

ORDINANCE NO: O-2026-23

**AN ORDINANCE AMENDING HIGHLAND CITY DEVELOPMENT CODE
RELATED TO SIGHT TRIANGLE REGULATIONS**

WHEREAS, Highland City is authorized to enact land use regulations that govern the use and development of property in accordance with State law;

WHEREAS, Highland City desires to clarify and consolidate its sight triangle regulations;

WHEREAS, a duly noticed public hearing was held by the Planning Commission regarding the proposed amendments on July 28, 2026, after which hearing the Commission recommended adoption of certain amendments;

WHEREAS, the Highland City Council provided notice of and conducted a public hearing regarding the proposed amendments and to review the recommendation of the Planning Commission on August 4, 2026;

WHEREAS, the Highland City Council finds that this ordinance furthers the public welfare, is in the interest of the public, and does not negatively impact family health, stability, and formation.

NOW THEREFORE, BE IT ORDAINED by the Highland City Council as follows:

SECTION 1. The Highland Development Code is amended as shown in Exhibit A, attached hereto.

SECTION 2. The City Recorder, under the supervision of the City Administrator and City Attorney, may make non-substantive corrections to any portion of this ordinance and to the City codes referenced herein for grammatical, typographical, numbering, and consistency purposes in accordance with the expressed intent of the City Council.

SECTION 3. All ordinances and parts and provisions thereof in conflict with this ordinance are repealed to the extent of such conflict.

SECTION 4. This ordinance shall take effect immediately upon its adoption and publication, in accordance with law.

ADOPTED AND PASSED BY THE CITY COUNCIL OF HIGHLAND CITY, UTAH,
this 4th day of August, 2026.

Brittney P. Bills
Brittney P. Bills
Mayor

ATTESTED:

Stephannie B. Cottle
Stephannie B. Cottle
City Recorder



Exhibit A

3-4311 Driveway And Curb Openings

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

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

3-4312 Landscaping

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11. At Intersections. Landscaping along all streets, accesses, and boundaries shall comply with Section 3-610 regarding sight triangle areas ~~be limited to a height of not more than three (3) feet within the area required for minimum sight distance as specified in the AASHTO Policy on Geometric Design for including landscaping adjacent to~~ the following intersections.
 - a. A vehicular trafficway or driveway and a street;
 - b. A vehicular trafficway or driveway and a sidewalk;
 - c. Two or more vehicular traffic ways, driveways, or streets.

3-4361 Landscaping

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11. At Intersections. Landscaping along all streets, accesses, and boundaries shall comply with Section 3-610 regarding sight triangle areas ~~be limited to a height of not more than three (3) feet within the area required for minimum sight distance as specified in the AASHTO Policy on Geometric Design for including landscaping adjacent to~~ the following intersections.
 - a. A vehicular trafficway or driveway and a street;
 - b. A vehicular trafficway or driveway and a sidewalk;
 - c. Two or more vehicular traffic ways, driveways, or streets.

3-4511 Driveway And Curb Openings

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

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

3-4512 Landscaping

...

11. At Intersections. Landscaping along all streets, accesses, and boundaries shall comply with Section 3-610 regarding sight triangle areas~~be limited to a height of not more than three (3) feet within the area required for minimum sight distance as specified in the AASHTO Policy on Geometric Design for including landscaping adjacent to~~ the following intersections.
 - a. A vehicular trafficway or driveway and a street;
 - b. A vehicular trafficway or driveway and a sidewalk;
 - c. Two or more vehicular traffic ways, driveways, or streets.

3-4613 Landscaping

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12. At Intersections. Landscaping along all streets, accesses, and boundaries shall comply with Section 3-610 regarding sight triangle areas~~be limited to a height of not more than three (3) feet within the area required for minimum sight distance as specified in the AASHTO Policy on Geometric Design for including landscaping adjacent to~~ the following intersections.
 - a. A vehicular trafficway or driveway and a street;
 - b. A vehicular trafficway or driveway and a sidewalk;
 - c. Two or more vehicular traffic ways, driveways, or streets.

3-4729 Landscaping

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11. At Intersections. Landscaping along all streets, accesses, and boundaries shall comply with Section 3-610 regarding sight triangle areas ~~be limited to a height of not more than three (3) feet within the area required for minimum sight distance as specified in the AASHTO Policy on Geometric Design for including landscaping adjacent to~~ the following intersections.

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

3-4910 Driveway And Curb Openings

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

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

3-4911 Landscaping

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11. At Intersections. Landscaping along all streets, accesses, and boundaries shall comply with Section 3-610 regarding sight triangle areas ~~be limited to a height of not more than three (3) feet within the area required for minimum sight distance as specified in the AASHTO Policy on Geometric Design for including landscaping adjacent to~~ the following intersections.

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

3-4951 Landscaping

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9. At Intersections. Landscaping along all streets, accesses, and boundaries shall comply with Section 3-610 regarding sight triangle areas ~~be limited to a height of not more than three (3) feet within the area required for minimum sight distance as specified in the AASHTO Policy on Geometric Design for including landscaping adjacent to~~ the following intersections.
 - a. A vehicular trafficway or driveway and a street;
 - b. A vehicular trafficway or driveway and a sidewalk;
 - c. Two or more vehicular traffic ways, driveways, or streets.

3-41010 Driveway And Curb Openings

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

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

3-41011 Landscaping

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11. At Intersections. Landscaping along all streets, accesses, and boundaries shall comply with Section 3-610 regarding sight triangle areas ~~be limited to a height of not more than three (3) feet within the area required for minimum sight distance as specified in the AASHTO Policy on Geometric Design for including landscaping adjacent to~~ the following intersections.
 - a. A vehicular trafficway or driveway and a street;
 - b. A vehicular trafficway or driveway and a sidewalk;
 - c. Two or more vehicular traffic ways, driveways, or streets.

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

1. ~~Clear Vision Area — Corner Lots. In all Zones except C-1, n~~Sight triangles.
No structure, vegetation, landscaping, walls, fences, or grading in excess of three (3) feet in height shall be allowed, installed, or constructed within any sight triangle area described herein.
 - a. ~~shall be placed on any corner lot within a triangle area formed by the street property lines and~~ For intersecting streets, the sight triangle shall be the area formed by the diagonal line connecting them at two points forty (40) feet on either side of from the intersection of the street curb lines or the edge lines of the roadways where curbing is not installed, property lines. See Standard Drawing ST-06.
 - b. For all roads, driveways, and other vehicular accesses or trafficways, the sight triangle shall also include all minimum required sight distance areas described in the AASHTO Policy on Geometric Design of Highway and Streets, latest edition.
 - a. ~~No structure in excess of three (3) feet in height shall be placed closer than 14 feet to a neighboring driveway.~~
2. ~~On street intersections where speed limits are greater than 35 mph all fences, walls, and hedges over three feet in height must be~~
 - a. ~~Outside the 40 foot triangle and either 10 feet off of the side property line, or~~
 - b. ~~18 feet from the edge of the closest 12 foot travel lane, or~~
 - c. ~~As per AASHTO Policy on Geometric Design of Highway and Streets regarding safe sight distances.~~
3. ~~Setbacks. All fences, walls, hedges, or similar devices must be placed within property boundaries and always outside the planned road right of way.~~
- 4.2. Height measurement. For purposes of this section, height shall be measured from grade of the adjacent sidewalk or from the grade of the adjacent driving surface where sidewalk is not installed. Where there is a difference in the grade of the properties on either side of the fence or wall, the height of a fence or wall shall be measured from either side of the adjoining properties except that in any instance a three (3) foot height fence shall be measured from the higher side.

~~5.3.~~ Fire safety. There shall be no fence, wall, structure, or vegetation other than ground cover or hedge within three (3) feet of any fire hydrant.

~~6.~~ Hedge Definition for Clear Vision Area: single shrub planting shall not constitute a hedge if the closest distance between the foliage of any two (2) plants, over three feet in height, is and remains at least (20) feet apart except for that foliage above 6 foot in height. Hedges shall consist of nursery grade plants, shrubs, trees, grass, or similar landscaping materials.

~~7.4.~~ The portion of a sight triangle area within a park strip or unimproved right of way between the Roadway and/or sidewalks and fences are to and the areas near fire hydrants shall be maintained by the abutting property owner, with park strip areas maintained according to the requirements set forth in defined in Chapter 3, Article 6, Section 3-621 in this Code. Private fences, walls, structures, hedges, and similar vegetation and improvements shall not be installed within a public right of way, whether improved or unimproved.

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

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

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f. Vehicle Fueling Signs

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

3-714 Exceptions

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

3-718 Sign Definitions

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

~~Figure 3-718.12~~

10-102 Definitions

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

[renumber sections accordingly]