

HIGHLAND CITY DEVELOPMENT CODE

CHAPTER 1

GENERAL PROVISIONS

- 1-101: Title
- 1-102: Intent and Purpose
- 1-103: Interpretation

1-101: Title. This Ordinance shall be known and may be cited as the Development Code of Highland City, Utah.

1-102: Intent and Purpose. It is the intent of the City Council of Highland City, Utah to avail itself of the powers granted under Sections 10-9-101 to 10-9-1003; 57-8-35; and 10-2-401 to 10-2-423 Utah Code Annotated 1953, as amended, in a manner that will promote the health, safety, morals, convenience, order, prosperity, and general welfare of the present and future inhabitants of Highland, and to this end:

- (1) To encourage and facilitate orderly growth and development within the City.
- (2) To secure economy in municipal expenditures and to facilitate adequate provision for transportation, water, sewerage, parks, schools and other public requirements.
- (3) To lessen congestion in the streets, prevent the overcrowding of land, and provide adequate light and air.
- (4) To secure safety from fires, floods, traffic hazards and other dangers.
- (5) To stabilize and improve property values.
- (6) To protect the tax base.
- (7) To promote the development of a more attractive, wholesome and serviceable City.
- (8) To create conditions favorable to prosperity, civic activities and recreational, educational, and cultural opportunities.

1-103: Interpretation. In interpreting and applying this Code, the provisions thereof shall be held to be the minimum requirements needed to promote the public health, safety, morals, convenience, order, prosperity, and general welfare of the present and future inhabitants of the City.

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CHAPTER 2

MUNICIPAL PLANNING

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ARTICLE 1

GENERAL PLAN

- 2-101: General Plan
- 2-102: Plan Preparation
- 2-103: Plan Adoption
- 2-104: Effect of General Plan on Public Uses

2-101: General Plan. The City Council may determine the comprehensiveness, extent, and fullness of the General Plan. In order to accomplish the purposes set forth in this Code, the City shall prepare and adopt a comprehensive, long-range General Plan for:

- (1) present and future needs of the city.
- (2) growth and development of the land within the city or any part of the city.
- (3) health, general welfare, safety, energy conservation, transportation, prosperity, civic activities, aesthetics, and recreational, educational, and cultural opportunities.
- (4) the reduction of the waste of physical, financial, or human resources that result from either excessive congestion or excessive scattering of population.
- (5) the efficient and economical use, conservation, and production of the supply of food and water, or drainage, solid waste, sanitary and other facilities, services and resources.
- (6) the use of energy conservation and solar and renewable energy resources.
- (7) the protection of urban development.
- (8) the protection and promotion of air quality.

2-102: Plan Preparation.

- (1) The Planning Commission shall make and recommend to the City Council a proposed General Plan for the area within the city.
- (2) The General Plan may include areas outside the boundaries of the city if, in the Planning Commission's judgment, such areas are related to the planning of the City's territory.
- (3) Except as may be otherwise provided by law, when the plan of the City involves territory outside the boundaries of the City, the City shall not take action effecting such territory except with the concurrence of the County or other affected municipalities.
- (4) The General Plan, with the accompanying maps, plats, charts, and descriptive and explanatory material, shall show the Planning Commission's recommendations for the development of the territory covered by the plan, and may include, among other things:
 - (a) a land use element that:
 - (i) designates the proposed general distribution and location and permitted or conditional uses of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate; and

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- (ii) may include a statement of the standards of population density and building intensity recommended for the various land use categories covered by the plan;
- (b) a transportation and circulation element consisting of the general location and extent of existing and proposed arterial and collector streets, mass transit, and any other modes of transportation that are appropriate, all correlated with the land use element of the plan;
- © an environmental element that addresses:
 - (i) the protection, conservation, development, and use of natural resources, including the quality of air, soils, rivers and other waters, wildlife, minerals, and other natural resources; and
 - (ii) the reclamation of land, flood control, prevention and control of the pollution of streams and other waters, regulation of the use of land on hillsides, stream channels and other environmentally sensitive areas, the prevention, control, and correction of the erosion of soils, protection of watersheds and wetlands, and the mapping of known geologic hazards;
- (d) a public services and facilities element showing general plans for sewage, waste disposal, drainage, local utilities, rights-of-way, easements and facilities for them, police and fire protection, and other public services;
- (e) a rehabilitation, redevelopment, and conservation element consisting of plans and programs for:
 - (i) historic preservation; and
 - (ii) the elimination of blight and for redevelopment, including housing sites, business and industrial sites, and public building sites;
- (f) an economic element composed of appropriate studies and an economic development plan that may include review of city revenue and expenditures, revenue sources, identification of base industry, poverty in secondary market areas, employment, and retail sales activity;
- (g) recommendations for implementing the plan, including the use of zoning ordinances, subdivision ordinances, capital improvement plans, and other appropriate actions; and
- (h) any other elements that the Planning Commission or City Council considers appropriate.

2-103: Plan Adoption.

- (1) After completing a proposed General Plan for all or part of the area within the City, the Planning Commission shall schedule and hold a public hearing on the proposed plan.
- (2) The Planning Commission shall provide reasonable notice of the public hearing at least 14 days before the date of the hearing. Reasonable notice is the notice required by Section 9-102 (3) (c).
- (3) After the public hearing, the Planning Commission may make changes to the proposed General Plan.
- (4) The Planning Commission shall then forward the proposed General Plan to the City Council.
- (5) The City Council shall hold a public hearing on the proposed General Plan recommended to it by the Planning Commission.
- (6) The City Council shall provide reasonable notice of the public hearing at least 14 days before the date of the hearing. Reasonable notice is the notice required by Section 9-602(3)(c).
- (7) After the public hearing, the City Council may make any modifications to the proposed General Plan that it considers appropriate.
- (8) The City Council may:
 - (a) adopt the proposed General Plan without amendment;
 - (b) amend the proposed General Plan and adopt or reject it as amended; or
 - © reject the proposed General Plan.
- (9) The City Council may amend the General Plan by following the procedures required by this Code.

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2-104: Effect of General Plan on Public Uses.

- (1) After the City Council has adopted a General Plan or any amendments to the General Plan, no street, park, or other public way, ground, place, or space, no publicly owned building or structure, and no public utility, whether publicly or privately owned, may be constructed or authorized unless and until it conforms to the plan or it has been considered by the Planning Commission, and after receiving the advice of the Planning Commission, approved by the City Council as an amendment to the General Plan.
- (2) Before accepting, widening, removing, extending, relocating, narrowing, vacating, abandoning, changing the use, acquiring land for, or selling or leasing any street or other public way, ground, place, property, or structure, the City Council shall submit the proposal to the Planning Commission for its review and recommendations.
- (3) If the City Council approves any of the items contained in paragraph (2) above, it shall also amend the General Plan.