

ORDINANCE NO: O-2024-28

**AN ORDINANCE AMENDING HIGHLAND CITY DEVELOPMENT CODE
RELATED TO THE REQUIREMENT FOR COMMERCIAL COMPONENTS IN
PLANNED DEVELOPMENT DISTRICTS**

WHEREAS, Highland City is authorized to enact land use regulations that govern the use and development of property;

WHEREAS, Highland City has previously adopted regulations regarding planned developments that require each planned development district to include a commercial aspect;

WHEREAS, Highland City has previously adopted certain moderate income housing strategies and objectives as part of its general plan, which include the removal of the requirement for commercial aspects in planned developments;

WHEREAS, a duly noticed public hearing was held by the Planning Commission regarding the proposed amendments described herein on October 22, 2024, after which hearing the Commission recommended adoption of certain amendments to the regulations;

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 November 12, 2024;

WHEREAS, the Highland City Council desires to comply with its moderate income housing goals and amend its planned development regulations;

WHEREAS, the Highland City Council finds that the proposed amendments further the public welfare and are in the interest of the public.

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 All ordinances and parts and provisions thereof in conflict with this ordinance are repealed to the extent of such conflict.

SECTION 3. The City Recorder, under the supervision of the City Administrator and City Attorney, may make non-substantive corrections to any portion of this resolution and to the personnel policies referenced herein for grammatical, typographical, numbering, and consistency purposes in accordance with the expressed intent of the City Council.

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 12th day of November, 2024.



Kurt Ostler
Mayor

ATTESTED:



Stephannie Cottle
City Recorder



Exhibit A

Amendments to Chapter 3, Article 5, Planned Development (PD) District

3-500 Purpose

1. The purpose of the Planned Development (PD) District is to:
 - a. Promote the development of mixed use developments that include residential and non-residential development and developments that provide diversity of housing types.
 - b. Provide a process which relates the uses, architecture, design and scale of the project to the characteristics of the site and surrounding properties.
 - c. Require development to be supported by adequate utilities, transportation, and recreation areas to serve the development.
 - d. Minimize impact on existing or future adjacent development.
 - e. Encourage development that is consistent with the policies and the guidelines established in the General Plan.

2. PD zones are not intended for use for standard residential development, in situations where a proposed development is reasonably feasible under one of the City's existing zoning classifications ~~or in situations where the primary purpose is to obtain a relaxation of standards applicable to similar types of development in other zones.~~

3-510 Establishment Of A PD District

1. General Provisions.

~~A PD Districts shall only be located in the mixed use land use category.~~

a. All PD Districts ~~shall have~~ may have a mixed of uses, such as a mix of residential and non-residential uses, including office, retail, and business park uses, or a mix of residential housing types, including moderate income housing, single-family and multi-family housing, and senior housing uses. PD Districts with only non-residential uses are also permitted.

a.b. All PD Districts are expected to include a commercial or mixed-use (residential and non-residential) component, unless such component is not feasible or desirable for the proposed PD District, as determined by the city council in its discretion.

b.c. All approved plans (site plans, subdivisions, buildings, documents and permits, etc) shall conform to the approved PD Narrative.

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