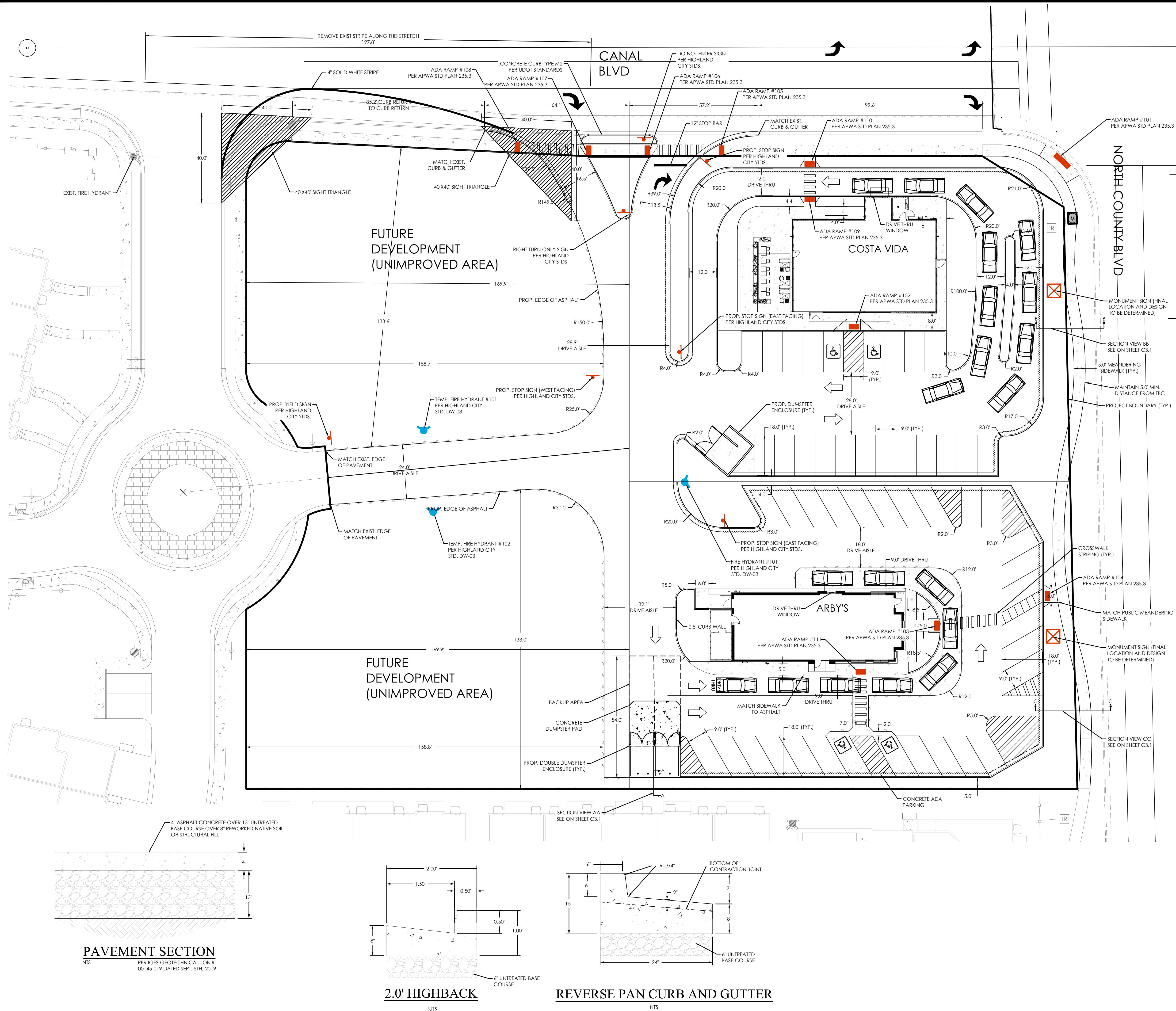
VICINITY MAP

RIDGEVIEW COMMERCIAL AREA NARRATIVE

The Ridgeview Commercial Project will feature a prominent commercial element situated at the corner of Canal Blvd. and North County Blvd. Commercial uses at this location include small inline or standalone retail or a combination of both. The commercial elements provided by this project will complement the broader residential development also being completed near the property.

The project will consist of commercial uses per the commercial bulk and intensity table, listed in the Ridgeview Planned Community Document. Commercial at Ridgeview will feature neighborhood commercial consisting of a mix of retail, office, or institutional uses. Material of the commercial buildings will be a mix of brick, stucco, fiber cement, and EIFS (no more than 75% of non-glass area).

Parking for Commercial space meet or exceed general and accessible parking requirements, see site plan for exact count. The project will provide two points of vehicle ingress/egress including a "right-in" and "right-out" from Canal Blvd. to the north and from the roundabout to the west. Each commercial site will include its own internal drive aisles and parking spaces. Emergency vehicles may access the project from either point of ingress and access the buildings from the surrounding parking lots. Pedestrians may also access the project from the east with access provided by the public meandering path along North County Blvd.



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

PROPERTY OVERVIEW

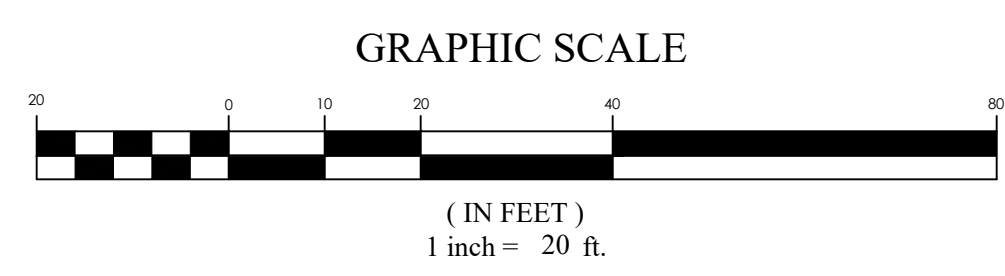
TOTAL ACREAGE	±2.32 ACRES
COMMERCIAL LOTS	4

PRELIMINARY - LAND USE DISTRIBUTION

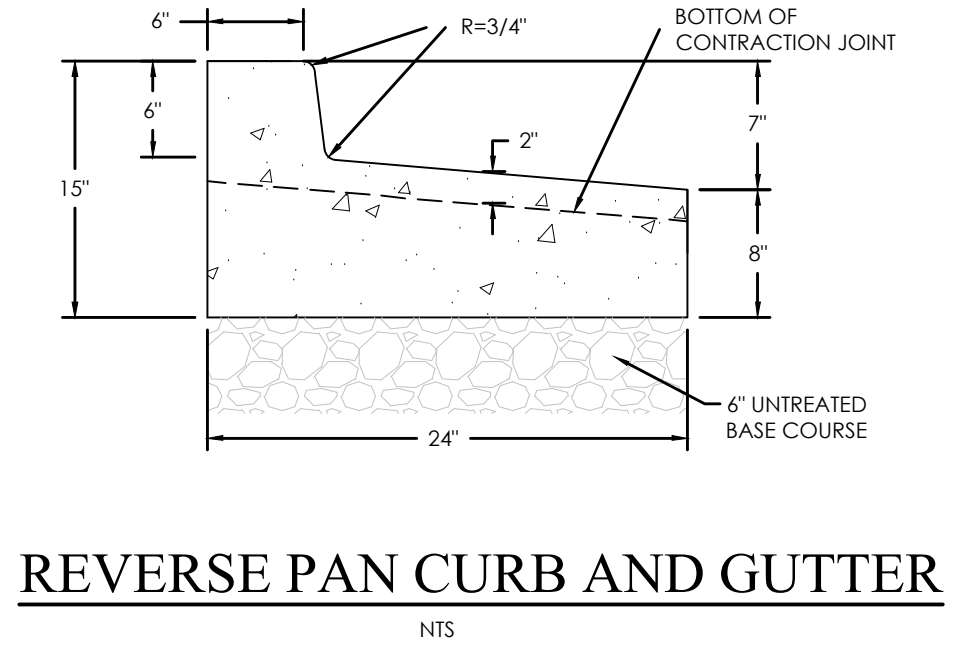
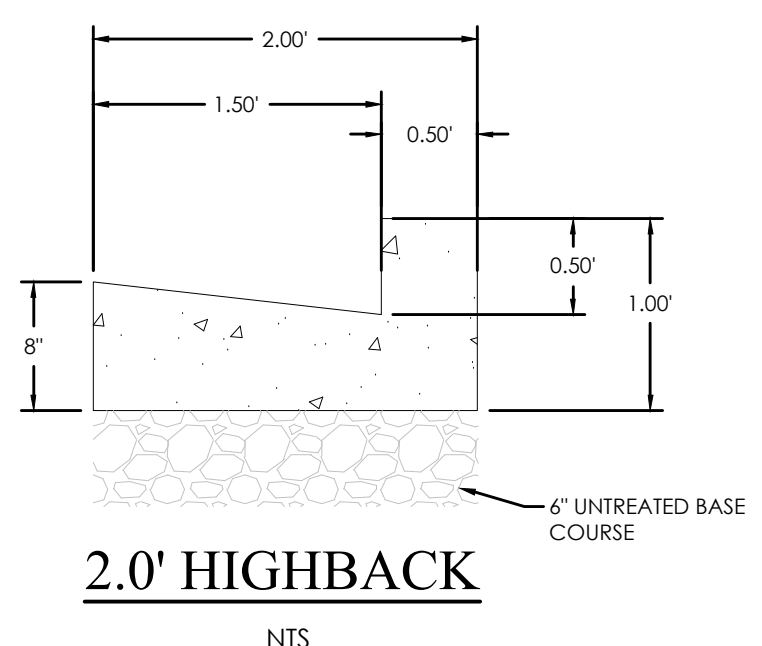
TOTAL ACREAGE	PERCENT %
BUILDINGS 6,300 SF	6.2
HARDSCAPE 52,370 SF	51.8
LANDSCAPE 12,500 SF	12.4
UNIMPROVED 28,883 SF	29.5

PHASE 2 - OVERALL PARKING

REQ. PARKING	RATIO	COUNT
REQ. ADA PARKING	4 / 1000 SF	28
	2% OR 1 MIN.	1 STALLS
PARKING PROVIDED		50 STALLS
ADA PARKING PROVIDED		4 STALLS



PAVEMENT SECTION
NTS
PER IGES GEOTECHNICAL JOB # 00145-019 DATED SEPT. 5TH, 2019



FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusnh.com

LICENSED PROFESSIONAL ENGINEER
No. 8128950, 2202
THOMAS M. ROMNEY
10/24/21
STATE OF UTAH

RIDGEVIEW RETAIL I
HARVEY BLVD & N. COUNTY BLVD, HIGHLAND, UTAH
SITE PLAN

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

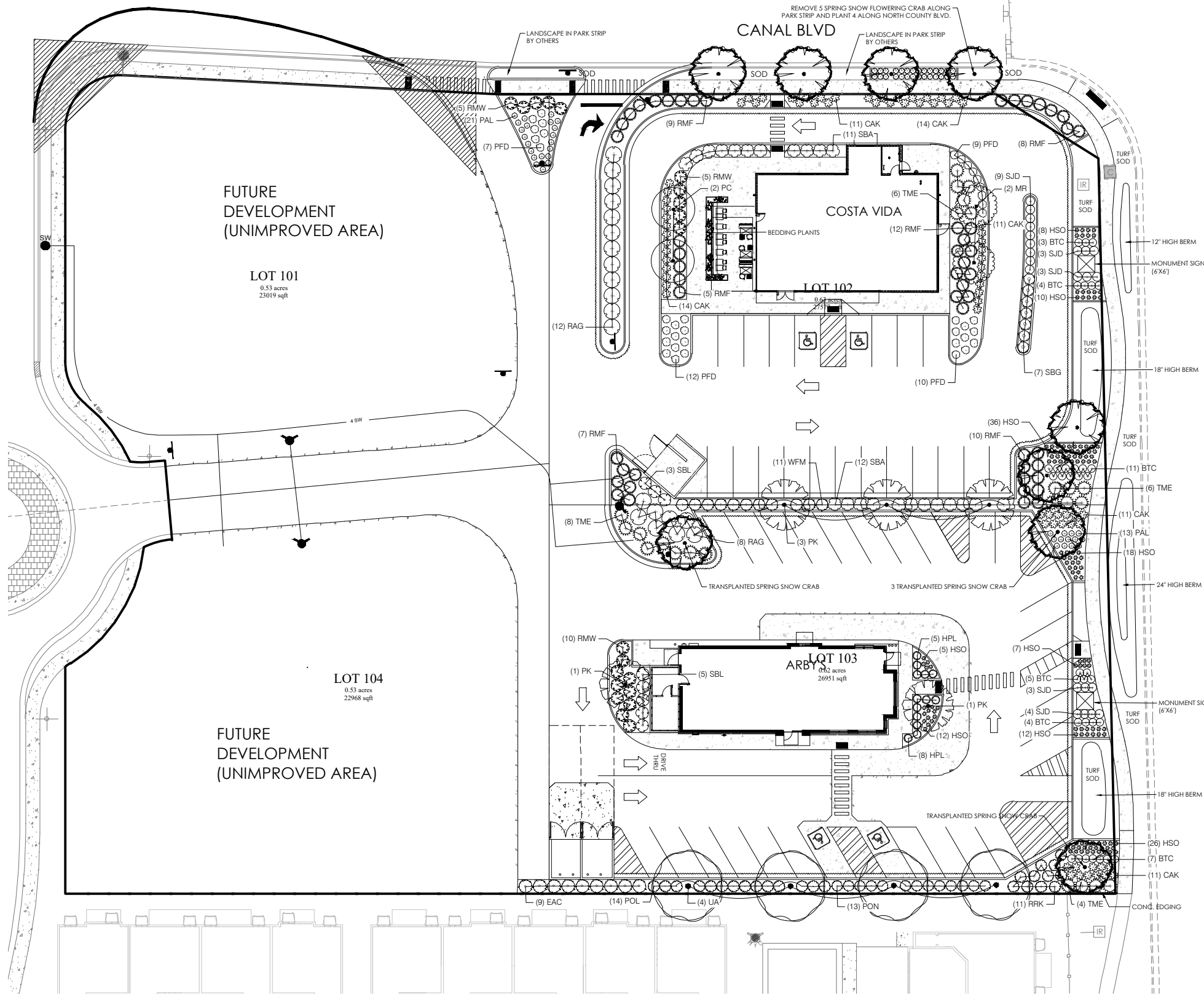
SITE PLAN

Scale: 1"=20'
Date: 10/5/2021
Sheet: C3

Drawn: CFT
Job #: 21-0212

811
Know what's below.
Call 811 before you dig.

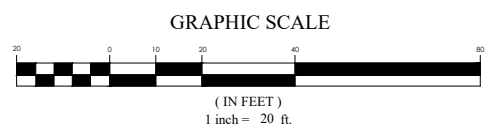
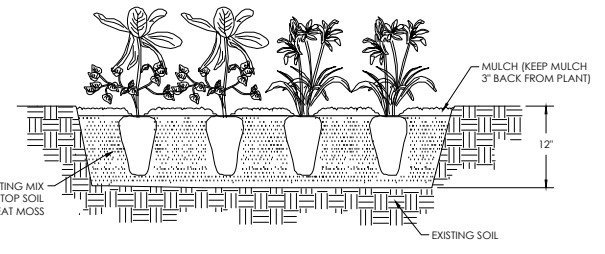
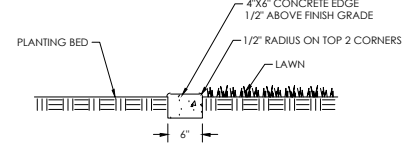
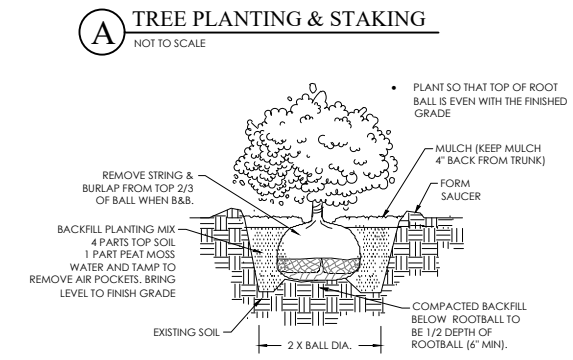
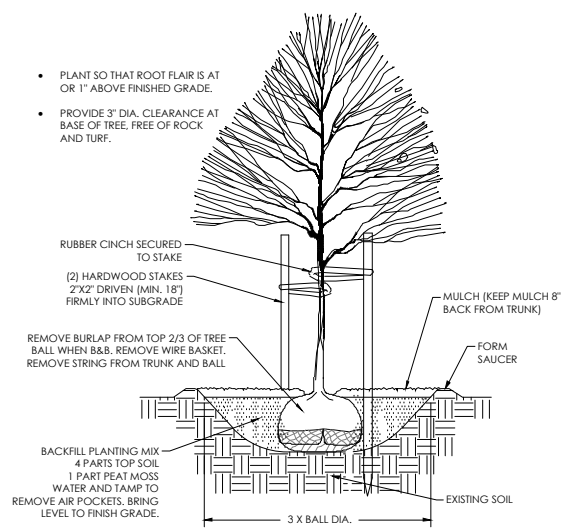
Z:\2021\21-0212 Ridgeview Retail Design\21-0212.dwg Sheets\C3 - SITE PLAN.dwg



ATTACHMENT 5:

TREES			
MR	BOTANICAL NAME	COMMON NAME	SIZE
PK	Malus x 'Royal Raindrops'	Royal Raindrops Crabapple	1.5' Cal.
PC	Prunus serrulata 'Kwanzan'	Kwanzan Japanese Flowering Cherry	1.5' Cal.
UA	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	1.5' Cal.
	Ulmus x 'Accolade'	Accolade Elm	1.5' Cal.
SHRUBS			
BTC	BOTANICAL NAME	COMMON NAME	SIZE
EAC	Berberis thunbergii 'Concorde'	Concorde Japanese Barberry	2 gal.
HPL	Euonymus alatus 'Grove Compactus'	Grove Compact Burning Bush	5 gal.
POL	Hydrangea paniculata 'Kolmavesu' TM	Lava Lamp Flare Hydrangea	2 gal.
PON	Physocarpus opulifolius 'Donna May' TM	Little Devil Ninebark	5 gal.
PFD	Physocarpus opulifolius 'Nugget'	Nugget Ninebark	5 gal.
RAG	Potentilla fruticosa 'Dakota Sunspot'	Dakota Sunspot Bush Cinquefoil	2 gal.
RAG	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal.
RMW	Rosa Meidiland 'White'	White Meidiland Rose	5 gal.
RMF	Rosa x 'Meipsidus' 'Fire Meidiland'	Fire Red Meidiland Rose	5 gal.
RRK	Rosa x 'Red Knock Out'	Red Knock Out Rose	5 gal.
SJD	Spiraea japonica 'Double Play Doozie'	Doozie Spiraea	2 gal.
SBA	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Bumald Spiraea	2 gal.
SBG	Spiraea x bumalda 'Goldflame'	Goldflame Spiraea	2 gal.
SBL	Syringa x 'SMSJBP7' 'Bloomerang'	Bloomerang Dark Purple Lilac	5 gal.
TME	Taxus x media 'Everlow'	Everlow Yew	5 gal.
WFM	Weigela florida 'Minuet'	Minuet Weigela	5 gal.
ORNAMENTAL GRASSES			
CAK	BOTANICAL NAME	COMMON NAME	SIZE
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.
PERENNIALS			
HSO	BOTANICAL NAME	COMMON NAME	SIZE
	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal.
	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal.

- LANDSCAPE NOTES:
1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
 2. ALL PLANTING BEDS WILL HAVE 2" TO 3" SOUTH TOWN COBBLE AT 3" DEPTH.
 3. INSTALL 4"x 6" CONCRETE EDGING BETWEEN LAWN AREAS AND PLANTING BEDS.



FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 332-0075
www.focusutah.com

FOR REVIEW ONLY

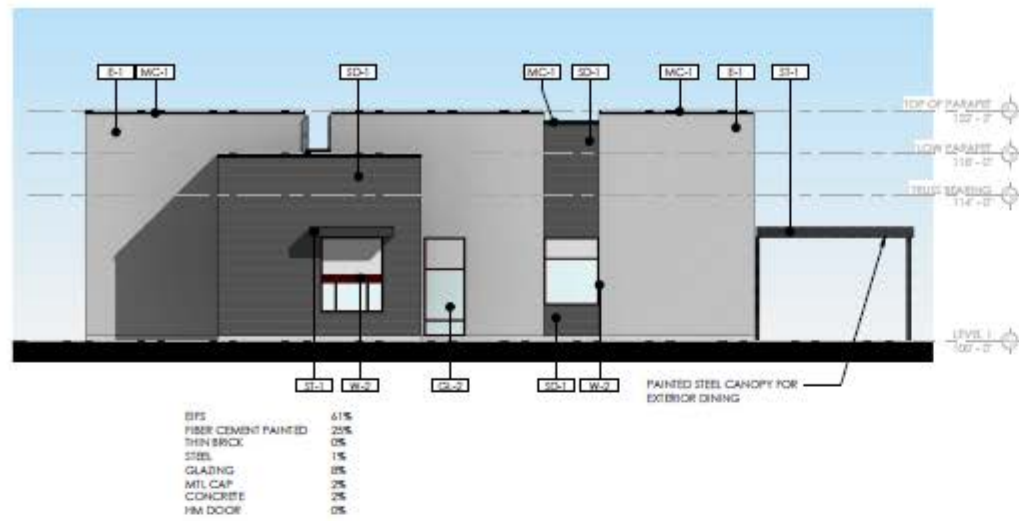
RIDGEVIEW RETAIL I
HARVEY BLVD & N. COUNTY BLVD, HIGHLAND, UTAH
LANDSCAPE PLAN

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

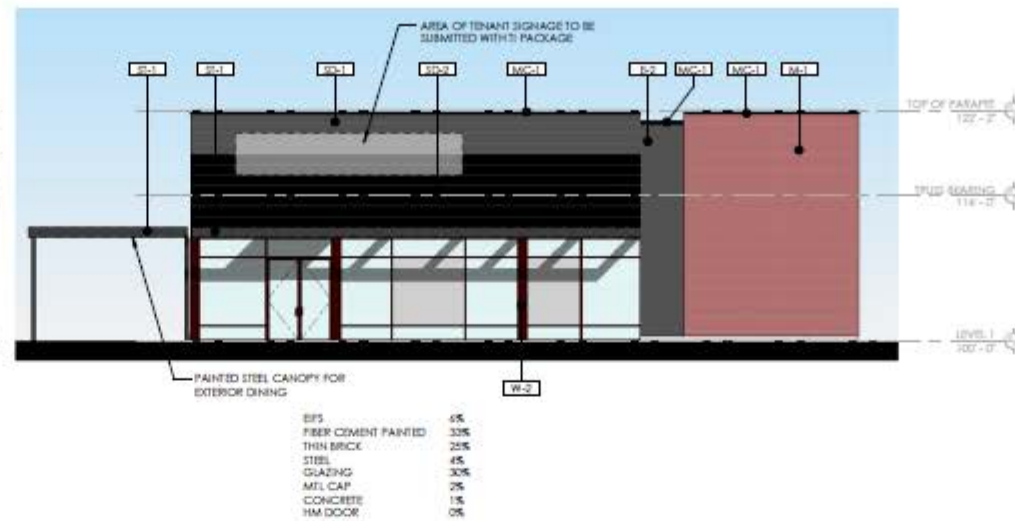
LANDSCAPE PLAN

Scale: 1"=20'
Date: 10/5/2021
Sheet: L1

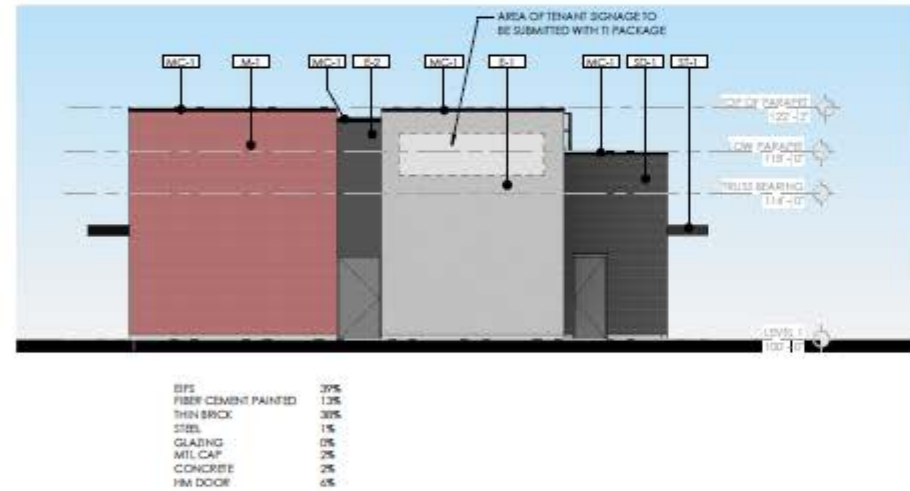
Drawn: AW
Job #: 21-0212



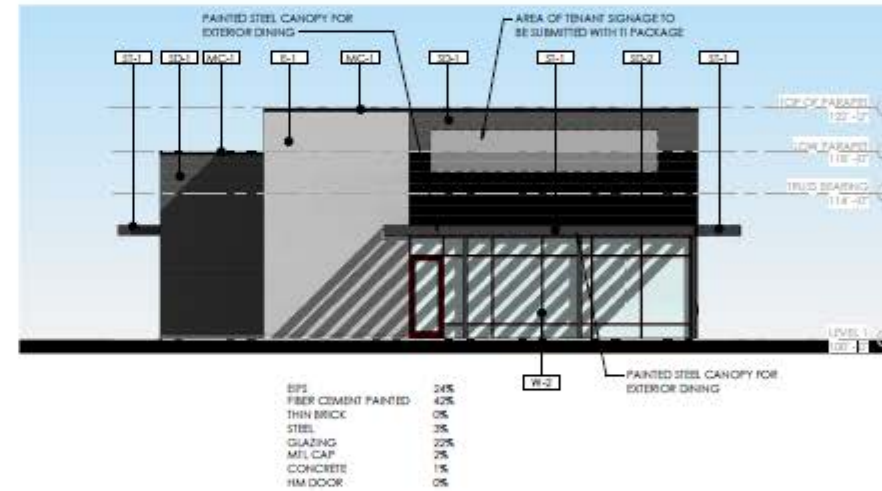
1 NORTH ELEVATION PRESENTATION
1/8" = 1'-0"



2 SOUTH ELEVATION PRESENTATION
1/8" = 1'-0"

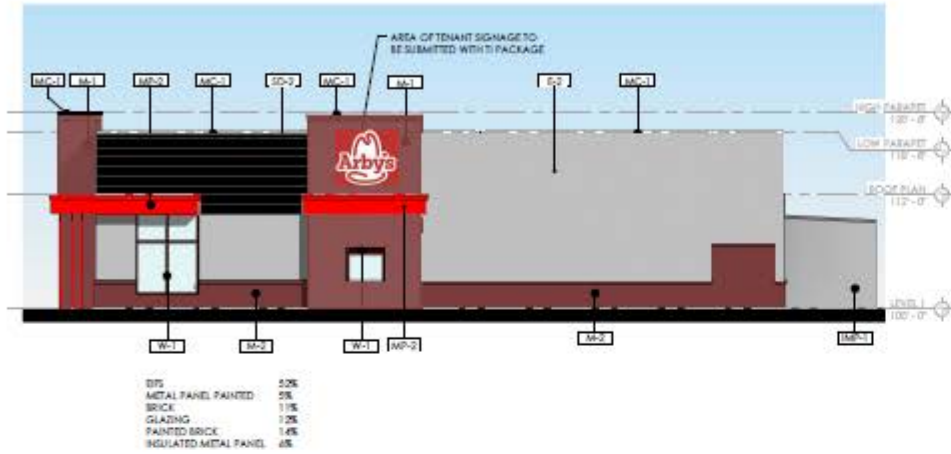


3 EAST ELEVATION PRESENTATION
1/8" = 1'-0"



4 WEST ELEVATION PRESENTATION
1/8" = 1'-0"

- W-2 ALUMINUM STOREFRONT EXTRA DARK BRONZE
- W-2 DRIVE UP WINDOW EXTRA DARK BRONZE
- M-1 HARRISTONE COLORADO USED
- E-2 EPS: COLOR SW 7069 IRON ORE
- HM-1 HOLLOW METAL DOOR & FRAME: PAINT SW 6991 BLACK MAGIC
- SD-2 HARDIE BOARD LAP SIDING (9.25') PAINT SW 6991 BLACK MAGIC
- SC-1 STEEL CANOPY: PAINT SW 6991 BLACK MAGIC
- MC-1 PREFINISHED METAL CAP: CMG METALS, MATTE BLACK
- E-1 EPS: COLOR SW 7066 GRAY MATTERS
- SD-1 HARDIE BOARD LAP SIDING (9.25') PAINT SW 7066 GRAY MATTERS



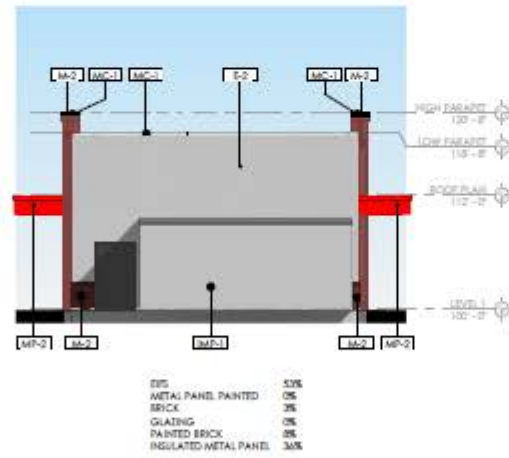
1 NORTH ELEVATION PRESENTATION
1/8" = 1'-0"



2 SOUTH ELEVATION PRESENTATION
1/8" = 1'-0"



3 EAST ELEVATION PRESENTATION
1/8" = 1'-0"



4 WEST ELEVATION PRESENTATION
1/8" = 1'-0"





PLANNING COMMISSION AGENDA REPORT ITEM #5

DATE: October 26, 2021
TO: Planning Commission
FROM: Kellie Smith
Planner and GIS Analyst
SUBJECT: PUBLIC HEARING: TEXT AMENDMENT - Shipping Containers

PURPOSE:

The Planning Commission will hold a public hearing to consider a request by Highland City Staff to add Section 3-625 Shipping Containers to Chapter 3 Article 6 Supplementary Regulations in the Development Code. The Planning Commission will take appropriate action.

BACKGROUND

On February 23, 2021, Staff brought to the Planning Commission's attention residents' concerns of shipping containers on residential lots. Several calls and complaints had been made to Code Enforcement for shipping containers to be removed. There is nothing in the City's Development Code that regulates shipping containers. Questions were presented to the Planning Commission regarding how many can be on a lot, time limits, setbacks, easements, etc.

After this discussion, the Commissioners provided written comments with opinions on what should and should not be regulated for shipping containers on residential lots. In preparation for a possible text amendment, Staff reviewed these comments and noticed strong similarity to the current regulations for accessory buildings and brought it back to the Planning Commission for further discussion.

On September 26th, 2021, the Planning Commission discussed how their concerns could be implemented into the Development Code. The Commission then directed Staff to draft a text amendment based on the discussion.

SUMMARY OF REQUEST:

The request is to add the following section to the Supplementary Regulations article of the Development Code:

3-625 Shipping Containers

A shipping container is a reusable container designed for intermodal freight or other

commercial transportation.

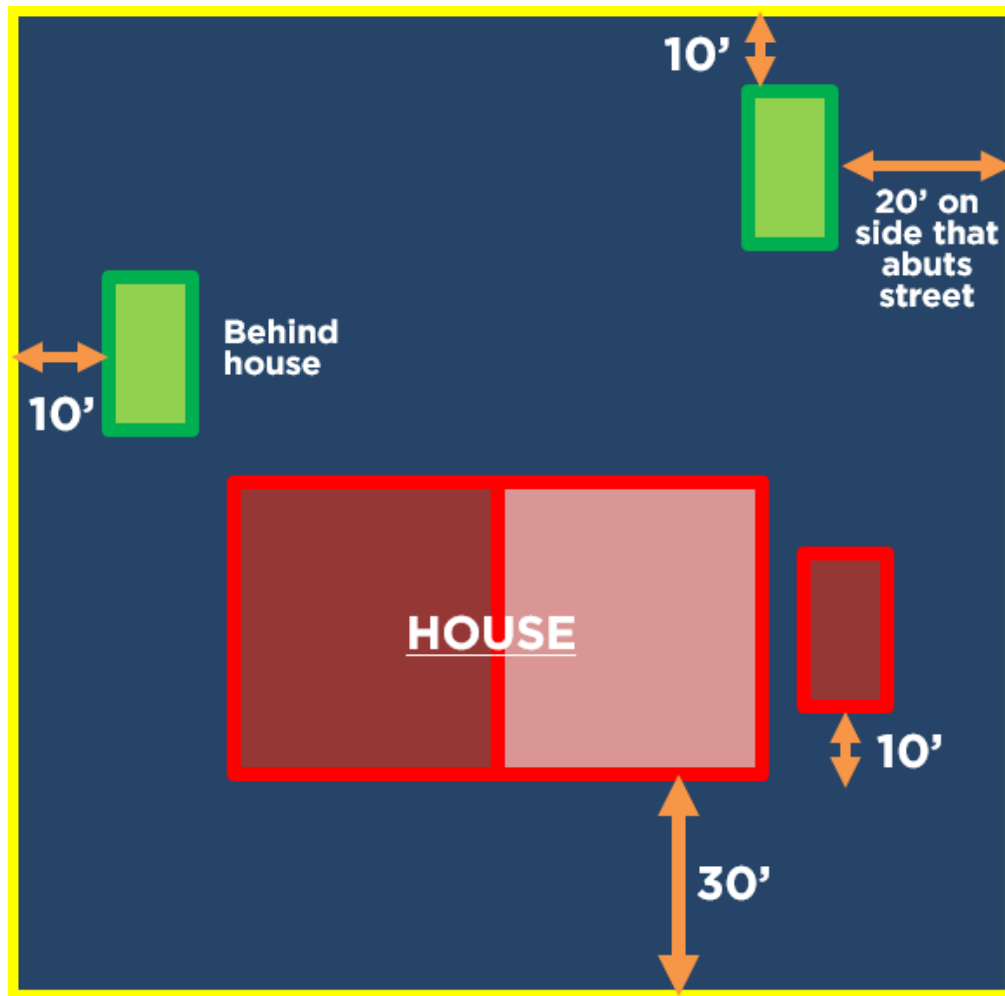
Shipping containers that are kept or used on a property for longer than 60 days shall meet the following regulations:

1. Shipping containers may only be permitted in the R-1-40, R-1-30, and R-1-20 Districts.
2. Shall meet the accessory structure regulations for the applicable zone.
3. Building permits are required for shipping containers larger than 200 square feet or that require electrical, plumbing, or other utilities.
4. Shipping containers may not be stacked vertically.
5. Shipping containers shall be set back at least ten feet (10') from the front of the home or from the front yard setback line, whichever is greater.
6. Shipping containers shall be painted a color consistent with that of the main dwelling if the lot is 1/2 acres or less. If the lot is greater than 1/2 of an acre, the shipping container must be painted a color consistent with that of the main dwelling if it is not placed behind the home.

ANALYSIS:

- It appears that many of the Planning Commission's concerns, as understood by Staff, are already addressed by the existing rules for accessory structures. The primary difference is the long-term vs. short-term regulation. This has been addressed in the proposed amendment by declaring that shipping containers kept on a property for longer than 60 days must meet the accessory structure regulations for the applicable zone.
- The additional regulations were included on top of accessory structure regulations as discussed by the Planning Commission.
- If the shipping container does not require a building permit, there will be no application or permitting process. Currently, they will only be regulated on a complaint basis by code enforcement.
- The front setback for shipping containers was clarified to identify residential lots that both have houses as well as those that do not. The front setback is proposed to be at least ten feet (10') from the front of the home or from the front yard setback line, whichever is greater.
- The Planning Commission suggested that rather than requiring the exterior material of the shipping container to be consistent with that of the home, as per the requirement for accessory structures, the regulation would be that the shipping container be *painted* a color consistent with the home. This rule is only applicable when the lot is ½ of an acre or less, *or* when the shipping container is not placed behind the home.

- The image below illustrates the setbacks as well as the color requirements to be consistent with the home when a property is larger than ½ of an acre:



CITIZEN PARTICIPATION:

Notice of this public hearing was posted on the state and city websites October 14th, 2021. No comments have been received.

FINDINGS:

The proposed amendment appears to meet the following findings:

- It is consistent with the objectives stated in the R-1-40, R-1-30, and R-1-20 Zones.
- It is consistent with the goals in the Land Use section of the General Plan.
 - Implementation Measure: Follow established residential land use concepts and patterns to ensure compatibility and harmony with existing uses.

FISCAL IMPACT:

This action will not have a financial impact on this fiscal year's budget expenditure.

ATTACHMENTS:

1. Ordinance

ATTACHMENT 1:

AN ORDINANCE OF THE HIGHLAND CITY COUNCIL ADDING SECTION 3-625 SHIPPING CONTAINERS TO THE HIGHLAND CITY DEVELOPMENT CODE AS SHOWN IN FILENAME TA-21-11.

WHEREAS, all due and proper notices of public hearings and public meetings on this Ordinance held before the Highland City Planning Commission (the “Commission”) and the Highland City Council (the “City Council”) were given in the time, form, substance and manner provided by Utah Code Section 10-9a-205; and

WHEREAS, the Planning Commission held a public hearing on this Ordinance on October 26, 2021 and

WHEREAS, the City Council held a public hearing on this Ordinance on November 9, 2021.

NOW, THEREFORE, BE IT ORDAINED BY THE Highland City Council as follows:

SECTION 1. ADOPTION “3-625 Shipping Containers” of the Highland City Development Code, is hereby *added* as follows:

3-625 Shipping Containers

A shipping container is a reusable container designed for intermodal freight or other commercial transportation.

Shipping containers that are kept or used on a property for longer than 60 days shall meet the following regulations:

1. Shipping containers may only be permitted in the R-1-40, R-1-30, and R-1-20 Districts.
2. Shall meet the accessory structure regulations for the applicable zone.
3. Building permits are required for shipping containers larger than 200 square feet or that require electrical, plumbing, or other utilities.
4. Shipping containers may not be stacked vertically.
5. Shipping containers shall be set back at least ten feet (10') from the front of the home or from the front yard setback line, whichever is greater.
6. Shipping containers shall be painted a color consistent with that of the main dwelling if the lot is 1/2 acres or less. If the lot is greater than 1/2 of an acre, the shipping container must be painted a color consistent with that of the main dwelling if it is not placed behind the home.

SECTION 2. That the Mayor, the City Administrator, the City Recorder and the City Attorney are hereby authorized and directed to execute all documents and take all steps necessary to carry out the purpose of this Ordinance.

SECTION 3. REPEALER CLAUSE All ordinances or resolutions or parts thereof,

which are in conflict herewith, are hereby repealed.

SECTION 4. SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 5: EFFECTIVE DATE This Ordinance shall be in full force and effect from November 9, 2021 and after the required approval and publication according to law.

PASSED AND ADOPTED by the Highland City Council, November 9, 2021.

HIGHLAND CITY, UTAH

Rodney W. Mann, Mayor

ATTEST:

Stephannie Cottle, City Recorder