

ORDINANCE NO. 2021-02

AN ORDINANCE OF THE HIGHLAND CITY COUNCIL AMENDING
HIGHLAND CITY DEVELOPMENT CODE IN SEVERAL SECTIONS AS
SHOWN IN FILENAME TA-20-18.

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 a public hearing on this Ordinance on December 8, 2020 and

WHEREAS, the City Council held a public hearing on this Ordinance on January 5, 2021.

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

SECTION 1. AMENDMENT "3-4102 Permitted Uses" of the Highland Development Code is hereby *amended* as follows:

R-1-40

3-4102 Permitted Uses

The following buildings, structures, and uses of land shall be permitted in the R-1-40 Zone upon compliance with requirements set forth in this Code:

...

14. Public buildings and grounds, including maintenance buildings, storage yards, storage structures, and repair shops subject to providing a courtesy notice to adjacent property owners.

15. Public parks and open space including appurtenances primarily associated with a public park as follows: playground equipment, pavilions, restrooms, temporary restrooms, benches, tables, outdoor athletic courts, outdoor athletic fields, outdoor sand pits, permanent barbecue pits/stands, and permanent accessory buildings associated with the maintenance of those grounds (if smaller than 1800 square feet (footprint), two (2) stories maximum), concessions (if associated with a sport park and attached to a restroom facility), and temporary facilities associated with temporary City held events subject to providing a courtesy notice to adjacent property owners..

SECTION 2. AMENDMENT "3-4108 Conditional Uses" of the Highland Development Code is hereby *amended* as follows:

R-1-40

3-4108 Conditional Uses

The following buildings, structures and uses of land shall be allowed in the R-1-40 Zone upon compliance with the provisions of this Section as well as other requirements of this Code and upon obtaining a conditional use permit as specified in Chapter 4 of this Code:

...

5. Churches, church grounds, and accessory buildings associated with the maintenance of those grounds, not including temporary facilities-public buildings and grounds, including storage

~~yards and repair shops.~~

~~6. — Permanent public maintenance buildings that may include storage yards, storage structures and repair shops.~~

~~7. Public parks and open space including appurtenances primarily associated with a public park as follows: playground equipment, pavilions, restrooms, temporary restrooms, benches, tables, outdoor athletic courts, outdoor athletic fields, outdoor sand pits, permanent barbeque pits/stands, and permanent accessory buildings associated with the maintenance of those grounds (if smaller than 1800 square feet (footprint), two (2) stories maximum), concessions (if associated with a sport park and attached to a restroom facility), and temporary facilities associated with temporary City held events.~~

Renumber subsections 8 through 12 as 6 through 10

SECTION 3. AMENDMENT “3-4202 Permitted Uses” of the Highland Development Code is hereby *amended* as follows:

R-1-20

3-4202 Permitted Uses

The following buildings, structures, and uses of land shall be permitted in the R-1-20 Zone upon compliance with requirements set forth in this Code:

...

12. Public buildings and grounds, including maintenance buildings, storage yards, storage structures, and repair shops.

13. Public parks and open space including appurtenances primarily associated with a public park as follows: playground equipment, pavilions, restrooms, temporary restrooms, benches, tables, outdoor athletic courts, outdoor athletic fields, outdoor sand pits, permanent barbeque pits/stands, and permanent accessory buildings associated with the maintenance of those grounds (if smaller than 1800 square feet (footprint), two (2) stories maximum), concessions (if associated with a sport park and attached to a restroom facility), and temporary facilities associated with temporary City held events.

SECTION 4. AMENDMENT “3-4208 Conditional Uses” of the Highland Development Code is hereby *amended* as follows:

R-1-20

3-4208 Conditional Uses

The following buildings, structures and uses of land shall be allowed in the R-1-20 Zone upon compliance with the provisions of this Section as well as other requirements of this Code and upon obtaining a conditional use permit as specified in Chapter 4 of this Code:

...

~~5. — Permanent public maintenance buildings that may include storage yards, storage structures and repair shops.~~

~~6. Public parks and open space including appurtenances primarily associated with a public park as follows: playground equipment, pavilions, restrooms, temporary restrooms, benches, tables, outdoor athletic courts, outdoor athletic fields, outdoor sand pits, permanent barbeque pits/stands, and permanent accessory buildings associated with the maintenance of those grounds (if smaller than 1800 square feet (footprint), two (2) stories maximum), concessions (if associated with a sport park and attached to a restroom facility), and temporary facilities associated with temporary City held events.~~

Renumber subsections 7 through 10 as 5 through 8

SECTION 5. AMENDMENT “3-4252 Permitted Uses” of the Highland Development Code is hereby *amended* as follows:

R-1-30

3-4252 Permitted Uses

The following buildings, structures, and uses of land shall be permitted in the R-1-30 Zone upon compliance with requirements set forth in this Code:

...

13. Public buildings and grounds, including maintenance buildings, storage yards, storage structures, and repair shops.

14. Public parks and open space including appurtenances primarily associated with a public park as follows: playground equipment, pavilions, restrooms, temporary restrooms, benches, tables, outdoor athletic courts, outdoor athletic fields, outdoor sand pits, permanent barbeque pits/stands, and permanent accessory buildings associated with the maintenance of those grounds (if smaller than 1800 square feet (footprint), two (2) stories maximum), concessions (if associated with a sport park and attached to a restroom facility), and temporary facilities associated with temporary City held events.

SECTION 6. AMENDMENT “3-4258 Conditional Uses” of the Highland Development Code is hereby *amended* as follows:

R-1-30

3-4258 Conditional Uses

The following buildings, structures and uses of land shall be allowed in the R-1-30 Zone upon compliance with the provisions of this Section as well as other requirements of this Code and upon obtaining a conditional use permit as specified in Chapter 4 of this Code:

...

~~4. Permanent public maintenance buildings that may include storage yards, storage structures and repair shops.~~

~~5. Public parks and open space including appurtenances primarily associated with a public park as follows: playground equipment, pavilions, restrooms, temporary restrooms, benches, tables, outdoor athletic courts, outdoor athletic fields, outdoor sand pits, permanent barbeque pits/stands, and permanent accessory buildings associated with the maintenance of those grounds (if smaller than 1800 square feet (footprint), two (2) stories maximum), concessions (if associated with a sport park and attached to a restroom facility), and temporary facilities associated with temporary City held events.~~

Renumber subsections 6 through 8 as 4 through 6

SECTION 7. That the Mayor, the City Administrator, the City Recorder and the City Attorney are hereby authorized and directed to execute all documents and take all steps necessary to carry out the purpose of this Ordinance.

SECTION 8: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 9: 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 10: EFFECTIVE DATE This Ordinance shall be in full force and effect from January 5, 2021 and after the required approval and publication according to law.

PASSED AND ADOPTED by the Highland City Council, January 5, 2021

HIGHLAND CITY, UTAH



Rodney W. Mann, Mayor

ATTEST:



Stephannie Cottle, City Recorder

COUNCILMEMBER	YES	NO	
Timothy A. Ball	<input type="checkbox"/>	<input type="checkbox"/>	Absent
Brittney P. Bills	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Kurt Ostler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Kim Rodela	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Scott L. Smith	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

