



HIGHLAND CITY

HIGHLAND CITY PLANNING COMMISSION AGENDA

Tuesday, January 25, 2022

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 Audrey Moore

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 – November 16, 2021

3. [PUBLIC HEARING: TEXT AMENDMENT – FREESTANDING SIGNS](#)

Legislative

The Planning Commission will hold a public hearing to consider a request by Joe Ham to amend Sections 3-707 and 3-710 of the Development Code relating to commercial freestanding signs. The Planning Commission will take appropriate action.

4. [ARCHITECTURAL REVIEW: HIGHLAND MARKETPACE](#) *Administrative*

The Planning Commission will consider a request by Joe Ham, representing MNG Highland Development LLC, for approval of the architecture of (3) buildings in the Highland Marketplace. The Planning Commission will take appropriate action.

5. TRAINING: GRAMA and OPMA

City Attorney Rob Patterson will provide training on GRAMA (Government Records Access Management Act) and OPMA (Open & Public Meetings Act).

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

- February 1, City Council Meeting, 7:00 pm, City Hall
- February 15, City Council Meeting 7:00 pm, City Hall
- February 22, Planning Commission Meeting, 7:00 pm, City Hall
- March 1, City Council Meeting 7:00 pm, City Hall
- March 15, City Council 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 20th day of January, 2022.

Kellie Smith, Planning Coordinator

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



HIGHLAND CITY PLANNING COMMISSION MINUTES

Tuesday, November 16, 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>
planningcommission@highlandcity.org

7:11 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 7:11 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 Abbott and those in attendance were led in the Pledge of Allegiance by Commissioner Moore.

PRESIDING: Commissioner Jerry Abbott

COMMISSIONERS

PRESENT: Jerry Abbott, Sherry Carruth (*electronically*), Christopher Howden (*electronically*), Audrey Moore

CITY STAFF PRESENT: City Administrator/Community Development Director Nathan Crane, City Attorney Rob Patterson, Public Works Technician JoAnn Scott, Planning Commission Secretary Heather White

OTHERS PRESENT: Doug Courtney, Jeri Symmes, Peter Christensen, Michael Christensen, Danielle Brown

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

b. 2022 Planning Commission Regular Meeting Schedule *Legislative*

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

Commissioner Moore MOVED to approve the minutes for the October 26, 2021 Planning Commission meeting. Commissioner Abbott SECONDED the motion. All present were in favor. None were opposed. The motion carried.

Commissioner Moore moved to approve the proposed 2022 meeting schedule. Commissioner Carruth seconded the motion. All present were in favor. None were opposed. The motion carried.

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

Mr. Crane reviewed the details of the application. He explained that the property included two lots with a remnant parcel in the R-1-40 zone. The proposal was to develop the two lots. He reviewed the history of the property. He talked about Stoney Brook Plat B to the north and explained that one of the requirements in 2018 was for the developer to meet with the surrounding neighborhood and discuss issues with potential street connections and the proposed nonconforming length of the cul de sac. The developer of Stoney Brook was asked at that time to meet with the property owners to the south to come up with a plan for future access. The property owners to the south agreed to a road going south on the property line between their two properties and continue to 11200 North from the Stoney Brook stubbed road. Mr. Crane reviewed portions of the development code and talked about not adversely affecting the remainder of the parcel or adjoining property. He explained that the proposed plat did comply with zoning, however, it created a nonconforming subdivision to the north by not extending the stub road. He noted that the city's utility master plan for pressurized irrigation identified a connection to the stub road for redundancy and pressures along the street alignment. Because the proposed plat did not comply with General Plan policies, did not meet the requirements of the Development Code, was not consistent with the Master Plan, would create fire access issues for Stoney Brook, would put an undue burden on an adjacent property owner and adversely affect an adjacent property, and was not consistent with the prior approved plan for the area, staff recommended that the subdivision not be approved.

Travis and Steven Maddox, representing their father and property owner Steve Maddox, said that the agreements in the past were based on conversations. They talked about their proposed alignment for the road

from Stoney Brook. Commissioner Abbott pointed out that the neighboring property would have to agree to it, which they had not, and it would put the whole road on the neighboring property.

Steven Maddox said that 4800 W was never considered in the conversation and wondered who would take the burden of 4800 W. He said connecting to the cul de sac and continuing to 11200 N would create a road with car lights shining directly into homes. He said the road on the property line would make them shift lot lines and make them take out the existing house on lot 2. He said they were trying to come up with a way to be able to raise their families in Highland. He said they were also trying to come up with a way to connect Stoney Brook to Timp Highway. Travis Maddox added that if the road continued straight to 11200 N, the lot line between lots 1 and 2 would have to be relocated over the middle of the house, which he planned to live in. When asked why they wouldn't just combine lot 1 and 2, Travis said they were trying to have enough lots for four other siblings in the future and that zoning allowed for eight lots. He said they would lose land on the west side with 4800 W and on the east if the extension road had to be on the property line. He thought it put an undue burden on the parcel.

Commissioner Abbott thought the submitted concept plan put undue burden on the other property owner. He wondered if the other property owner was in favor of the concept. Travis said they tried working with the Christensen's but had not been able to come to an agreement. They thought the Maddox's would take the burden of 4800 W and the Christensen's would take the burden of the road connecting to Stoney Brook.

Commissioner Abbott said there was more to consider than only an undue burden. He explained that the city needed to consider street requirements and could not approve plans that created nonconforming streets on other properties.

Steve Maddox said the Stoney Brook extension put the burden directly on their property and that the burden of both roads would be too great for them to develop. He said the property would sit for the foreseeable future.

Mr. Patterson explained that the prior plat was approved because there was an agreement between all the property owners.

Travis Maddox said they worried that the north/south connection to Stoney Brook would become a drag strip. Commissioner Abbott did not think it would. He explained that they had not presented a plan that met development code requirements. He wasn't sure that there would be an undue burden if the property wasn't developed. He understood that the developer did not want to combine lots but explained that the Planning Commission could not disregard city code so that all siblings had a lot. He encouraged them to look for another way for it to work and suggested maybe a swap or trade of property.

Travis said the adjacent property owners were not interested in a swap or trade. He talked about the property owned by Kevin Ewe to the south. He said the proposed road would line up with Kevin Ewe's future community and eventually connect to Spruce Drive and SR-92. He voiced concern about car lights shining in windows of houses if the road was on the property line.

Mr. Crane noted that the Kevin Ewe application had been dropped and that the property was under new ownership. The Planning Commission pointed out that they did not want the Kevin Ewe property to connect to the north.

Commissioner Howden thought that deciding tonight seemed premature. He encouraged the developer to submit a plan the city could accept.

Property owner Steve Maddox said there was nothing on the proposed plat that was noncompliant with the General Plan, code, or legal length of cul de sac. He thought “perhaps” it was premature. He said the conversation would happen now, or it was probably never going to happen. He thought sometime in the future the city would ask for a donation of ground for 4800 W and connectivity to Stoney Brook. He wasn’t sure what it would look like in a year, but today if he did not have a solution the undue burden of the demolition of a house made it cost prohibitive for children to move. He did not want to develop another lot. Mr. Maddox talked about what his cost would be for 4800 W. He said the Fehr’s (previous property owners) were adamant that they did not make a verbal or written agreement and that there was a lack of understanding of what they were agreeing to. He talked about fencing the property and putting in a riding arena instead of connectivity. He did not want the issue with the Stoney Brook cul de sac to be his problem and did not see a solution if he put in a fence and a barn in that location. He said the city would not have an option of accessing ground on his side without eminent domain when the Christensen’s eventually wanted to develop. He said short of mitigating it tonight, he did not know if it would be an option in the future. He thought a straight road was fundamentally the right thing to do as well as having connectivity. He did not think that anything in the staff report was accurate from a fundamental legal perspective. He thought it was from an opinion perspective. Mr. Maddox thought the undue burden of 4800 W and a parallel road was an undue burden on seven and a half acres. He said the proposed lots would not fix Stoney Brook today or in the future. He said the Christensen’s told him that they would not allow the connecting road to be built on their property.

Commissioner Abbott thought that approving the two lots tonight would block the road. He said the property would become three lots and there would not be a way to develop the larger parcel unless the other issues were solved. He asked about the importance of having additional lots for kids. Mr. Maddox said he was not concerned with having additional lots and pointed out that it was his son’s dream to do that. He said the 4800 W expansion was needed. He predicted that additional discussions would come regarding additional connectivity. Mr. Maddox said he offered to deed the right-of-way on the proposed road connecting to the adjacent property but was denied. He thought the options in the future would be greatly diminished, that the option to expand 4800 W would be “off the table”, and that connectivity to Stoney Brook would not happen. He said it was not a financial consideration for him but an emotional decision. If he installed his riding arena, he did not want thru traffic from Stoney Brook. He mentioned that Stoney Brook residents had already torn down his fence.

Commissioner Abbott asked if Mr. Maddox would eventually want to do the proposed concept plan if the two lots were approved and if everyone agreed. Mr. Maddox thought the proposed concept plan gave options to the Christensen’s. He said it had lots all along the connecting road. He did not think there was an undue burden for the Christensen’s. He said he offered them half a road on the north portion if they wanted to construct it immediately.

Commissioner Abbott asked about the proposed cul de sac on the Maddox property. Mr. Maddox said he probably would not do a cul de sac.

Commissioner Howden talked about needing to work out details with neighbors. Mr. Maddox said that he had done a lot of development and had never needed permission from neighbors. He talked about the city creating a circumstance where they would need to mitigate headlights shining directly in houses. He thought his proposed road would be traffic calming.

Mr. Crane explained that infill projects were always a challenge and pointed out that the city needed to make sure that all property had access. He encouraged the commissioners to talk to the Christensen’s. He said there was developed property all over the city that benefitted from stub streets. He mentioned that Edge Homes and Mr. Maddox had a development in southwest Highland that benefitted from stub streets. He said stub streets were normal, common, and done so that people could develop in the future. The concern with the current proposal was that it eliminated the option for the stub street connection. Mr. Crane said the city requested that

the property owners work together to find a mutually beneficial situation. He said there were options for the Maddox to get the number of lots they wanted.

The Planning Commission discussed the logistics of the concept plan and the plat with three lots. Mr. Patterson explained that if the plat were reviewed in a vacuum, it met code, but it did not work that way. He said plats were reviewed as part of the overall land development with provisions in code regarding connection of streets, connecting to stub roads, and building streets from one end of the property to the other unless there was a reason to not do it. He pointed out that this was not the only solution, but there needed to be a solution that worked. He explained that developers were required to provide stub roads where they could and to continue them wherever possible. The city would require that connection until there was a plan that worked for everyone. He mentioned that there was a dispute with what was agreed upon, but the stub road would need to be connected.

Commissioner Abbott asked to hear from the Christensen's. Mike Christensen, speaking on behalf of his father and property owner Peter Christensen, said that none of the options in 2018 were wanted by his father or the Fehr's. He said the stub road was not preferred but they did not complain because they were trying to be good citizens. He said he would like the Maddox's to be able to have the lots in the concept plan, but not at the Christensen's expense. He said the burden of the road was placed on their property and wondered about the monetary value and square footage of property required for the road. Mr. Christensen said they were told the road from Stoney Brook would run down the property line, which they were fine with it. He said they were never offered an easement from Mr. Maddox for the northern portion of the road. He said the concept plan did not work for them and did not think Mr. Larsen (another property owner) wanted to wait for them to develop. He said they were fine paying for half the utilities and half the road when they decided to develop. Mr. Christensen was fine to work with the Maddox's, but thought they were presented with a plan that placed all the burden on the Christensen property. He said there were no current plans to develop their property. Mr. Christensen said they were fine with the road going straight and they were fine with trying to work with Mr. Maddox. He was concerned that an approval tonight would make the road go to the Christensen property in the future.

Mr. Crane reviewed the minutes for the Stoney Brook preliminary plat from March 2017. He said Mr. Fehr was in attendance and expressed concern that he would be required to put the road in. The minutes showed that it was understood the road would go in only if the property was developed. Mr. Crane provided the background for 4800 W and showed the recommended transportation network in the General Plan. He talked about a recent MAG (Mountainland Association of Governments) study between Alpine and Highland. As per the study, it was recommended that 4800 W be widened from SR-92 to the roundabout in Alpine. He said the expansion was not currently in any plans and it was not currently funded. He said an Idea Report was submitted to see if it made sense for regional funding to build the road. He said neither Alpine nor Highland had the money to build the road to arterial status. He explained that if Mr. Maddox subdivided the property today, he would be subject to current code requirements. Any right-of-way acquisition for the road expansion would be with property owners at that time when the project was available. He said if there was a project, it would be fair compensation at that time. He said the city did not currently know if it was going to be a real project nor would they know for quite some time. Mr. Crane did not know how much of the Maddox property would be affected because he didn't know the alignment of the road. Travis Maddox estimated that it would take about 31,000 square feet of their property.

Commissioner Abbott opened the public hearing at 8:45 PM and asked for public comment.

Resident Jeri Symmes, south of the property, preferred that the road was moved to the east. She said the current alignment ended in front of her sister-in-law's house that was recently sold to a family with three small children. She thought a good compromise might be to have the road go further east across the top. She said

there needed to be a compromise between the two property owners. Ms. Symmes wondered if lot 2 could be shaped differently so the house could stay.

Resident Danielle Brown, adjacent to the Kevin Ewe property, understood that the road from Stoney Brook would go directly south. The concept plan put the road alongside her property. She voiced concern about additional traffic because of a child with autism. She said the concept plan would add 14 more homes to her street and more traffic.

Mr. Christensen pointed out that car lights would not shine directly into houses if the stub road continued directly south. He said the road would be on the property line of the lots to the south and not directly in front of a house.

After discussing different options, Commissioner Abbott asked Mr. Christensen if he preferred to continue the discussion or if he wanted the application to be heard by the council. Mr. Maddox said he preferred to have a recommendation tonight from the planning commission.

Commissioner Abbott called for additional public comments. Hearing none, he closed the public hearing at 8:53 PM. He asked for additional comments from the commissioners.

Commissioner Moore thought the Christensen's were clear about what they wanted. She wanted the property owners to come up with a solution and didn't see how it could move forward at this point. Commissioner Carruth did not see any resolution at this point. Commissioner Howden agreed and thought there was potential for a solution. Commissioner Abbott thought it sounded like there was an agreement and understanding that the stub road would go straight to the south. He liked the Maddox layout but said the road would need to defer to the original alignment unless the Christensen's agreed. Commissioner Abbott called for a motion.

Commissioner Moore MOVED that the Planning Commission accept the findings and recommend denial of the final plat for Maddox Subdivision. Commissioner Howden SECONDED the motion.

The vote was recorded as follows:

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

The motion carried 4:0

Mr. Maddox said he understood from Mr. Crane and they would not be required to do any additional improvements along 4800 W. He thought it was inconsistent with the minutes and comments from staff review. He thought that the minutes did not reflect that he would only be required to do what was required today. He said that if he didn't have to look at the 4800 W expansion, and that he could curb to property line and asphalt, the easement would not be in place. He said that if MAG funds were made available in the future it would probably be an eminent domain to individual property owners which he would not disclose. Mr. Crane clarified saying that there was no requirement for Mr. Maddox to revise the plat to include future improvements along 4800 W. He said Mr. Maddox would have to meet the requirements today for 4800 W. Mr. Maddox asked if he

could go to property line. Mr. Crane said he was not sure what the current right-of-way dedication was for 4800 W. Mr. Maddox thought it was an undue burden on his property. Mr. Crane explained that it was the current standard requirement for anyone along 4800 W.

4. PUBLIC HEARING: GENERAL PLAN TEXT AMENDMENT: TRANSPORTATION *Administrative*

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.

Mr. Crane reviewed the background of the requested amendment. He explained that staff proposed to add language to the Transportation Element describing existing connections as well as a Policy and Implementation procedure to one of the goals in the General Plan. He said the amendments would provide a connection to what was done in the Municipal Code.

Commissioner Abbott wondered if the amendments would keep the city from being able to do an agreement with a developer. Mr. Crane explained that the code was written in a way that gave the Council the option to an agreement.

Commissioner Abbott opened the public hearing at 9:11 PM and asked for public comment. Hearing none, he closed the public hearing at 9:12 PM. He asked for additional comments from the commissioners. Hearing none, he called for a motion.

Commissioner Moore MOVED 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. Commissioner Carruth 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>Yes</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>Absent</i>
<i>Commissioner Tyler Standifird</i>	<i>Absent</i>

The motion carried 4:0

5. 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.

Commissioner Abbott asked to move the training to a different meeting when more commissioners were in attendance. He requested that training occur after the holidays.

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.

Mr. Patterson reported that the code regarding shipping containers was approved by council with one change. City property was exempted which meant the city could keep shipping containers on property without houses.

ADJOURNMENT

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

The meeting adjourned at 9:14 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 November 16, 2021. The document constitutes the official minutes for the Highland City Planning Commission Meeting.

/s/Heather White
Planning Commission Secretary



HIGHLAND CITY

PLANNING COMMISSION AGENDA REPORT ITEM #3

DATE: January 25, 2022
TO: Planning Commission
FROM: Kellie Smith
Planner & GIS Analyst
SUBJECT: **PUBLIC HEARING: TEXT AMENDMENT** – Freestanding Signs
TYPE: **LEGISLATIVE:** All proposed amendments to the Development Code shall be submitted first to the Planning Commission for a recommendation, which recommendation shall be submitted to the City Council for consideration. The review and approval of a text amendment is a legislative action.

PURPOSE:

The Planning Commission will hold a public hearing to consider a request by Joe Ham to amend Sections 3-707 and 3-710 of the Development Code relating to commercial freestanding signs. The Planning Commission will take appropriate action.

BACKGROUND:

The applicant, Joe Ham, is the representative for MNG Highland Development LLC, the developer for the commercial property in the Highland Marketplace subdivision. The applicant explains in the attached narrative that because of the size and depth of the project, retailers and users need identification along the street fronts to draw customers into the development. The site has the potential for up to 22 businesses that would be at a disadvantage as their building signage may not be visible from the street.

SUMMARY OF THE REQUEST:

The proposed text amendment is a request to increase height and square footage requirements, reduce location from intersections and residential zones, allow additional sign materials and lighting, and remove specific landscaping requirements at the base of freestanding signs (see attached for freestanding sign examples).

1. *Location*

The proposed amendment allows a freestanding sign to be constructed within 300 feet from the intersection of SR-92 and SR-74 and within 80 feet of a

residential zone.

2. *Size*

The applicant is requesting to increase the maximum height of 18 feet to 40 feet for a commercial freestanding sign.

3. *Material*

The proposed amendment adds painted aluminum as an acceptable material for commercial center freestanding signs. The amendment also adds, “Lettering and logos may also be created using solid aluminum faces with routed out graphics displaying backlit “push-through” or “back-up” acrylic with 1st surface vinyl.”

4. *Lighting*

The amendment allows the sign to be internally illuminated through acrylic or polycarbonate faces.

5. *Landscaping*

The applicant is requesting to remove minimum requirements for plant types (perennials, annual vegetation, and evergreen type landscaping). The requirement to incorporate a minimum of 2 square feet of landscaping for every linear foot of sign length around the base of the sign will still remain.

Table 3-707A that identifies the overall height, size, frontage, location, and material requirements for each type of sign in each commercial zone would also be updated to reflect these changes.

ANALYSIS:

General Plan

- The Highland City General Plan’s economic element includes a policy to “Encourage additional retail development within commercially zoned areas by adopting “business friendly” processes and rules.” The proposed amendment is consistent with this policy.
- One of the goals in the economic element in the General Plan is to maintain fiscal health and stability by maintaining a healthy balance of sales and property tax revenue. The proposed amendment can encourage new businesses to come to Highland.

Development Code

- Section 3-701 describes the purpose of regulating the design, character,

location, and illumination of signs in Highland. The goal is to “create an attraction to nonresidents to the benefit of commerce in the City; allow each individual business to clearly identify itself and the goods and services which it offers in a proper manner; safeguard and enhance property values; protect public and private investment in buildings and open space; and promote the public health, safety, and general welfare of the residents of the City.”

- The applicant reasons that the proposal meets these goals of the City by the height and design of the sign drawing customers to the individual businesses that do not have road frontage.
- Staff is recommending a provision to be added that states the following:

“The identification of the development name and tenant names on the sign shall be in the form of individual pan channel lettering, aluminum routed lettering with acrylic background, or other high quality sign design characteristics. Removable tenant panels made completely of acrylic or Plexiglas materials are prohibited.”

Neighboring Cities

- Staff researched the freestanding sign requirements in commercial zones of neighboring cities.
 - American Fork: 35’
 - Cedar Hills: 30’
 - Pleasant Grove: 35’
 - Orem: 26’ average (dependent on distance between the sign and right-of-way)
 - Provo: 35’
- The proposed amendment is to allow a maximum height of 40’. Staff recommends the Planning Commission discuss the proposed height.

CITIZEN PARTICIPATION:

Notice of the public hearing associated with this meeting was posted in three public locations and on the state and city websites on January 18, 2022. No comments have been received.

FINDINGS:

The proposed amendment appears to meet the following findings:

- The amendment is consistent with goals and policies in the economic element of the General Plan.
- The proposed amendment is consistent with the purpose stated in the Development Code of regulating overall sign design and location.
- The proposed amendment exceeds the typical height of freestanding commercial signs in neighboring cities.

RECOMMENDATION AND PROPOSED MOTION:

Staff recommends that the Planning Commission hold a public hearing, discuss the maximum height, accept the findings and recommend **APPROVAL** of the proposed amendment with the addition to the materials section.

I move that the Planning Commission accept the findings and recommend **APPROVAL** of the proposal to amend Sections 3-707 and 3-710 of the Development Code relating to commercial freestanding signs with the addition to the materials section recommended by staff.

ALTERNATIVE MOTION:

I move that the Planning Commission recommend **DENIAL** of case TA-22-01 a request to amend Sections 3-707 and 3-710 of the Development Code relating to commercial freestanding signs 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
2. Examples of Freestanding Signs

ATTACHMENT 1:

**AN ORDINANCE OF THE HIGHLAND CITY COUNCIL AMENDING
SEVERAL SECTIONS IN HIGHLAND CITY DEVELOPMENT CODE
RELATING TO COMMERCIAL FREESTANDING SIGNS AS SHOWN IN
FILENAME TA-22-01.**

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 January 25, 2022 and

WHEREAS, the City Council held a public hearing on this Ordinance on February 1, 2022.

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

SECTION 1: **AMENDMENT** “3-707 Signs in Commercial Zones” of the Highland City Development Code is hereby *amended* as follows:

Table 3-707A

	CR Zone
Commercial Center Freestanding Sign	Height: 15-40 ft. max., 3 ft. min. stone base Size: 243-275 sq ft max. per side including a min. 3' rock base Frontage: 10 ft. min. Building <u>or development</u> advertised shall be min 100' > 1 lot deep from SR-92 or SR-74. Location: One (1) on SR-92; one (1) on SR-74. Minimum 400 <u>300</u> feet from intersection of highways and 50 feet from a monument sign. Material: Natural — stone, wood, masonry, architecturally suited metals, Plastic (if inside pan-channel type lettering) same per zone

SECTION 2: **AMENDMENT** “3-710 Commercial Center Freestanding Signs” of the Highland City Development Code is hereby *amended* as follows:

This Section shall permit the developer or business association of a planned commercial development project within a commercially zoned property that is greater than four (4) acres in the C-1, CR, or Town Center Zone to apply for a permit to install two (2) permanent commercial center freestanding sign for each highway frontage per zone. ~~Commercial freestanding signs can only be permitted if there are no other single or multi monument signs.~~ The requirements listed below are required in order to obtain a sign permit prior to installation/ construction of the sign:

1. Location. For project locations of commercially zoned property equal to four (4) acres or more located within the C-1, C-R or Town Center Zones, two commercial freestanding sign may be installed. This sign may not be constructed within ~~400~~ 300 feet from the intersection of SR-92 or SR-74 or within 350 feet of another commercial center freestanding sign or within 50 feet of a monument sign or within ~~150~~ 80 feet of a residential zone.
2. Size. A commercial center freestanding sign shall have a maximum height of ~~fifteen (15)-thirty-three (33)~~ thirty-three (33) feet with a minimum 3 foot rock base for a total of ~~eighteen (18)-forty (40)~~ thirty-three (33) feet, a maximum width of ~~thirteen and one-half (13 1/2)-sixteen (16)~~ thirteen (13) feet, and a maximum depth of ~~three (3)-five (5)~~ three (3) feet. The height shall be measured from the top of the sidewalk along SR-92 or SR-74 immediately perpendicular and adjacent to the sign location. See figure 3-710.1 for definition of height, width and depth.

Figure 3-710.1 Height, Width and Depth



Material. Commercial center freestanding signs shall be similar in design, material and color throughout Highland and identical within the same commercial zone. A commercial center freestanding sign shall be constructed

of aesthetically natural appearing materials such as stone, brick, architectural concrete (maximum of 50% of sign), wood (trim only), painted aluminum, or EIFS (for mounting sign letters only and 75% of sign maximum). Commercial center freestanding signs shall have a minimum base of two (2) feet that is constructed of rock similar to buildings within the commercial project. The base (either rock or a minimal concrete mow pad beneath the rock) shall extend a minimum of three (3) inches below the lowest portion of grade around the sign to screen all supporting structures. The base shall not be included in calculating the square footage or the maximum height of the sign. ~~All~~ Lettering and logos for a monument sign ~~shall~~ may be individual lettering constructed of a solid metal alloy (i.e. brass, stainless steel, bronze) or a can type construction (may be back lighted and/or interior lighted on a pan-channel type device and/or applied directly the sign however the sign shall be constructed to screen the connecting devices of the individual lettering). Lettering and logos may also be created using solid aluminum faces with routed out graphics displaying backlit "push-through" or "back-up" acrylic with 1st surface vinyl. Commercial center freestanding sign materials shall consist of earthtone colors that are subdued rather than bright.

The identification of the development name and tenant names on the sign shall be in the form of individual pan channel lettering, aluminum routed lettering with acrylic background, or other high quality sign design characteristics. Removable tenant panels made completely of acrylic or Plexiglas materials are prohibited.

3. Lighting. A commercial center freestanding sign ~~shall~~ may be externally illuminated from above or below the sign or internally illuminated through acrylic or polycarbonate faces. If the lighting is not attached to the monument sign than it shall be masked from the right-of-way by evergreen landscaping and contained within the landscaping area. A monument sign may be installed without lighting. All monument sign lighting may not operate between the hours of 12:00 a.m. and 6:00 a.m. Sign lighting shall not create light pollution beyond the sign area.
4. Landscaping. All commercial center freestanding signs shall incorporate a minimum of two (2) square feet of landscaping for every linear foot of sign length around the base of the sign. ~~Landscaping must include a mixture of 25% perennial and 25% annual vegetation with and the remaining 50% of the vegetation an evergreen type. Landscaping shall not include grass, however 20% of the required landscaping area may include natural non-living elements (ex: boulders, water features, etc.). The required landscape area shall incorporate mulch or bark with a minimum of 25% of the ground level containing a live ground cover.~~

5. Maintenance. All commercial center freestanding signs and landscape areas associated with the monument sign shall be maintained by the developer. If a relevant Business/Building Association has been formed and recorded as such, then that business/building association shall maintain the landscaping around the sign. The application for the monument sign shall identify the party responsible for perpetual maintenance of the sign and landscaping.

Figure 3-710.2 Example of preferred commercial freestanding sign



SECTION 6: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 7: **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 8: **EFFECTIVE DATE** This Ordinance shall be in full force and effect from February 1, 2022 and after the required approval and publication according to law.

PASSED AND ADOPTED by the Highland City Council, February 1,
2022

HIGHLAND CITY, UTAH

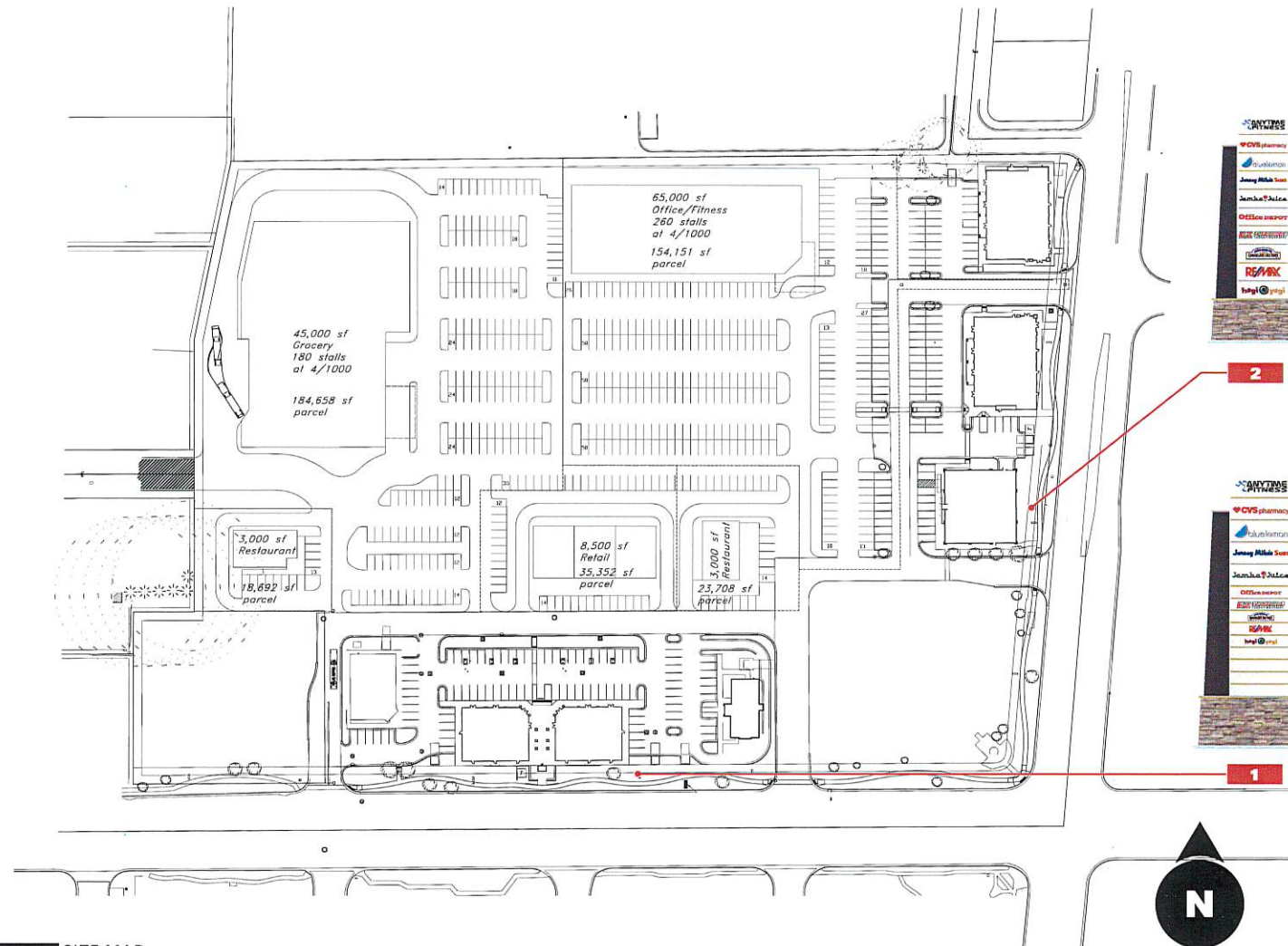
Kurt Ostler
Highland City Mayor

ATTEST:

Stephannie Cottle
Highland City Recorder

COUNCIL MEMBER	YES	NO
Timothy A. Ball	☐	☐
Brittney P. Bills	☐	☐
Sarah D. Petersen	☐	☐
Kim Rodela	☐	☐
Scott L. Smith	☐	☐

ATTACHMENT 2:



1 SITE MAP
SCALE: N.T.S.



DESIGN
1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

www.yesco.com

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This sign is installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Revisions

No.	Date / Description
1	2021.10.08 / no chg (LC)
2	2021.12.09 / add 20' opt (LC)
3	2021.12.29 / as per redlines (LC)
4	2022.01.04 / no chg (LC)

Approval

A/E Sign / Date

Client Sign / Date

Landlord Sign / Date

Highland Marketplace

5374 W 11000 N
Highland, UT 84003

Acct. Exec: Joel Warden

Designer: Larry Cohen

Orig: 09.22.2021

OPY_36247 R4

scale: as noted

ART 1.0

This design does not constitute production ready artwork and is to be used exclusively for proofing and review purposes only.



YESCO

Type 1.

1'-2"

3

40'-0"

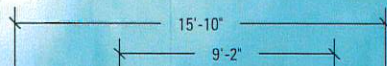
34'-9"

32'-5 1/2"

7'-6 1/2"

road side

1 SIDE VIEW



ANYTIME FITNESS

CVS pharmacy

bluelemon

Jersey Mike's Subs

Jamba Juice

Office DEPOT

EZ FURNITURE

CHOCOLATE FACTORY

RE/MAX

hogi@yogi

1'-7 1/8"

D/F internally illuminated extruded aluminum cabinet w/ painted finish (see color key). 2 1/2" "H" track to hold aluminum faces. Logos to be either routed out push thru or a combination of route out push thru & route out hack up. Panels to be solid aluminum in the beginning. Logos will be provided later by individual tenants.

Aluminum cabinet w/ painted finish (see color key).

Aluminum caps w/ painted finish (see color key).

Steel structure wrapped w/ cement board & stone overlay (stone tbd).

Concrete decor.

1 D/F PYLON SIGN

SCALE: 1/4" = 1'-0"

SCOPE OF WORK:

MANUFACTURE & INSTALL ONE (1) D/F INTERNALLY ILLUMINATED PYLON SIGN.

PERMITTING: SIGN AREA: 297.5sq

FINAL ELECTRICAL CONNECTION BY: YESCO TO CONNECT SIGN TO CUSTOMER PROVIDED PRIMARY POWER TO SIGN LOCATION.

COLOR KEY

1	Paint	Sherwin Williams# YESCO "White"
2	Paint	Sherwin Williams# 6123 "Baquette"
3	Paint	Sherwin Williams# YESCO "Duranodic"

NOTE: UNLESS OTHERWISE NOTED, THE COLORS DEPICTED ON THIS RENDERING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY. PLEASE REFER TO COLOR-CALLOUTS AND THEIR APPROPRIATE VENDOR SPECIFIED SAMPLES FOR APPROVED COLOR SPECIFICATIONS.

SIMULATED NIGHT RENDERING



YESCO.

DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

www.yesco.com

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This sign is installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Revisions

No.	Date / Description
1	09/09/2021 as per conditions (1/2)
2	09/15/2021 updates show base, make 10' tall (1/2)
3	09/15/2021 del. base, make more pad, add tenant spacing (1/2)
4	
5	
6	
7	
8	
9	
10	

Approval

AVE Sign / Date

Client Sign / Date

Landlord Sign / Date

Highland Marketplace

5374 W 11000 N
Highland, UT 84003

Acct. Exec: Joel Warden
Designer: Larry Cohen

Orig: 09.22.2021

OPY_36247 R4

scale: as noted

ART 1.0

YESCO

Type 1.

2'-2"

as req.

1'-8"

1'-7"

logo

area

15'-8"

20'-0"

17'-2"

4'-5"

9'-1"

5'-3"

ANYTIME
FITNESS

CVS pharmacy

bluelemon

Jersey Mike's Subs

Jamba Juice

Office DEPOT

EZ FURNITURE
SALES & LEASINGROCKY MOUNTAIN
CHOCOLATE FACTORY

RE/MAX

hogi yogi

D/F internally illuminated extruded aluminum cabinet w/ painted finish (see color key). 1 1/2" "H" track to hold aluminum faces. Logos to be either routed out push thru or a combination of route out push thru & route out back up. Panels to be solid aluminum in the beginning. Logos will be provided later by individual tenants.

Aluminum cabinet w/ painted finish (see color key).

Aluminum caps w/ painted finish (see color key).

Steel structure wrapped w/ cement board & stone overlay (stone to d).

3" concrete mow pad.

road side

1 SIDE VIEW

1 D/F PYLON SIGN

SCALE: 1/4" = 1'-0"

SCOPE OF WORK:

MANUFACTURE & INSTALL ONE (1) D/F INTERNALLY ILLUMINATED PYLON SIGN.

PERMITTING: SIGN AREA: 82.2sf

FINAL ELECTRICAL CONNECTION BY: YESCO TO CONNECT SIGN TO CUSTOMER PROVIDED PRIMARY POWER TO SIGN LOCATION.

COLOR KEY

1	Paint	Sherwin Williams# YESCO "White"
2	Paint	Sherwin Williams# 6123 "Baguette"
3	Paint	Sherwin Williams# YESCO "Duranodic"

NOTE: UNLESS OTHERWISE NOTED, THE COLORS DEPICTED ON THIS RENDERING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY. PLEASE REFER TO COLOR CALLOUTS AND THEIR APPROPRIATE VENDOR SPECIFIED SAMPLES FOR APPROVED COLOR SPECIFICATIONS.

SIMULATED NIGHT RENDERING



YESCO.

DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

www.yesco.com

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This sign is installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Revisions

No.	Date / Description
1	2021.10.06 / as per rendering (1/2)
2	2021.10.06 / update stone base (1/2)
3	2021.12.21 / Add stone base, steel mow pad (1/2)
4	2022.01.04 / direction dividers, sign callout (1/2)
5	
6	
7	
8	
9	
10	

Approval

AVE Sign / Date

Client Sign / Date

Landlord Sign / Date

Highland Marketplace

5374 W 11000 N
Highland, UT 84003

Acct. Exec: Joel Warden
Designer: Larry Cohen

Orig: 09.22.2021

OPY_36247 R3

scale: as noted

ART 2.0

This design does not constitute production ready artwork and is to be used exclusively for proofing and review purposes only.



PLANNING COMMISSION AGENDA REPORT ITEM #4

DATE: January 25, 2022
TO: Planning Commission
FROM: Kellie Smith
Planner & GIS Analyst
SUBJECT: **SITE PLAN/ARCHITECTURAL REVIEW:** Highland Marketplace Phase 2
TYPE: **ADMINISTRATIVE:** The Planning Commission and City Council review the proposed development plans to assure compliance with the Commercial Retail Architectural Design Standards and the applicable Development Agreement. Architectural review is an administrative process.

PURPOSE:

The Planning Commission will consider a request by Joe Ham, representing MNG Highland Development LLC, for approval of the architecture of three (3) buildings in the Highland Marketplace. The Planning Commission will take appropriate action.

BACKGROUND:

The property is 9.64 acres and is in the CR Zone.

A Development Agreement for the Highland Marketplace subdivision was entered into on April 24, 2007. This agreement outlines architecture, landscaping, lighting, and signage of Highland Marketplace. The development agreement established an architectural theme for the site (see Attachment #2).

On February 2nd, 2021, the City Council reviewed and approved an updated master commercial site plan for Highland Marketplace along with an architectural plan for a retail building in the site. The elevations that were approved in February 2021 had a different theme than what was approved in the Development Agreement. As such the Planning Commission and City Council needed to review the application.

The applicant later requested to amend the site plan because of the failure to find a grocer interested in the site. On December 7th, the City Council reviewed and approved this amendment to the site plan. The updated site plan includes eight (8) buildings.

Consideration of the architectural elevations is limited to compliance with existing development standards and regulations found in Article 4.35 of the Development Code and the applicable development agreement.

SUMMARY OF THE REQUEST:

1. The applicant is requesting architectural approval for three (3) of the eight (8) buildings in the Highland Marketplace site plan (see Attachment #4 for elevations).
 - a. Building A includes 5 main entrances with awnings over each of the facades. An overall canopy extends over 3 of the units. The building has display windows along the east and south sides.
 - b. Building B has 3 main entrances. Display windows extend all across the south and east sides, and there is one on the west. The south side will face the plaza area, and the north will face the parking lot. This building also includes the awnings/canopies over the entrances and display windows.
 - c. Building C has 5 main entrances with awnings over each. Display windows are shown on the north and east elevations. The north elevation will face the plaza. The south will face the existing parking lot and commercial buildings in Highland Marketplace.
2. The proposed architecture of the retail building is comprised of stucco, cultured stone, and cement with a painted wood texture. The materials reflect a color theme of greys, browns, and beige (see attached for material board).

CITIZEN PARTICIPATION:

Notification of architectural plan review is not required. Appropriate notifications for Planning Commission as a public meeting were posted.

ANALYSIS:

Development Code

- The site is located in the Commercial Retail Zone; therefore, the architectural proposals must meet the architectural design standards outlined in Section 3-4370 of the Development Code.
- Materials and colors of the retail building are consistent with Section 3-4370 of the Development Code.
- The Development Code states, “A single roof type or roof ridge height shall not exceed 50 feet in horizontal length unless it is separated by a varied roof type or roof ridge height. If the ridge height is varied, then it shall be a vertical variation of at least eighteen (18) inches in height.” The elevations as proposed do not meet this requirement. A stipulation has been added to ensure this requirement is met.

Development Agreement

- The proposed elevations *are* consistent with that original theme. The Development Agreement states, “The signage...lighting...and the architectural themes set forth...are hereby approved by the City for the Property, and shall be followed and

maintained in a consistent manner.” Since this theme is consistent with the Development Agreement and the Development Code, future review by the Planning Commission and City Council is not needed.

- There are five (5) more buildings to be reviewed architecturally. If staff determines the proposed architecture for these buildings is consistent with the theme outlined in the Development Agreement, the architecture will not need to be reviewed by the Planning Commission and the City Council.

FINDINGS:

With the recommended stipulations, the proposed architectural elevations appear to meet the following findings:

- It is consistent with the Highland City Development Code.
- It is compatible with existing and future development within the CR Zone.
- It is consistent with the intent of the Development Agreement for Highland Marketplace.

RECOMMENDATION AND PROPOSED MOTION:

Staff recommends that the Planning Commission recommend **APPROVAL** of the proposed architectural plans subject to the following stipulations:

1. All signage shall require a separate permit and meet the requirements of the Development Code.
2. The roofline shall be adjusted to meet the requirements in the Development Code.

I move that the Planning Commission accept the findings and recommend **APPROVAL** of the architectural plans for Building A, Building B, and Building C in Highland Marketplace subject to the two (2) stipulations recommended by staff.

ALTERNATIVE MOTION:

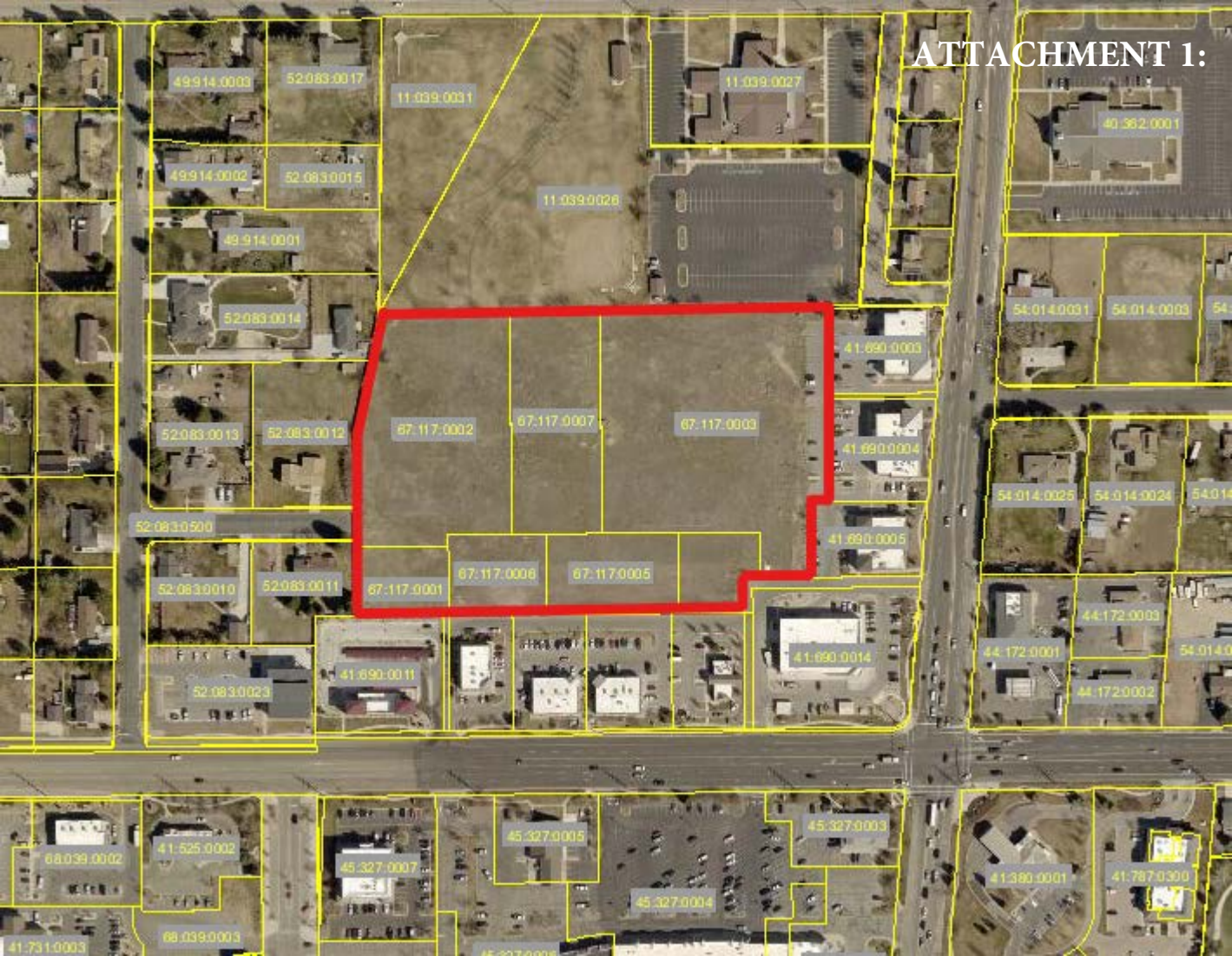
I move that the Planning Commission recommend **DENIAL** of the architectural plans for Building A, Building B, and Building C based on the following findings (The Commission will need to draft appropriate findings).

ATTACHMENTS:

1. Vicinity Map
2. Architectural Themes from the 2007 Development Agreement
3. Project Narrative
4. Proposed Architectural Elevations
 - a. Building A
 - b. Building B
 - c. Building C
5. Site Plan with Building Locations

6. Materials Board

ATTACHMENT 1:





Axis Architects

Highland Marketplace
Small Retail

THOMAS FOX PROPERTIES



Axis Architects

Highland Marketplace
Office

THOMAS FOX PROPERTIES



Axis Architects

Highland Marketplace

Shops

THOMAS FOX PROPERTIES

FFKR ARCHITECTS

MEMO

To: City of Highland Utah
5400 Civic Center Dr
Highland, UT 84003

Memo #: 01
Date: January 7, 2021
Project: Highland Marketplace
5326 Utah 92
Highland City, Utah County,
UT 84003

From: Joe Ham

FFKR Project #: 20130

Remarks::

Project Narrative

The proposed project is an expansion of the Highland Marketplace, the existing retail shopping center and office development at the corner of Highway 92 and 5300 West. The design of which will complement the existing buildings, but provide a cleaner, more modern materials palette and aesthetic. The expansion proposes the addition of a grocery store, office and retail buildings, to attract new and expanding businesses to serve the surrounding community while providing a safe and aesthetically pleasing business center.

The project will comply with all required setbacks and the maximum height restriction of forty-five feet. The architecture will be in compliance with all local design guidelines.

Attached to this proposal is a site lighting and photometric analysis for the property as a whole. All proposed buildings will be required to submit a lighting plan as part of their individual submission process. The design of the parking lot lighting meets all regulatory standards and is in compliance.

All parking on site meets, or exceeds, city requirements and traffic patterns to and through the site are designed to alleviate any undue burden on the surrounding community. The project will make use of the existing access points - 2 access points from Highway 92 and 1 access point from 5300 West. The design of the parking lot will allow safe and easily navigable traffic circulation and will accommodate proper circulation for deliveries and emergency vehicle, including fire access.

The proposed uses will operate in compliance with the City of Highland's restrictions on hours of operation. The number of employees will vary by business and will also be in compliance with regulatory standards.



BUILDING A - NORTH ELEVATION

SCALE: 3/16" = 1'-0"



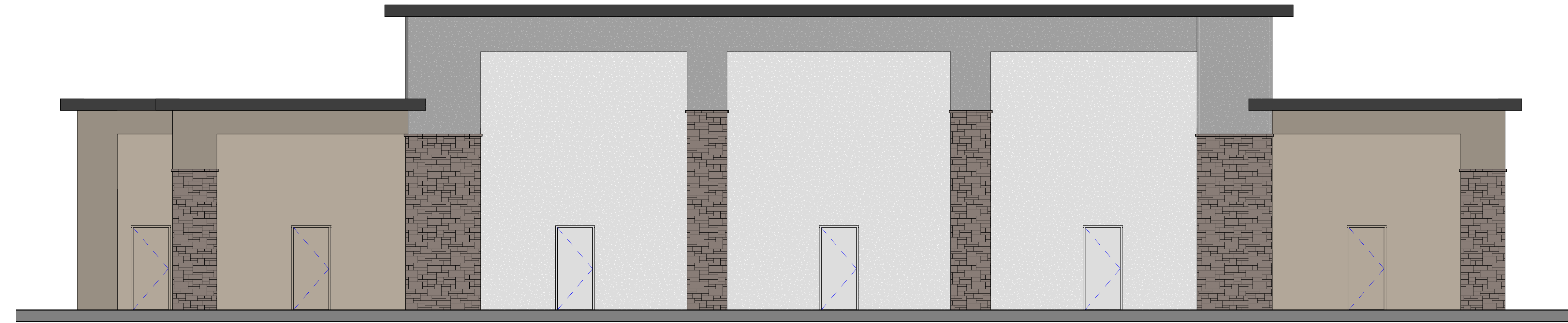
BUILDING A - EAST ELEVATION

SCALE: 3/16" = 1'-0"



BUILDING A - SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



BUILDING A - WEST ELEVATION

SCALE: 3/16" = 1'-0"



NORTH ELEVATION RENDER



EAST ELEVATION RENDER

HIGHLAND MARKET - EXTERIOR RENDERS



SOUTH ELEVATION RENDER



WEST ELEVATION RENDER



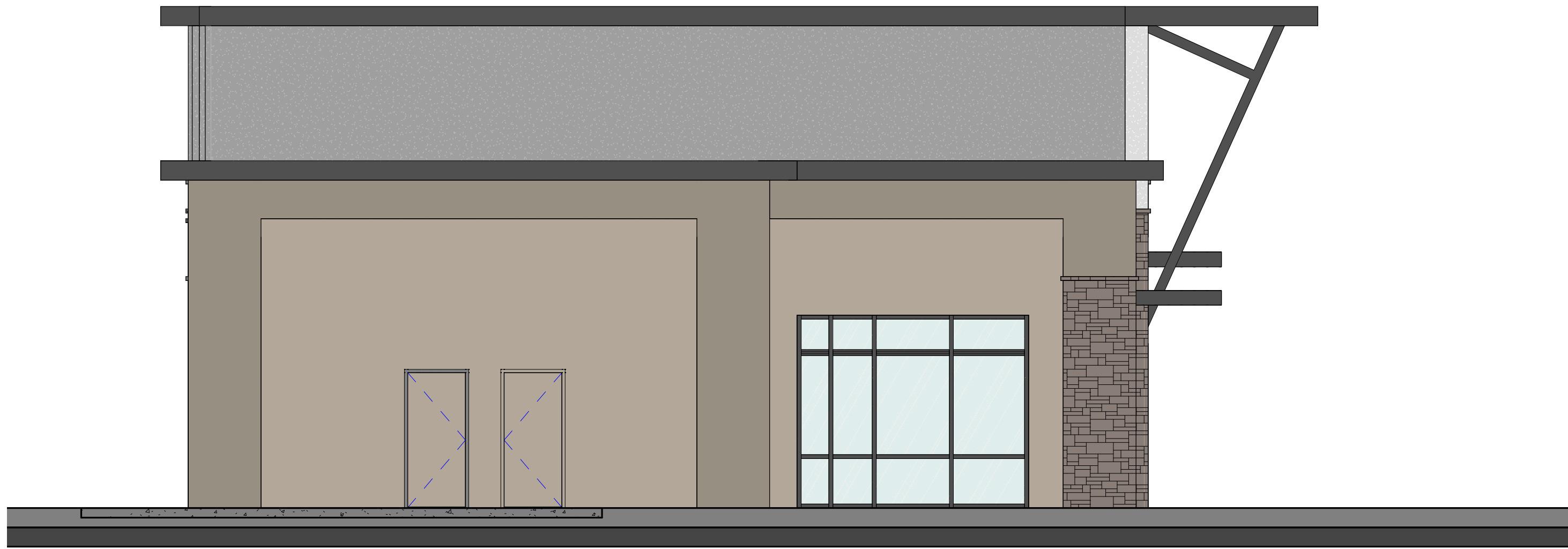
BUILDING B - EAST ELEVATION

SCALE: 3/16" = 1'-0"



BUILDING B - NORTH ELEVATION

SCALE: 3/16" = 1'-0"



BUILDING B - WEST ELEVATION

SCALE: 3/16" = 1'-0"



BUILDING B - SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION RENDER



SOUTH ELEVATION RENDER

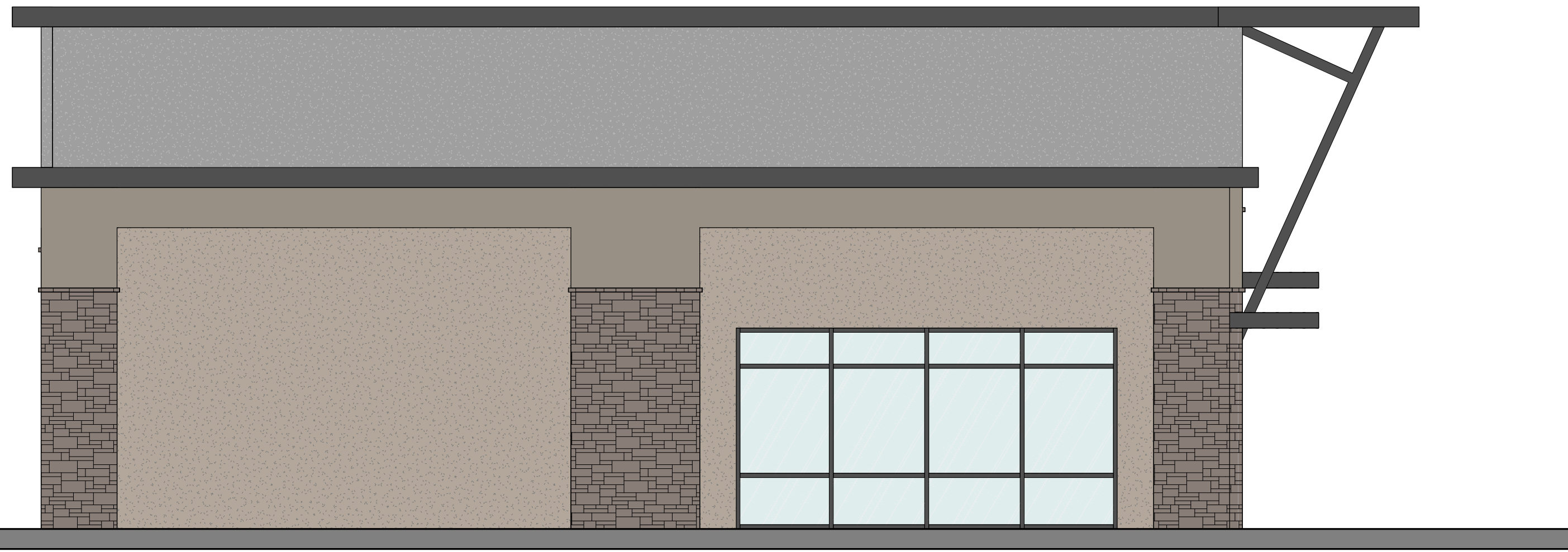
HIGHLAND MARKET RETAIL - EXTERIOR RENDERS



WEST ELEVATION RENDER



NORTH ELEVATION RENDER



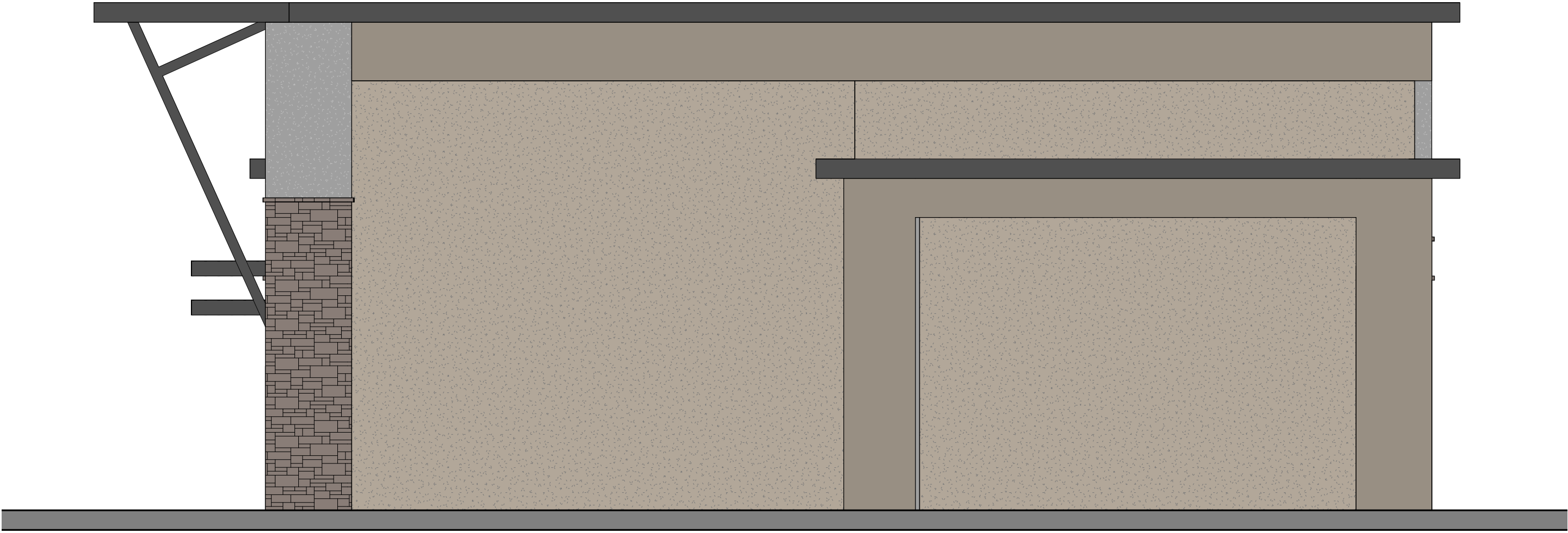
BUILDING C - EAST ELEVATION

SCALE: 3/16" = 1'-0"



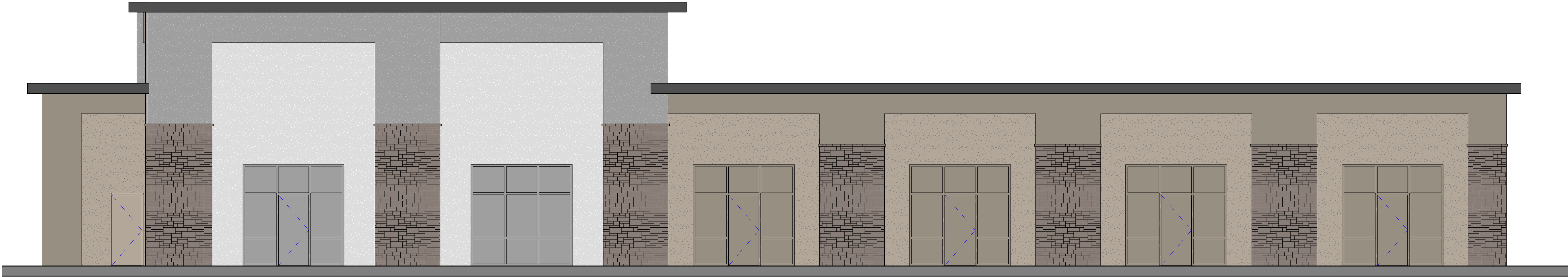
BUILDING C - NORTH ELEVATION

SCALE: 3/16" = 1'-0"



BUILDING C - WEST ELEVATION

SCALE: 3/16" = 1'-0"



BUILDING C - SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION RENDER



NORTH ELEVATION RENDER

HIGHLAND MARKET RETAIL - EXTERIOR RENDERS

FFKR ARCHITECTS



WEST ELEVATION RENDER

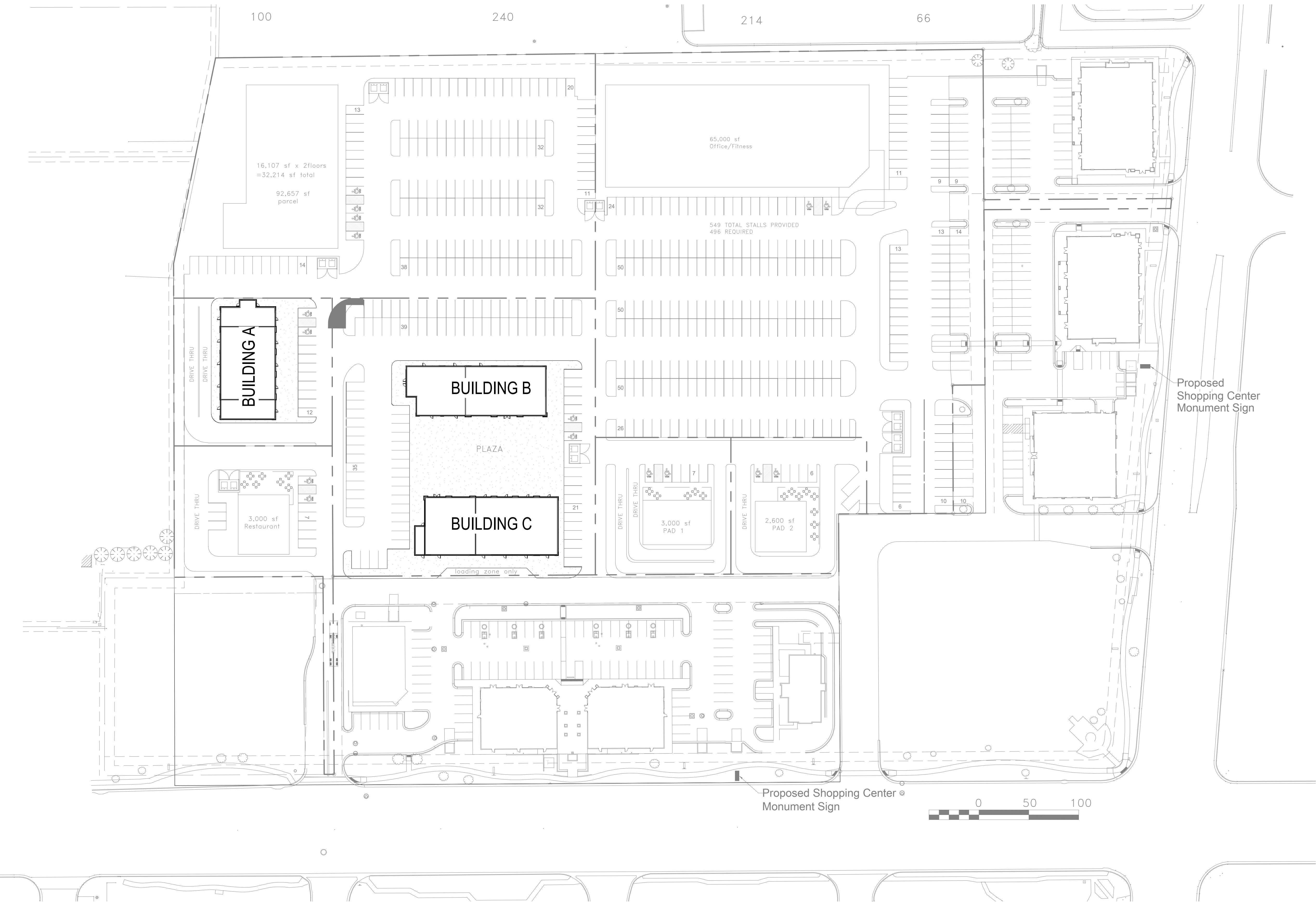


SOUTH ELEVATION RENDER

11/10/2022 4:53:28 PM

A1

SITE PLAN
SCALE: 1" = 50'-0"



ATTACHMENT 5:

REFERENCE NOTES

HIGHLAND MARKET

△ DATE REVISION

PROJECT NUMBER Project Number

SITE PLAN

AS101

FFKR ARCHITECTS
730 Pacific Avenue • Salt Lake City, Utah 84104
O 801.521.6186 • FFKR.COM

11/10/2022 4:53:28 PM

A1

SITE PLAN
SCALE: 1" = 50'-0"

REFERENCE NOTES

HIGHLAND MARKET

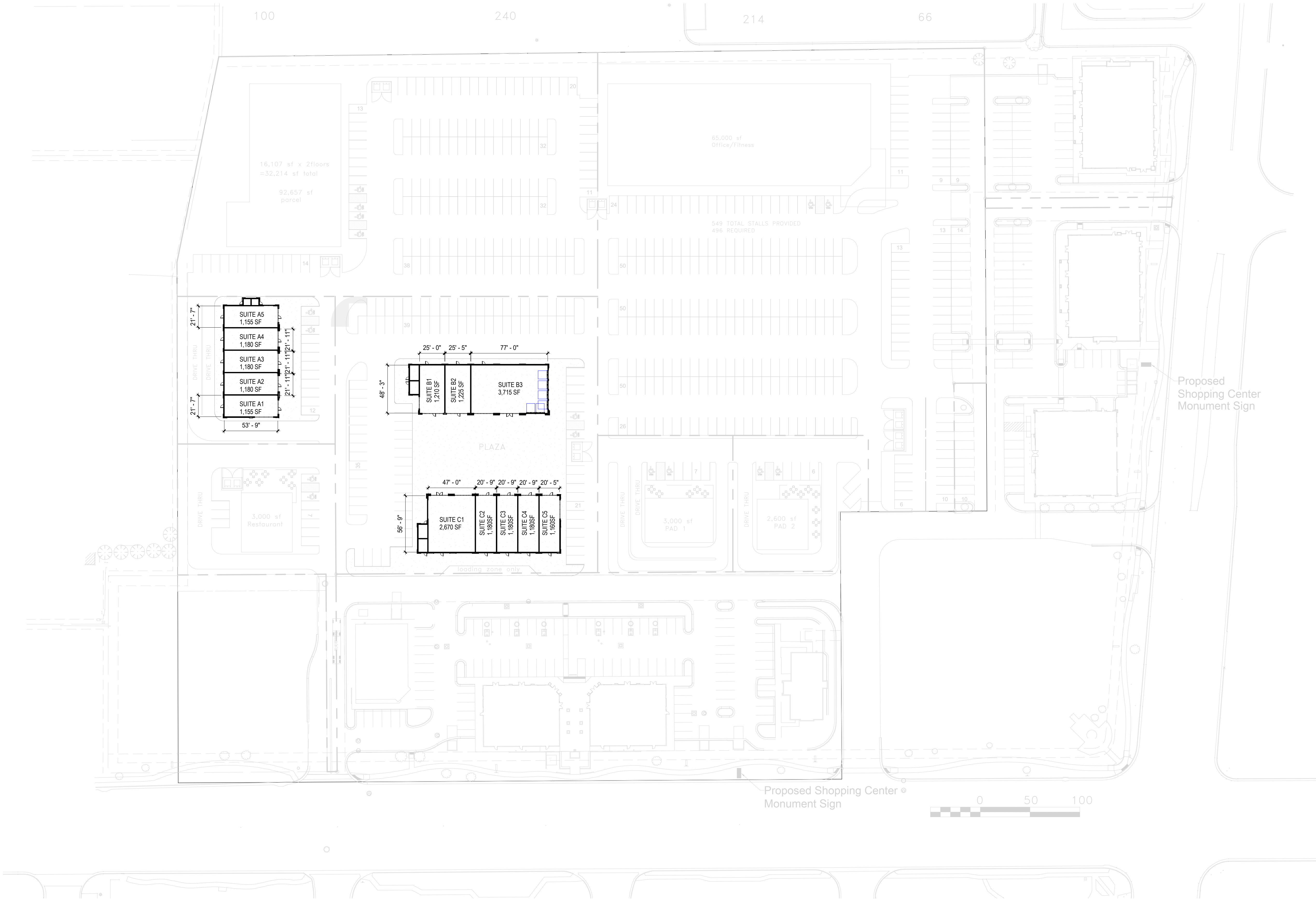
△ DATE REVISION

PROJECT NUMBER Project Number

SITE PLAN
- LEASING

AS102

FFKR ARCHITECTS
730 Pacific Avenue • Salt Lake City, Utah 84104
O 801.521.6186 • FFKR.COM



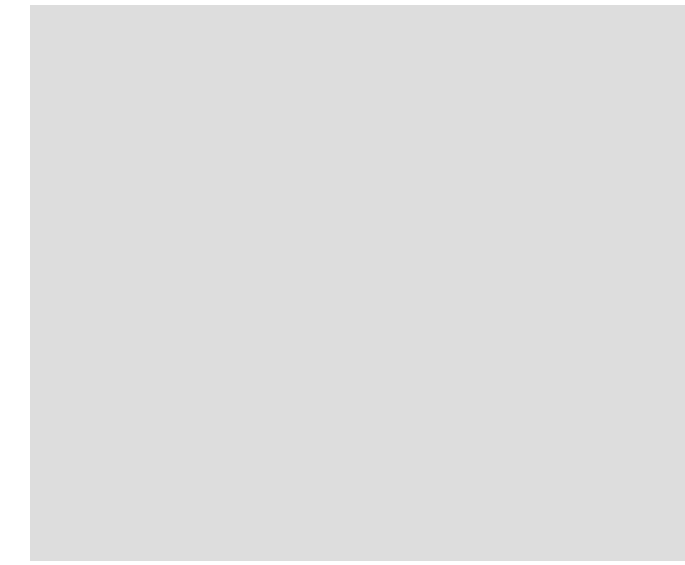


PAINTED STUCCO
DARK GREY

BACK OF
BUILDING



CULTURED STONE
CASA DI SASSI - LEDGESTONE - MURANO



PAINTED STUCCO
LIGHT GREY



PAINTED WOOD TEXTURE CEMENT BOARD
ALLURA - TRADITIONAL LAP - ASHEN



PAINTED STUCCO
DARK EARTH TONE



PAINTED STUCCO
EARTH TONE

BACK OF
BUILDING

