



HIGHLAND CITY

HIGHLAND CITY PLANNING COMMISSION AGENDA

Tuesday, November 16, 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 Mino Morgese

Pledge of Allegiance – Commissioner Jerry Abbott

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 – October 26, 2021

b. [2022 Planning Commission Regular Meeting Schedule](#) *Legislative*

Planning Commission will consider the 2022 Annual Meeting Schedule. The Commission will take appropriate action.

3. [PUBLIC HEARING: FINAL PLAT - MINOR SUBDIVISION: 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 minor subdivision with a remnant parcel located at approximately 4764 W 11200 N. The Planning Commission will take appropriate action.

4. [PUBLIC HEARING: GENERAL PLAN TEXT AMENDMENT: TRANSPORTATION](#) *Legislative*

The Planning Commission will hold a public hearing to consider a request by Staff to amend the General Plan to discourage external road connections that are not existing or listed in the General Plan. The Planning Commission will take appropriate action.

5. TRAINING: GENERAL PLAN

Staff will provide the Planning Commission training regarding comprehensive updates to the General Plan. This item is bring presented for discussion only.

6. 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. Future Meetings

- December 7, City Council Meeting, 7:00 pm, City Hall
- December 14, Planning Commission Meeting, 7:00 pm, City Hall
- January 11, City Council Meeting 7:00 pm, City Hall
- January 18, City Council Meeting 7:00 pm, City Hall
- January 25, Planning Commission Meeting, 7:00 pm, City Hall

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

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 11th day of November, 2021.

Kellie Smith, Planning Coordinator

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



HIGHLAND CITY

HIGHLAND CITY PLANNING COMMISSION MINUTES

Tuesday, October 26, 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 Chris Howden

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 Christopher Howden and those in attendance were led in the Pledge of Allegiance by Commissioner Mino Morgese.

PRESIDING: Commissioner Jerry Abbott

COMMISSIONERS

PRESENT: Jerry Abbott, Christopher Howden, Audrey Moore, Mino Morgese, Tyler Standiford

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, Spencer Moffat

1. UNSCHEDULED PUBLIC APPEARANCES

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

None was offered.

2. CONSENT ITEMS

Items on the consent agenda are of a routine nature 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

Commissioner Chris Howden MOVED to approve the minutes for the September 28, 2021 Planning Commission meeting. Commissioner Audrey Moore SECONDED the motion. All present were in favor. None were opposed. The motion carried.

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.

Ms. Smith reviewed the history and background of the Ridgeview development. She reviewed the phases and product type of Pod B. She talked about the various developers, product type, and average densities of each area as explained in the staff report. Ms. Smith said the Parkway detail would be maintained by the city, but everything else would be maintained by the HOA. She talked about open space and mentioned that the detailed landscape plans had not yet been submitted. She reviewed roadways and trail connections within Pod B. Ms. Smith mentioned that there was a sewer line issue along the back of lots 101 and 118 that needed to be resolved before final plat approval.

Planning Commissioners discussed the dry sewer line on lots 101 and 118. Ms. Smith explained that the city could not find any recorded easement for the dry sewer line that was installed around 2004. A portion of it was in private property. If needed, rerouting the line would be the city's burden to pay. She mentioned that the city administrator and city engineer were considering different options. Spencer Moffat with Boyer explained that the sewer line needing to be amended was a small section; about 300 feet and two manholes. He said the developer and city had conversations about the situation and he was confident that there would be a solution by final plat.

Commissioner Abbott opened the public hearing at 7:26 PM and asked for public comment. Hearing none, he closed the public hearing at 7:26 PM.

Commissioner Howden asked about landscaping. Mr. Moffat said they were supposed to follow the Parkway detail, but they were open to installing xeriscaping. He added that it would be good to have a consistent landscaping design from Canal Blvd. to the high school. Discussion ensued regarding what was stipulated in the General Plan and standard drawings, especially for the Parkway detail. Mr. Patterson explained that the Planning Commission and Council could modify a requirement as long as it was supported by the Highland General Plan, which xeriscaping was, and if the developer agreed to it. Commissioner Abbott wondered if the parkstrips in front of the houses could also be hardscaped. Mr. Moffat thought it was a great best practice, but said it was hard for him to commit to at this point because of the various builders. He thought it should be a strong recommendation.

Commissioner Howden asked about the road exiting onto North County Blvd near the gas station. He voiced concern with cars turning left. Mr. Moffat explained that they had limited access to North County Blvd because it was a UDOT road. He said UDOT did not want multiple access points on North County Blvd so the road was centrally located between Canal Blvd and Cedar Hills Dr.

Commissioner Morgese discussed road connectivity within the development. He asked about the difference between the Boyer and Weekley products. Mr. Moffat explained that the Boyer product was town homes with 18 ft driveways, two car garages, and guest parking. He said the Weekley product was a detached, small lot, single family home with two car garage and driveway. He said parking stalls would be included in Parcels H and J.

Commissioner Howden MOVED to accept the findings and recommend approval of the of the Preliminary Plat for Ridgeview Pod B subject to the following eight stipulations recommended by staff and one additional stipulation:

- 1. The recorded plat conforms to the preliminary plat dated October 20, 2021, 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.*
- 9. Because of a strong affinity for xeriscaping, the Planning Commission recommends that City Council and Staff work with Boyer to explore xeriscaping options for the Parkway detail along North County Blvd.*

Commissioner Standifird SECONDED the motion.

The vote was recorded as follows:

<i>Commissioner Jerry Abbott</i>	<i>Yes</i>
<i>Commissioner Seth Barrus</i>	<i>Absent</i>
<i>Commissioner Sherry Carruth</i>	<i>Absent</i>
<i>Commissioner Christopher Howden</i>	<i>Yes</i>
<i>Commissioner Claude Jones</i>	<i>Absent</i>
<i>Commissioner Audrey Moore</i>	<i>Yes</i>
<i>Commissioner Mino Morgese</i>	<i>Yes</i>
<i>Commissioner Tyler Standifird</i>	<i>Yes</i>

Motion carried 5:0

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.

Ms. Smith explained that the Ridgeview Retail was part of the Ridgeview Planned Development approved in 2019. She mentioned that Lot 102 would be Costa Vida, 103 would be Arby's, and lots 101 and 104 were potentially for office buildings. Access would be from Canal Blvd and Oakbrook Dr. She mentioned that the site plan, landscaping plan, and traffic flow was approved administratively by staff as defined in the Development Code. She reviewed the easements and talked about elevations of the proposed buildings.

Commissioner Abbott opened the public hearing at 7:48 PM and asked for public comment. Hearing none, he closed the public hearing at 7:48 PM.

Commissioner Moore MOVED that the Planning Commission accept the findings and recommend approval of the proposed final plat for Ridgeview Retail subject to the following two stipulations recommended by staff:

- 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.*

Commissioner Standifird SECONDED the motion.

The vote was recorded as follows:

<i>Commissioner Jerry Abbott</i>	<i>Yes</i>
<i>Commissioner Seth Barrus</i>	<i>Absent</i>
<i>Commissioner Sherry Carruth</i>	<i>Absent</i>
<i>Commissioner Christopher Howden</i>	<i>Yes</i>
<i>Commissioner Claude Jones</i>	<i>Absent</i>
<i>Commissioner Audrey Moore</i>	<i>Yes</i>
<i>Commissioner Mino Morgese</i>	<i>Yes</i>
<i>Commissioner Tyler Standifird</i>	<i>Yes</i>

Motion carried 5:0

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.

Ms. Smith reviewed the history of the shipping containers discussion. She reviewed the proposed amendment and said that "commercial transportation" was intended to include pods. She said the amendment was to be added to Article 6 in Chapter 3 of the Development Code. As details of the proposed amendment were being

discussed, Ms. Smith clarified that if following the accessory structure code, shipping containers would not be permitted if there was no home on the lot. The Planning Commission agreed. They discussed shipping containers potentially being used as barns or something to provide for livestock. They discussed the purpose of the amendment and generally concluded that a house would be needed on the property to hide the container. Some commissioners did not like the idea of using a container as a barn or for animal feed/bedding storage. They discussed the color of shipping containers and their placement.

Commissioner Abbott opened the public hearing at 8:09 PM and called for public comment. Hearing none, he closed the public hearing at 8:09 PM.

Commissioner Standifird MOVED that the Planning Commission accept the findings and recommend approval of the proposed addition of Section 3-625 Shipping Containers to Chapter 3 Article 6 Supplementary Regulations of the Development Code with the following stipulations:

- *# 6 should read “Shipping containers shall be painted a color consistent with that of the main dwelling.”*
- *#7 should be added and read “Shipping containers will not be allowed on a lot without a home.”*
- *Bolded section in #5 should be removed.*

Commissioner Morgese SECONDED the motion.

The vote was recorded as follows:

<i>Commissioner Jerry Abbott</i>	<i>Yes</i>
<i>Commissioner Seth Barrus</i>	<i>Absent</i>
<i>Commissioner Sherry Carruth</i>	<i>Absent</i>
<i>Commissioner Christopher Howden</i>	<i>Yes</i>
<i>Commissioner Claude Jones</i>	<i>Absent</i>
<i>Commissioner Audrey Moore</i>	<i>Yes</i>
<i>Commissioner Mino Morgese</i>	<i>Yes</i>
<i>Commissioner Tyler Standifird</i>	<i>Yes</i>

Motion carried 5:0

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.

Ms. Smith reviewed some of the details of the existing General Plan. She talked about the role of the Planning Commission to maintain the vision and objectives of the General Plan. She talked about the need for public involvement during a General Plan adoption and amendment processes. Ms. Smith reviewed the Highland vision statement and explained that the General Plan elements included land use, transportation, environment and natural systems, economic elements, moderate income housing, community design, parks/recreation facilities and trails, and senior housing. The Planning Commission reviewed details and maps of each element of the General Plan.

Commissioner Moore discussed the need, as voiced by Highland residents, for senior housing in areas without age restrictions.

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.

Commissioner Howden asked to address the following topics. The Planning Commission discussed each topic:

- a. **Conditional Uses** – Commissioners thought this would be addressed during the General Plan amendment process.
- b. **Defining Setbacks/Boundary Lines** – Commissioners thought this could be addressed now. They asked that Commissioner Howden review the code, work with staff, and suggest changes.
- c. **Overall Theme/Design of Highland** – Commissioners thought this would be addressed during the General Plan amendment process.
- d. **Xeriscaping** – Commissioner Howden thought that xeriscaping should be a mandate along new development. Commissioners thought this needed to be addressed now with a minor amendment to the General Plan.
- e. **Grading/Retaining Walls** – Commissioner Howden voiced concern that the current code allowed a resident on a slope to build up the property with retaining walls even if neighbors didn't. It created very uneven grades from lot to lot. The commissioners talked about potential draining issues. They agreed to have Commissioner Howden review the code, work with staff, and suggest changes.

ADJOURNMENT

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

The meeting adjourned at 9:08 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 October 26, 2021. The document constitutes the official minutes for the Highland City Planning Commission Meeting.

/s/Heather White

DRAFT



PLANNING COMMISSION AGENDA REPORT ITEM #2b

DATE: November 16, 2021
TO: Planning Commission
FROM: Kellie Bronson
Planner and GIS Analyst
SUBJECT: ACTION: Planning Commission 2022 Meeting Schedule

PURPOSE:

Planning Commission will consider the 2022 Annual Meeting Schedule. The Commission will take appropriate action.

BACKGROUND:

Staff proposes that the Planning Commission continue to hold their 2022 regular meetings as follows:

January 25
February 22
March 22
April 26
May 24
June 28
July 26
August 23
September 27
October 25
November 15
December 13

This schedule may be modified as needed throughout the year.

FISCAL IMPACT:

None.

PROPOSED MOTION:

I move that the Planning Commission **APPROVE** the 2022 meeting calendar.



PLANNING COMMISSION AGENDA REPORT ITEM #3

DATE: November 16, 2021
TO: Planning Commission
FROM: Kellie Smith
Planner and GIS Analyst
SUBJECT: FINAL PLAT - MINOR SUBDIVISION: Maddox Subdivision
Administrative

PURPOSE:

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

BACKGROUND:

The property is 7.24 acres and located at approximately 4764 W 11200 N.

On April 17, 2018, the City Council approved the Preliminary Plat for Stoney Brook Plat B. The approval was after much discussion regarding a connection to the south (see Attachment #1 for southern connection). This connection gives road and utility access to the Maddox (previously Fehr) and Christensen properties. The developer for Stoney Brook was required to stub the road to the south in order for Stoney Brook and any other properties that were accessed solely through the Stoney Brook road to have a second independent point of access, as the road Stoney Brook was building exceeded 600' (Development Code Section 5-8-105.4c).

There was discussion between the developer, the property owners, and the City regarding the location of this second access as the City needed to "plan for the most advantageous development of adjoining areas" (Development Code Section 5-8-105.4). The City, as well as the property owners, did not want to make one property owner bear the entire burden of connecting the road down to 11200 N. The property owners to the south of Stoney Brook at the time agreed to have the future road that would continue south to 11200 North from the Stoney Brook stub be split between their two (2) properties.

The Council is the Land Use Authority for Minor Subdivision review. Minor Subdivision review and approval is an administrative action and is subject to Section 5-4-200 of the Highland City Development Code. A Minor Subdivision review implements the previous

legislative actions that adopted the R-1-40 Zoning and the Development Code. As such, review is limited to compliance to the Development Code. Approval of a minor subdivision the applicant permission to proceed with recording a final plat.

SUMMARY OF THE REQUEST:

1. The applicant is requesting Final Plat approval of 2-lot minor subdivision. The development is split up into 2 phases. Phase 1 includes the 2 lots, and Phase 2 will be determined when the property owner would like to develop. This is labeled as Parcel A: For Future Development.
2. A portion of the property will be dedicated to Highland City as right-of-way.

CITIZEN PARTICIPATION:

Notice of the public hearing was sent to property owners in a 500' radius from the subject property on November 4th, 2021. The notice was also posted on the state and city websites on November 4th, 2021.

Staff has received one letter of opposition, dated November 11, 2021, to the request from Peter and Michael Christensen. They are the owners of the property directly to the east and are the ones most impacted by the current subdivision design (Attachment 6).

ANALYSIS:

Council Action:

Section 5-4-205 Required Conditions and Improvements states:

“The following requirements shall be imposed as a condition of approval of a minor subdivision:

1. Not more than three parcels shall be created in the minor subdivision.
2. The area to be subdivided shall be immediately adjacent to existing streets and utilities and shall not involve the extension of any such streets or utilities.
3. The minor subdivision shall conform to the general character of the surrounding area.
4. Lots created shall not adversely affect the remainder of the parcel or adjoining property and shall conform to the applicable provisions of the Zoning Code.
5. Utility easements shall be dedicated.
6. Any further Lot Splits to be processed under the Major Subdivision Process.”

Section 5-4-207.2 City Council Action states:

“If the City Council determines that the Final Plat is in conformity with the requirements of this Code, other applicable ordinances and any reasonable conditions as recommended by the City Staff, Planning Commission, City Zoning Administrator or on its own

initiative, and that it is satisfied with such plat of the subdivision, it shall approve the Final Plat.”

Section 5-4-208 Disapproval by the City Council states:

“If the City Council determines that the Final Plat is not in conformity with this Code or other applicable ordinances, it shall disapprove the Final Plat specifying the reasons for such disapproval.”

General Plan

The following quotes from the of the Highland City General Plan show that the proposed plat is *not* compliant with the City’s standards:

The Collector and Local Street Systems (3-42)

- “...Where undeveloped land prevents the connection of streets and there is potential for future development to complete those street connections, streets improved on adjacent properties should be stubbed to allow for that future connection.”
- “Local streets should be designed to maximize access and through-traffic movements.”
- “Street patterns should minimize the need for out-of-the-way travel.”
- “In local street design, for the purposes of better traffic circulation, more efficient maintenance, and more efficient access for public safety, streets should be connected and cul-de-sacs should be avoided except where necessary.”

The proposed plat would delay the completion of the connection between Stoney Brook Lane and 11200 North, create additional and unnecessary complexities in the design and alignment of that connection, and push more of the burden of the shared road onto the neighboring property. It also results in additional, if hopefully temporary, cul-de-sacs. This does not match the intent and goals in the general plan. While the general plan is advisory, the City can and does look to the general plan for guidance on public infrastructure improvements. Utah Code § 10-9a-406.

Zoning

The property is designated as R-1-40 Zoning. This allows a total of 8 lots. The applicant is requesting to subdivide 2 of these lots and leave a remnant parcel for future development.

Stoney Brook Plat B

The maximum length for a road without a second access is 600 feet. A road may exceed 600 feet if a second access point has been planned/provided for (Section 5-8-105).

The Stoney Brook Subdivision (Plats A & B) currently only has one access onto 4800 W vis Stoney Brook Lane. Stoney Brook Lane currently exceeds 1,000 feet. A stub road (4740 W) was require to comply with the 600' limitation and provide road and utility access to the property to the south for future development.

On April 17, 2018, the City Council approved the Preliminary Plat for Stoney Brook Plat B. The minutes (see Attachment #2) for this meeting reflect a brief history of the review process regarding the road being stubbed to the south:

“Originally, the road connection was going to go through the Christensen property, but the property owner was opposed. The City worked with the applicant and the owner of the two properties to the south, and it was determined that the connection would run along the property line between the Christensen and Fir [Fehr] properties...

Isreal Patterson, the applicant, explained the complications they experienced in planning a connection to the southern properties. He felt that the proposed connection was the best option for all properties involved.

Councilman Brian Braithwaite wanted to be sure that the other property owners had been given an opportunity to discuss this issue. Mr. Patterson said that he had spoken with each of the other property owners about the road connection.”

Both the City and the property owners agreed that it would be fair to split the burden of the road by placing it between the two properties. As an alternative, the applicant has the option to work with the adjacent property owner to come up with a concept plan that would work for each of them using the stub road that has been constructed.

Development Code

The following sections of the Highland City Development Code show that the proposed plat is *not* compliant with the City’s standards because the applicant does not desire to construct the road connecting Stoney Brook Lane and 11200 North according to the original, approved concept from 2017:

Section 5-8-105 Streets (4)

Street patterns in the subdivision shall be in conformity with the plan for the most advantageous development of adjoining areas and the entire neighborhood or district. The following principles shall be observed:

- a) Where appropriate to the design and terrain, proposed streets shall be contiguous and in alignment with existing planned or platted streets with which they are to connect.
- b) Proposed streets shall be extended to the boundary lines of the land to be subdivided, unless prevented by topography or other physical

conditions, or unless, in the opinion of the Planning Commission, such extension is not desirable for the coordination of the subdivision with the existing layout or the most advantageous future development of adjacent tracts.

- c) Dead-end streets, intended as access to future development parcels, shall be a maximum of one lot depth in length. With Planning Commission approval, any dead-end street longer than one lot depth shall have a minimum of a 40-foot radius temporary turnaround area with an all-weather surface and shall not exceed 600 feet in length. Any street exceeding 600 feet shall have at least two points of independent access.

Section 5-9-102 Required Improvements

1. The subdivider shall improve, or agree to improve all streets, pedestrian ways or easements in the subdivision and on streets which abut, or serve as access to, the subdivision. Permanent improvement work shall not be commenced until improvement plans and profiles have been approved by the City Engineer and, if applicable, a bond agreement has been executed between the subdivider and the City.

The proposed plat would result in additional homes being served by a single fire access road, Stoney Brook Lane, in violation of the City's development code, which also raises safety concerns for fire access.

Stoney Brook Lane is already longer than 600 feet, and that road was only allowed because the City required that the developer of Stoney Brook plan and construct a stub road (4740 W) connection to 11200 North. The City could not have required the second access be constructed as part of the Stoney Brook subdivision, but the City can require that the access be provided as part of the current application. The developer is responsible for ensuring that their subdivision is adequately served by roads.

Utilities

In order to provide adequate flow and pressure for all properties with the area, the PI Master Plan identifies the need for a connection from Stoney Brook Lane to 11200 North. This connection has been planned to be located in 4740 West. This is the only feasible location for this connection.

FINDINGS:

Based on the following, the proposed minor subdivision/final plat does *not* meet the required findings for approval:

- The plat is *not* consistent with the General Plan.
- The plat does *not* meet the requirements of the Development Code.
- The plat is *not* consistent with the Highland City Pressurized Irrigation Master Plan.

- The proposed plat would create fire access issues.
- The proposed plat puts an undue burden on the adjacent property owner by requiring them to solve fire, road, and utility access for the area as whole.
- The proposed plat is not consistent with the prior approved plan for the area. The applicant does have the opportunity to work with the adjacent property owner to modify the plan to benefit both property owner's but has failed to do so.
- The lots created by the proposed plat adversely affect adjoining property.

RECOMMENDATION AND PROPOSED MOTION:

Since the proposed plat does not meet the requirements of the Development Code and other applicable ordinances, it should be denied. Therefore, staff recommends the Planning Commission hold a public hearing, accept the findings, and **DENY** the proposed minor subdivision/final plat.

I move that the Planning Commission accept the findings and **DENY** the final plat for Maddox Subdivision.

ALTERNATIVE MOTION:

I move that the Planning Commission **APPROVE** the final plat for the Maddox Subdivision based on the following findings: (The Planning Commission will need to draft appropriate findings.)

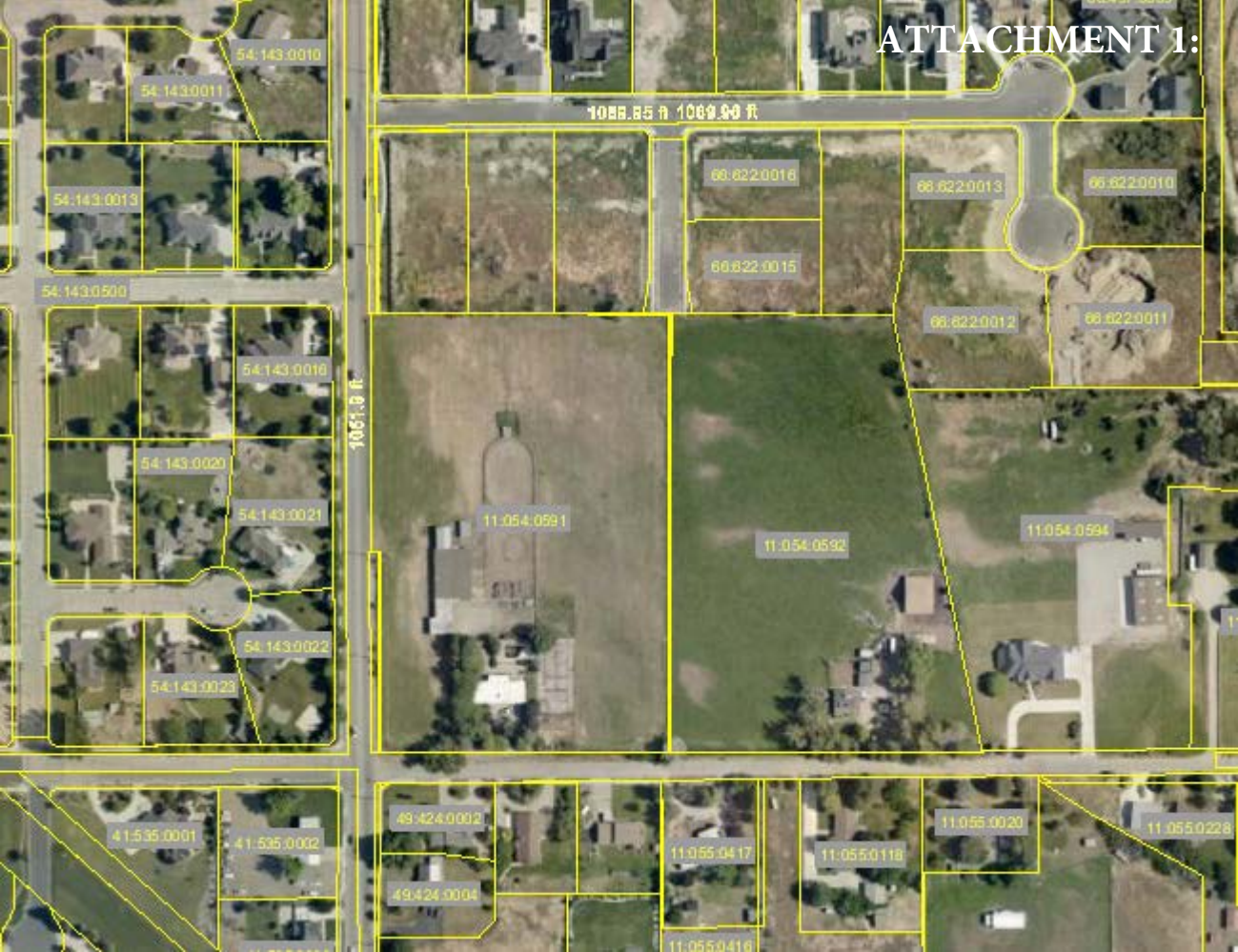
FISCAL IMPACT:

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

ATTACHMENTS:

1. Vicinity Map
2. City Council Stoney Brook Plat B Preliminary Plat Approval – April 18th, 2017 Minutes
3. Concept Plan with Shared Road Connection – Provided by the Neighboring Property Owner
4. Concept Plan – Provided by the Applicant
5. Proposed Minor Subdivision/Final Plat
6. Letter from Peter & Michael Christensen dated November 11, 2021

ATTACHMENT 1:



**MINUTES
HIGHLAND CITY COUNCIL MEETING**

Tuesday, April, 18, 2017

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

5. MOTION: Preliminary Plat Approval for a 10-lot single Family Residential Subdivision located at 4800 West 11350 North – Stoney Brook, Plat B

BACKGROUND: *The applicant is requesting preliminary plat approval of a 10-lot single family subdivision. The property is approximately 10.12 acres. Lot sizes range from 30,145 square feet to 51,571 square feet. Access to the property will be from 4800 West via Stoney Brook Lane (11350 North) which is a local road. There is a road (4750 West) stubbed to the south in anticipation of future growth.*

City Administrator, Nathan Crane, presented the background information above.

Councilman Rod Mann asked if the homes to the north had been fully constructed, and Mr. Crane said that they were still under construction. He explained that the developer had been required to construct half of Stoney Brooke Lane as part of Plat A, and it would be completed with the development of Plat B.

Mr. Crane noted that the Plat would include stub roads to the north and south to provide for future connections.

There was a discussion about the length of the cul-de-sac. The proposed cul-de-sac would exceed the allowed maximum length of 600 feet. City Engineer, Todd Trane, explained that the increased length was necessary because of the position of the stub road to the south. Originally, the road connection was going to go through the Christensen property, but the property owner was opposed. The City worked with the applicant and the owner of the two properties to the south, and it was determined that the connection would run along the property line between the Christensen and Fir properties.

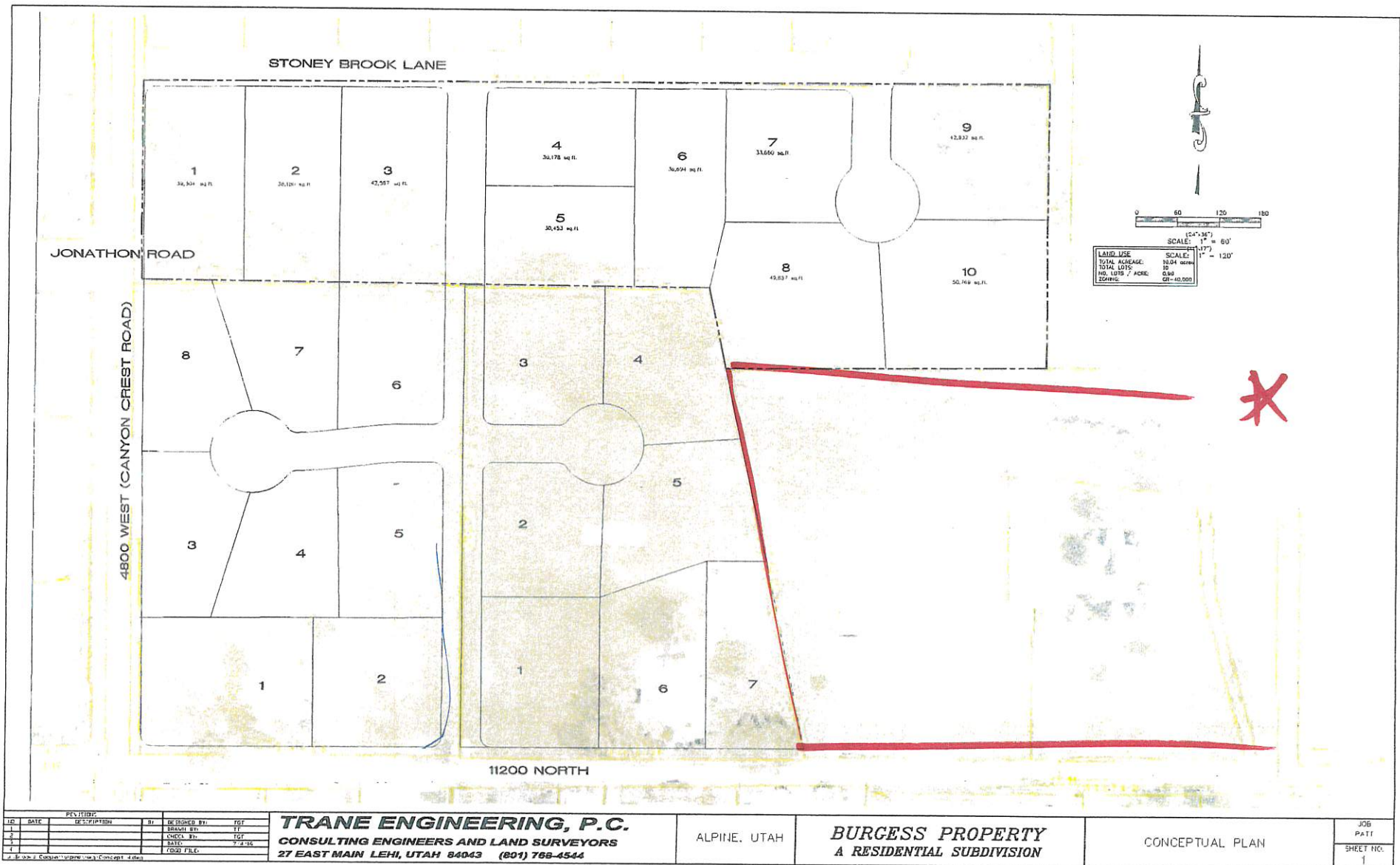
Mr. Crane explained that the Planning Commission recommended approval of the application subject to five stipulations.

Israel Patterson, the applicant, explained the complications they experienced in planning a connection to the southern properties. He felt that the proposed connection was the best option for all properties involved.

Councilman Brian Braithwaite wanted to be sure that the other property owners had been given an opportunity to discuss this issue. Mr. Patterson said that he had spoken with each of the other property owners about the road connection.

MOTION: Councilman Brian Braithwaite moved the City Council approve the Preliminary Plat Approval for a 10-lot single Family residential subdivision located at 4800 West 11350 North, Stoney Brook Plat B to include the five stipulations of the Planning Commission being: 1) The final plat shall be substantial conformance with the preliminary plat dated March 3, 2017; 2) Prospective homebuyers shall be informed by affidavit of the proximity of the existing gravel pit. A note shall also be placed on the final plat; 3) Final Civic engineering plans to be reviewed and approved by the City Engineer; 4) All required public improvements shall be installed as per City Engineer's approval and Highland City Standards and Specifications and; 5) Water shall be dedicated as required by the Highland City Municipal Code and Development Code.

**Councilman Ed Dennis seconded the motion.
Unanimous vote. Motion carried.**



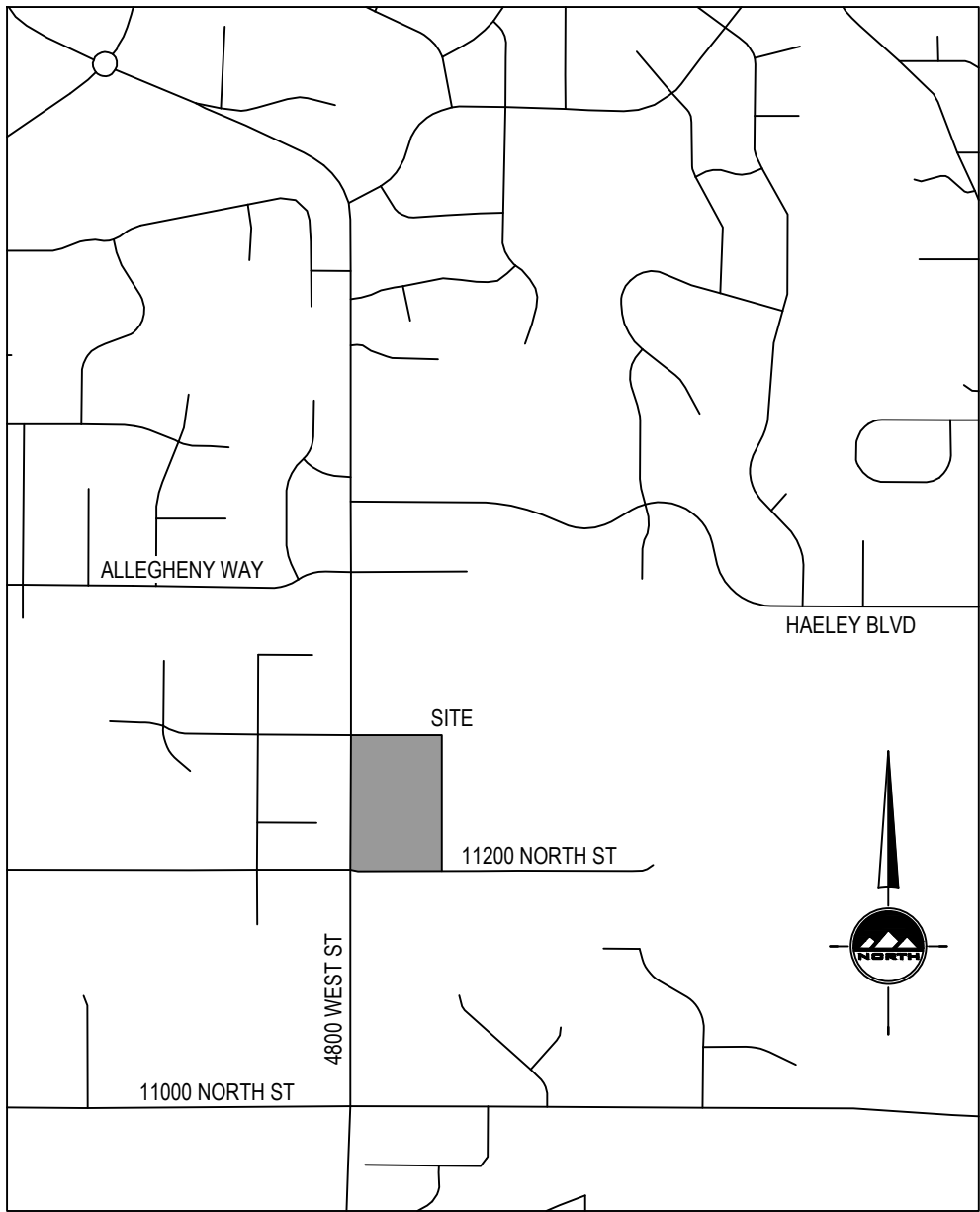
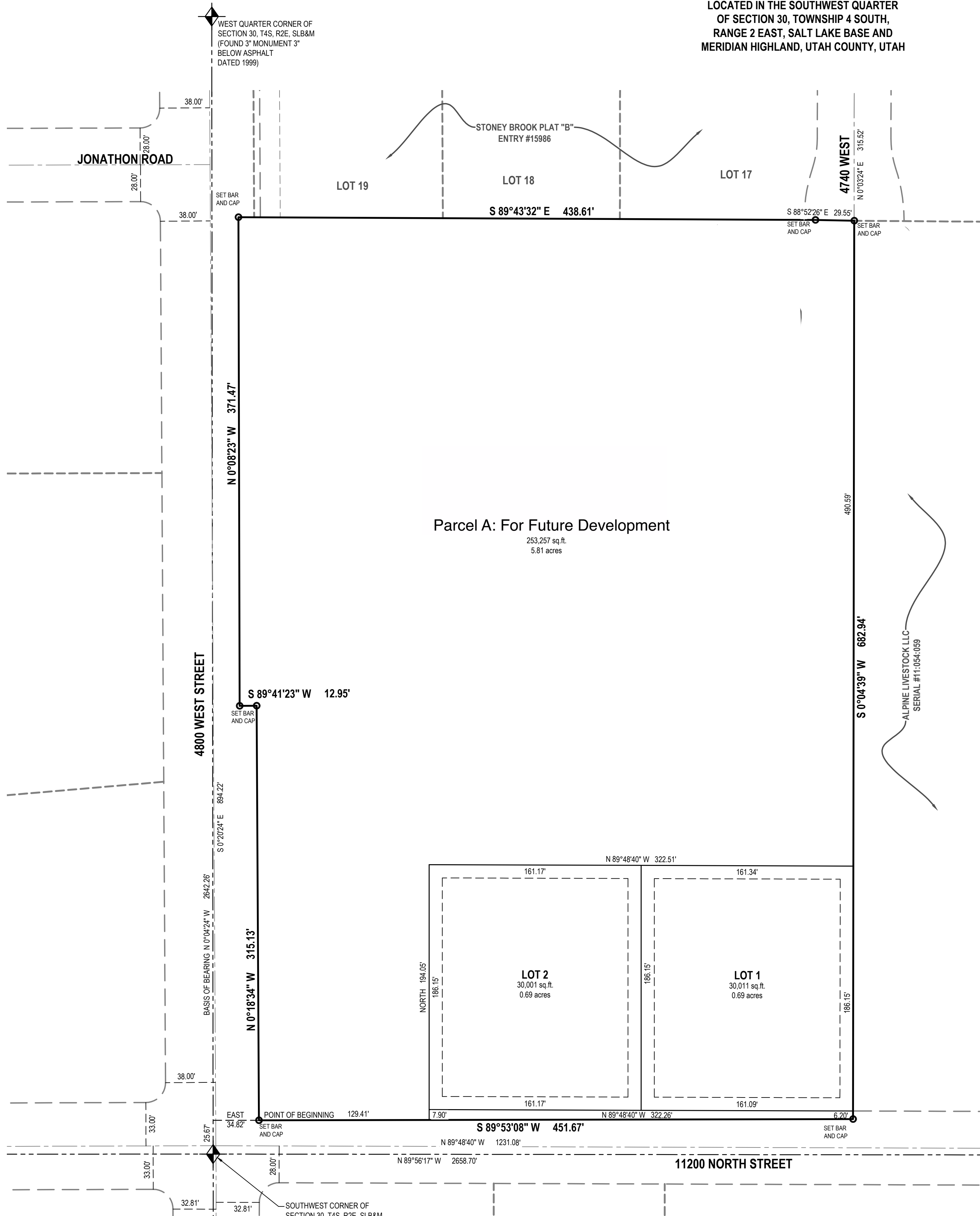
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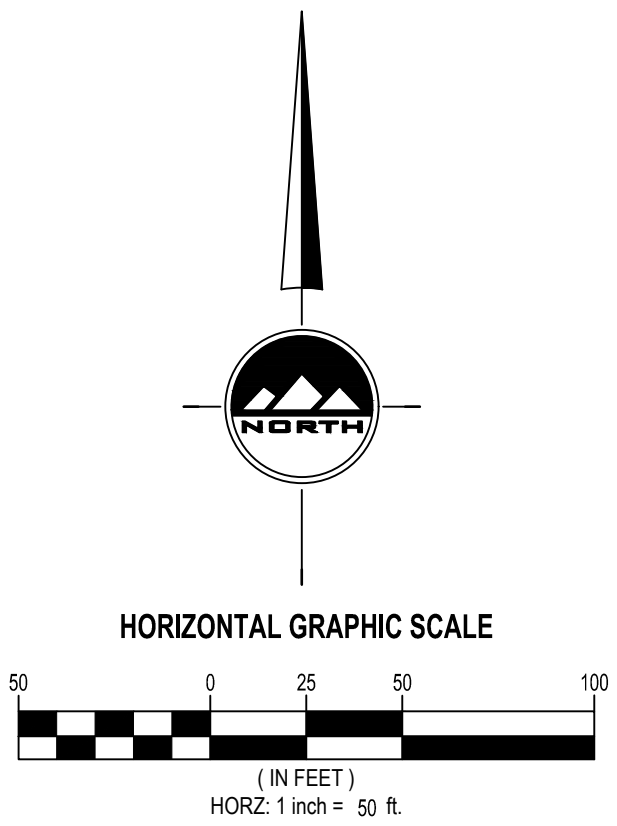


FINAL PLAT
MADDOX SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 30, TOWNSHIP 4 SOUTH,
RANGE 2 EAST, SALT LAKE BASE AND
MERIDIAN HIGHLAND, UTAH COUNTY, UTAH



LEGEND

- SECTION CORNER
SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
PU&DE
EASEMENTS
SECTION QUARTER
ADJACENT RIGHT OF WAY
CENTERLINE
PROPERTY LINE
ADJACENT PROPERTY LINE
PU&DE= PUBLIC UTILITY & DRAINAGE EASEMENT



DEVELOPER
STEVEN JR MADDOX
2477 E. SINGLE BIRCH
DRAPER, UT. 84020
385-522-0168

SHEET

PROJECT NUMBER : 10409
MANAGER : D. KINSMAN
DRAWN BY : J. CID
CHECKED BY : D. KINSMAN
DATE : 2021-05-14



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSGNENG.COM

LAYTON
Phone: 801.541.1100
TOOELE
Phone: 435.963.1390
CEDAR CITY
Phone: 435.866.1453
RICHFIELD
Phone: 435.886.2983

UTILITIES APPROVAL

Qwestar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Qwestar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Qwestar's right-of-way department.

Approved this _____ day of _____, 20____ Qwestar Gas Company By: _____ Title: _____

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 Utilities 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 such structures at the owner's expense, or the utility may remove such structures at the owner's expense. At no time any permanent structures be placed within the PUE or any other obstructions with interferes with the use of the PUE with out the prior written approval of the utilities with facilities in the PUE.

Rocky Mtn. Power _____ Qwest _____ Comcast _____
Date: _____ Date: _____ Date: _____

SURVEYOR'S CERTIFICATE

I, Douglas J. Kinsman, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 334575, 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, hereafter to be known as Maddox Subdivision and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southwest Quarter of Section 30, Township 4 South, Range 2 East, Salt Lake Base and Meridian, more particularly described as follows:

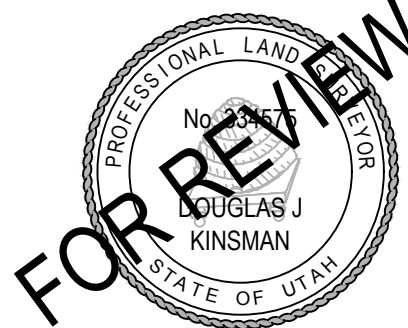
Beginning at a point on the northeast corner of the intersection of 11200 North Street and 4800 West Street, which is located North 0°04'24" West 25.67 feet and East 34.82 feet from the monument at the Southwest Quarter Corner of Section 30, Township 4 South, Range 2 East, Salt Lake Base and Meridian, and running:

thence North 0°18'34" West 315.13 feet along the easterly side of 4800 West Street;
thence South 89°41'23" West 12.95 feet;
thence North 0°08'23" West 371.47 feet along said road;
thence South 89°43'32" East 438.61 feet along the south line of Stoney Brook Plat "B", Entry number 15986;

thence South 88°52'26" East 29.55 feet;
thence South 0°04'39" West 682.94 feet following more or less with an existing property fence to a point on the northerly line of 11200 North Street;
thence South 89°53'08" West 451.67 feet along the North line of said road, to the Point of Beginning.

Parcel contains: 315,539 square feet, or 7.24 acres.

Date
Douglas J. Kinsman
License no. 334575



OWNER'S DEDICATION

We, all of the undersigned owners of all the property described in the surveyor's certificate hereon and shown on this map, have caused the same to be subdivided into lots, blocks, streets and easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public, the public utility easements to all providers, public or private, and the irrigation easements to all lot owners, and in witness hereof we have set our hands this _____ day of _____, A.D., 2021

By: Steven Jr Maddox _____ By: _____

By: _____ By: _____

ACKNOWLEDGMENT

STATE OF UTAH
County of Utah

On the _____ day of _____, A.D., 20____, personally appeared before me the signers of the foregoing dedication who duly acknowledge to me that they did execute the same.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

The Department of Public Works and Engineering of Highland City, County of Utah, approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this _____ day of _____, A.D. 20____

APPROVED BY MAYOR _____

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

LEIN HOLDER CONSENT

The undersigned beneficiary hereby consents to the recording of this plat for the herein described property and the dedication provided herein.

HIGHLAND CITY ATTORNEY

Approved as to form this _____ day of _____, 20____ HIGHLAND CITY ATTORNEY

PLANNING COMMISSION APPROVAL

Approved as to form this _____ day of _____, 20____ PLANNING COMMISSION CHAIR

COMMUNITY DEVELOPMENT DIRECTOR

CONDITIONS OF APPROVAL

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

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

MADDOX SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
HIGHLAND, UTAH COUNTY, UTAH

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

November 11, 2021

Dear Planning Commission Member,

We would like to respond to the proposed Maddox Subdivision on 11200 North. We oppose the proposal as submitted, due to how it may negatively impact our neighboring property to the East.

The current plan for development in the area is to have the road from the Stoney Brook Subdivision extend south to 11200 North- half on the Maddox property and half on our property. (see Attachment 1) The proposed Maddox Subdivision would not allow for the road to extend thru as was accepted by the city.

Please allow us to give some background information to clarify our stance on the subject. We have owned our farm for decades.

In 2005, we submitted a preliminary proposal for a development on our property. (See Attachment 2) We were not ready to subdivide at that time (nor are we currently considering subdividing) and were told the City would bear in mind our proposal for future consideration. Our proposed cul-de-sac was, and still is, the ideal use of our property should we want to develop in the future.

When the North side of Stoney Brook was approved, we were not notified for phase 1 and how it would impact our property. We were informed when the South side of Stoney Brook, also known as the Burgess Property, was being proposed and we attempted to participate in the planning. All proposals were brought to us by the City/Developer's engineer. The first proposal (see Attachment 3) did not impact us and our planned subdivision was kept as we desired. We were never informed why the first proposal was not implemented.

Then a second proposal (see Attachment 4) was brought to us which ran the road down the middle of our property. We rejected this proposal as we desired to have a cul-de-sac.

Finally a third proposal (see Attachment 5) was given. We, along with the former owner of the Maddox property, Mr Robert Fehr, opposed this proposal. Against our wishes, the City adopted this proposal and a road was stubbed into the north end of the two properties.

We have already lost monetary value in future development, and are unwilling to have the burden of even more infrastructure placed on our property, which would be at our expense.

We ask you to deny the Maddox Subdivision as proposed because it adversely impacts our property value and its potential use.

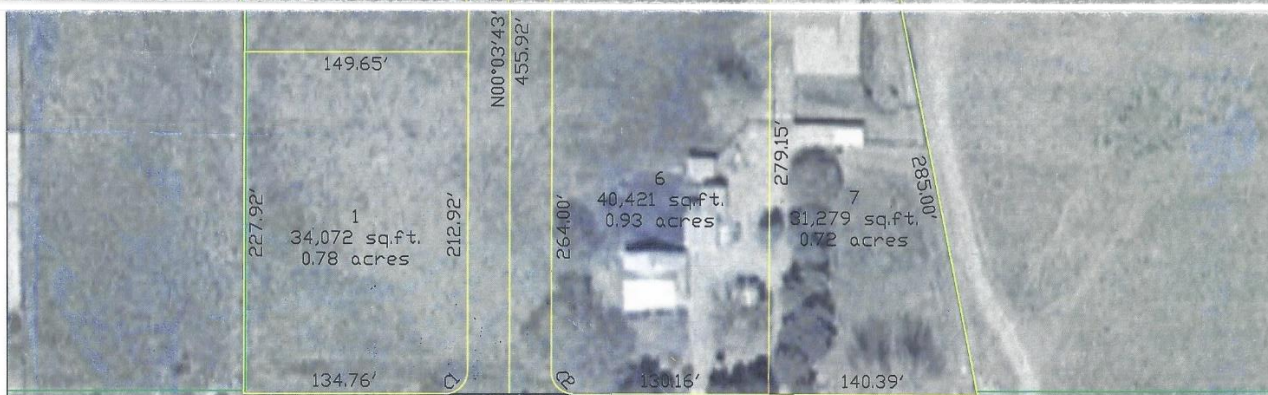
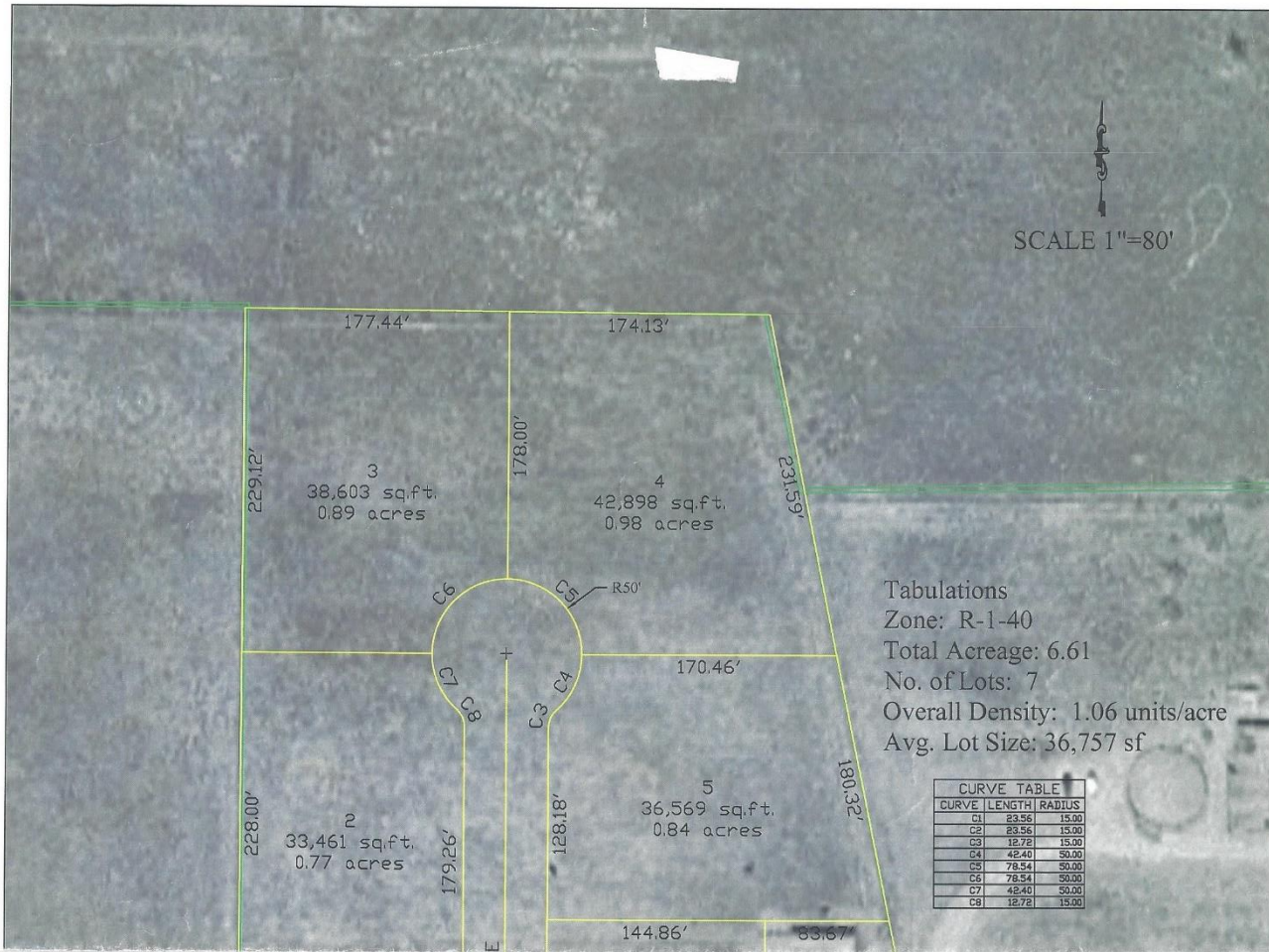
Thank You,
Peter Christensen
Michael Christensen



Attachment 1 - Christensen

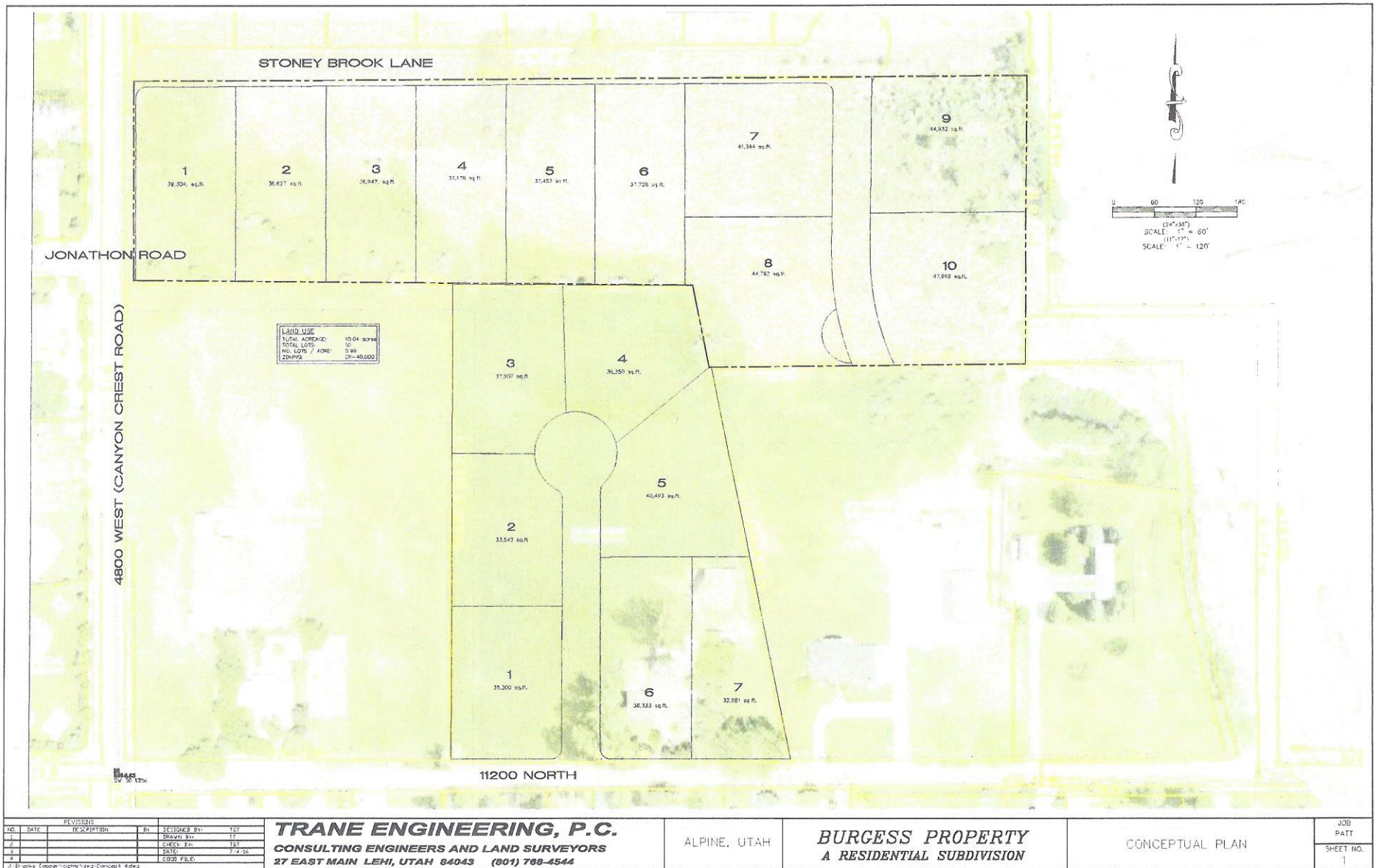


A



REVISION NO. _____ BY _____ DATE _____ C:\AD\FEE - Engineering 2005 Project		 SHANE L. SORENSEN, P.E. 593 WEST 480 NORTH SPANISH FORK, UTAH 84660 PHONE/FAX: (801) 798-1209	PETE CHRISTENSEN DEVELOPMENT LOCATION: 11200 NORTH HIGHLAND, UTAH	PROJECT NUMBER: 2005-3
				PLOT SCALE: 1"=80' DRAWN BY: SLS DESIGNED BY: SLS CHECKED BY: SLS PLOT DATE: 3/5/05

Please note 2005 date



NO.	DATE	REVISION	BY	DESIGNED BY	TITLE
1				DESIGNED BY	TITLE
2				DRAWN BY	TITLE
3				CHECKED BY	TITLE
4				DATE	7/14/10
5				DATE	7/14/10

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

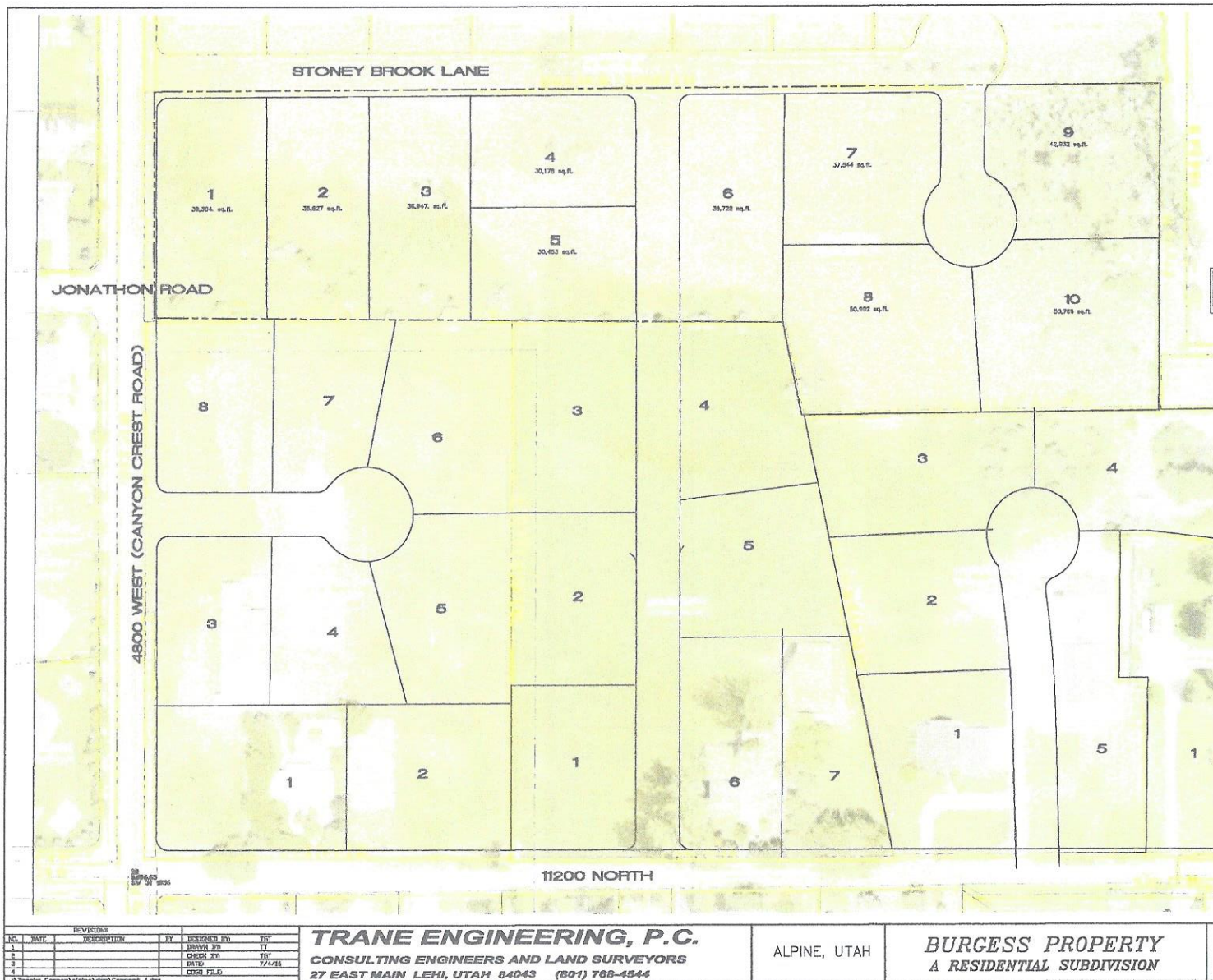
ALPINE, UTAH

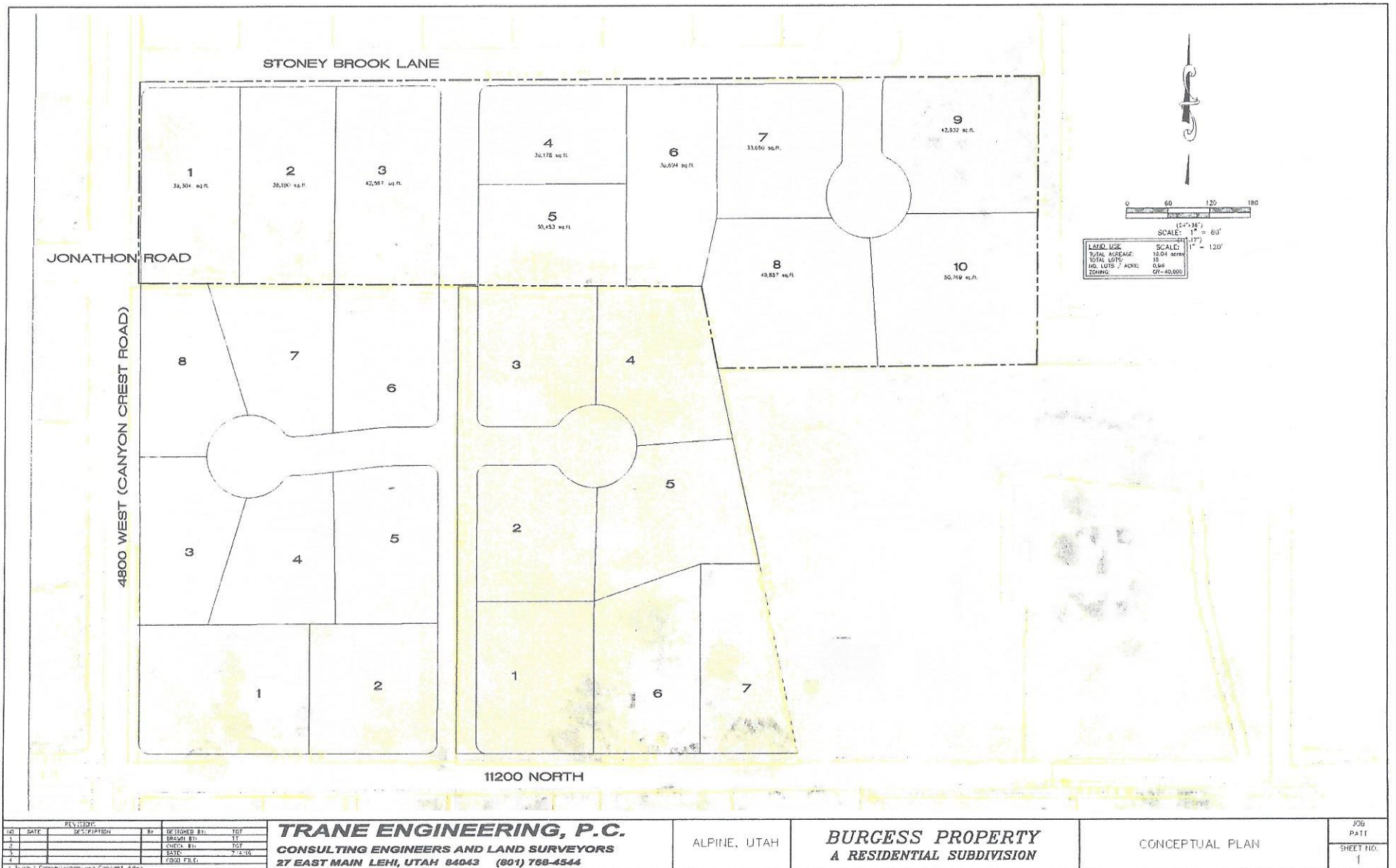
BURGESS PROPERTY
 A RESIDENTIAL SUBDIVISION

CONCEPTUAL PLAN

JOB
 PATT
 SHEET NO.
 1

1







PLANNING COMMISSION AGENDA REPORT ITEM #4

DATE: November 16, 2021
TO: Planning Commission
FROM: Kellie Bronson
Planner & GIS Analyst
SUBJECT: PUBLIC HEARING/ORDINANCE: General Plan Text Amendment –
Transportation *Legislative*

PURPOSE:

The Planning Commission will hold a public hearing to consider a request by City Staff to amend the General Plan to discourage external road connections that are not existing or listed in the General Plan. The Planning Commission will take appropriate action.

BACKGROUND:

The Highland City General Plan was adopted in 2008 and included a Transportation Element. State law requires each city to have a section of their general plan that addresses transportation and traffic circulation and identifies major transportation options and connections. Utah Code § 10-9a-403(2)(a)(ii). State law also provides, “After the legislative body has adopted a general plan, no street, park, or other public way, ground, place, or space, no publicly owned building or structure, and no public utility, whether publicly or privately owned, may be constructed or authorized until and unless it conforms to the current general plan.” Utah Code § 10-9a-406. Accordingly, ensuring that the Transportation Element of the City’s General Plan remains current and reflects City policy is crucial for future development and planning.

The General Plan evaluates the existing transportation conditions and calls out major roads that serve both intra-city and inter-city trips:

- 11000 North (SR-92)
- Alpine Highway (SR-74)
- 4800 West
- 6000 West
- 10400 North
- 9600 North
- Highland Boulevard
- Canal Boulevard/9850 North
- 6800 West
- 11800 North

On August 4, 2020, the City Council adopted ordinance 2020-22, which created Municipal Code section 12.08.050, which provides:

12.08.050 New Roads Serving Property Outside Highland City Corporate Limits

- A. The city shall not accept, extend, or construct roads, nor permit the extension or construction of roads on city-owned property, nor require the extension or construction of roads if such roads will primarily serve property outside the Highland City corporate limits and will increase the impact on existing public roads under the jurisdiction of Highland City, unless such new roads are planned for in the city's transportation plan or the property is included within the city's annexation policy plan.
- B. At the discretion of the city council, the city may allow or require the roads described in subsection (A) if the city has in place an agreement on such terms and conditions as are acceptable to the city council with at least one of the following entities:
 - 1. With the owners of the property outside of Highland City, who shall be required to annex the property into Highland City and pay all costs of extending and constructing the roads to the property, acquiring rights of way, and upgrading or widening of existing roads to accommodate the increased impact; and/or
 - 2. With the governmental entity that has jurisdiction over the property, regarding the allocation of road construction and upgrade costs.
- C. The restrictions of this Section shall not restrict planned or existing local neighborhood street connections with existing cities.

The proposed amendment to the transportation element of the City's General Plan ensures that the General Plan conforms to the Council's adopted policy regarding external, inter-city road connections by limiting future external, inter-city connections to those that are already identified in the City's general plan (listed above) or those that meet the standards described the City's municipal code.

For this item the Council is acting as the Land Use Authority. The review and approval of an amendment to the General Plan is a legislative action.

SUMMARY OF THE REQUEST:

- 1. The proposed General Plan amendment is to discourage external road connections that are not existing or listed as a major road in the General Plan. The proposed amendment is as follows:
- 2. Add the following text to the Recommended Transportation Network on page 3-50:

External Connections

Since the adoption of the Highland City General Plan, the City and its municipal neighbors (Lehi, Alpine, Cedar Hills, American Fork, Draper, and others) have seen significant growth and development. That growth has resulted in significant transportation and traffic demands on the City, both from new residents and businesses within Highland City as well as new residents and businesses outside of Highland that use Highland City roads. Highland City recognizes the need to ensure interconnectivity between Highland City and neighboring communities and supports cooperative planning efforts to address the needs of all communities in the area. However, connections to neighboring communities outside of Highland have the possibility of increasing the burden on Highland City residents in terms of additional traffic, congestion, safety issues, and road maintenance costs without providing offsetting benefits.

The City's General Plan identifies the City's primary inter-city transportation connections. Highland City's policy regarding connecting Highland City roads to neighboring communities is that such connections should be limited to currently existing connections and those connections specifically identified in the City's General Plan. Additional connections that primarily benefit neighboring communities and other property outside of Highland City or that primarily serve as alternative access points for areas outside of the City to connect to major transportation routes in or through Highland are discouraged. Requests for additional external or inter-city connections should be carefully reviewed to ensure that such connections are not a burden on Highland City or its residents, and they should only be approved if the property served by such connection is annexed into Highland City or there are appropriate measures in place to address safety, traffic loads, and construction and maintenance costs.

3. Add the following Policy and Implementation measure to the second Transportation goal page 3-51:

Policy: Prohibit the extension or construction of roads outside the Highland City corporate limits that will increase the impact on existing public roads that will unless such new roads are planned for in the city's transportation plan or the property is included within the city's annexation policy plan.

Implementation Measure: Update the Development Code and Municipal Code as needed.

ANALYSIS:

- The proposed amendment recognizes that it is important to ensure interconnectivity between Highland City and neighboring communities, but also points out that connections to neighboring communities “have the possibility of increasing the burden on Highland City residents in terms of additional traffic, congestion, safety issues, and road maintenance costs without providing offsetting benefits.”

- The permissibility of external connections is not specifically addressed in the City's current general plan, leading to uncertainty. The proposed amendment clarifies the City's policy regarding external, inter-city connections, updates the transportation element in response to growth over the last 13 years, and ensures that the City's General Plan properly addresses road connections in conformance with current City policies and goals, as required by state law.

CITIZEN PARTICIPATION:

Notice of the public hearing was published in the Daily Herald on October 30th, 2021 and posted on the state and city websites on October 27th, 2021. On October 28th, 2021, a notice of intent was mailed to affected entities including public utility facilities (Rocky Mountain Power, Comcast, Dominion, etc.), Utah County, neighboring cities, and the Alpine School District. No written correspondence has been received.

FINDINGS:

The proposed General Plan amendment appears to meet the following findings:

- It is consistent with the goals and policies found in the *Transportation* element of the General Plan and City code.

RECOMMENDATION AND PROPOSED MOTION:

Staff recommends the Planning Commission hold a public hearing and recommend **APPROVAL** of the proposed General Plan amendment.

I move that the Planning Commission accept the findings and recommend **APPROVAL** of the proposed General Plan amendment to discourage external road connections that are not existing or listed as a major road in the General Plan.

ALTERNATIVE MOTION:

I move that the Planning Commission recommend **DENIAL** of the proposed General Plan amendment to discourage external road connections that are not existing or listed as a major road in the General Plan based on the following findings: (The Commission will need to draft appropriate findings).

FISCAL IMPACT:

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

ATTACHMENTS:

1. Ordinance

AN ORDINANCE OF THE HIGHLAND CITY COUNCIL AMENDING THE HIGHLAND CITY GENERAL PLAN RELATING TO EXTERNAL ROAD CONNECTIONS AS SHOWN IN FILENAME (GP-21-02).

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 Commission held public hearing on this Ordinance on November 16, 2021; and

WHEREAS, the City Council held a public meeting on this Ordinance on December 7, 2021.

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

SECTION 1. That the Highland City General Plan is hereby amended as shown on “Exhibit A”, attached and incorporated herein by reference.

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

SECTION 3. This Ordinance shall take effect immediately after posting.

SECTION 4. If any provision of this Ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct, and independent of all other provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

PASSED AND ADOPTED by the Highland City Council, December 7, 2021.

HIGHLAND CITY, UTAH

Rodney W. Mann, Mayor

ATTEST:

Stephannie Cottle, City Recorder

COUNCIL MEMBER	YES	NO
Timothy A. Ball	☐	☐
Brittney P. Bills	☐	☐
Kurt Ostler	☐	☐
Kim Rodela	☐	☐
Scott L. Smith	☐	☐

EXHIBIT A

1. Add the following text to the Recommended Transportation Network on page 3-50:

External Connections

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The City's General Plan identifies the City's primary inter-city transportation connections. Highland City's policy regarding connecting Highland City roads to neighboring communities is that such connections should be limited to currently existing connections and those connections specifically identified in the City's General Plan. Additional connections that primarily benefit neighboring communities and other property outside of Highland City or that primarily serve as alternative access points for areas outside of the City to connect to major transportation routes in or through Highland are discouraged. Requests for additional external or inter-city connections should be carefully reviewed to ensure that such connections are not a burden on Highland City or its residents, and they should only be approved if the property served by such connection is annexed into Highland City or there are appropriate measures in place to address safety, traffic loads, and construction and maintenance costs.

2. Add the following Policy and Implementation measure to the second Transportation goal page 3-51:

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Implementation Measure: Update the Development Code and Municipal Code as needed.