

## **ORDINANCE NO. O-2025-21**

### **AN ORDINANCE AMENDING HIGHLAND CITY DEVELOPMENT CODE RELATED TO WELL DRILLING CONDITIONAL USES**

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's Development Code currently authorizes drilling wells as a conditional use in certain residential zones;

WHEREAS, Highland City also has adopted a Public Utility zone and adopted regulations that require that all utility-type facilities that provide utility service to property beyond the property where the facility is located, including culinary and secondary water facilities, to be located in the Public Utility zone;

WHEREAS, Highland City Council desires to amend its code to resolve the inconsistency in these regulations and provide consistent regulations for well drilling;

WHEREAS, a duly noticed public hearing was held by the Planning Commission regarding the proposed amendments described herein on October 28, 2025, 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 November 18, 2025;

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 All ordinances and parts and provisions thereof in conflict with this ordinance are repealed to the extent of such conflict.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 ordinance 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  
18th day of November 2025.



Kurt Ostler  
Mayor

ATTESTED:



Stephannie Cottle  
City Recorder



## Exhibit A

### **[R-1-40] 3-4108 Conditional Uses ...**

3. Authorized conditional uses: ...

~~f. Drilling wells~~

....

### **[R-1-20] 3-4108 Conditional Uses ...**

3. Authorized conditional uses: ...

~~f. Drilling wells.~~

### **[R-1-30] 3-4258 Conditional Uses ...**

2. All conditional uses shall landscape 35% of their site and comply with parking requirements as determined by the Land Use Authority. ...

~~e. Drilling wells for water.~~

### **[P-U] 3-41002 Conditional Uses**

The only uses allowed within the P-U Zone shall be Conditional Uses which satisfy the primary intent or purpose for the Zone. All such conditional uses may be subject to additional conditions considered appropriate and necessary by the conditional use Land Use Authority, in accordance with Section 3-622 and Chapter 4 of this Code. Those uses which are incompatible with the desired land use for the P-U Zone are prohibited. Any associated structure(s) requested within this zone shall be uninhabitable with the exception of routine maintenance. The following list of uses may be permitted within the Public Utility Zone with a Conditional Use permit:

1. Water Storage Tanks
2. Pumping Stations
3. Power Substations
4. Irrigation Reservoirs
5. Telephone Switching Facilities
6. Sewer Lift Stations
- ~~6-7.~~ Water Wells