



## AGENDA

### HIGHLAND CITY PLANNING COMMISSION Tuesday, March 22, 2011 – Regular Meeting 7:30 p.m.

Highland City Council Chambers, 5400 West Civic Center Drive, Highland Utah

#### **CALL TO ORDER:** Tim Irwin, Chair

- Attendance – Tim Irwin, Chair
- Invocation – Commissioner Trixie Williams
- Pledge of Allegiance – Commissioner Steve Rock

#### **OATH OF OFFICE**

#### **APPEARANCES:**

Time has been set aside for the public to express their ideas, concerns, and comments on non-agenda items. Speakers will be limited to two (2) minutes.

#### **WITHDRAWALS AND CONTINUANCES:**

#### **PUBLIC HEARING ITEMS:**

1. GP-11-02 The Highland City Council is requesting to amend General Plan Recommended Transportation Network Map to show the alignment of the Murdock Connector. The Murdock Connector provides an east-west corridor connecting the North County Boulevard (4800 West) at the Harvey Boulevard alignment in Cedar Hills to the Alpine Highway (SR 74) at the 9680 North alignment in Highland (Highland City – 4800 South/SR74 East-West Connector Road). *Legislative.*
2. TA-11-06 The Highland City Planning Commission is requesting an amendment to Section 3-4102.7 Keeping of Large Animals to increase the number of large animals from two (2) to three (3) on lots with a minimum area of 30,000 square feet. *Legislative. Legislative.*

#### **OTHER BUSINESS:**

**APPROVAL OF MINUTES:**

3. February 22, 2011 – Regular Meeting

**PLANNING STAFF REPORT:**

- City Council Action Update:
  - FP-11-02 Highland Marketplace Plat Amendment
  - TA-11-05 Temporary Uses
  - CU-11-02 Ivory Homes Model Homes

**COMMISSION COMMENTS AND SUGGESTIONS:**

**ADJOURNMENT:**

NEXT MEETING: April 12, 2011 at 7:00 pm City Council Chambers

*Legislative: An action of a legislative body to adopt laws or polices.*

*Administrative: An action reviewing an application for compliance with adopted laws and polices.*

**FOR SPECIAL ACCOMMODATIONS**

Any individual with a qualified disability may request a reasonable accommodation by contacting the City Recorder at (801) 772-4506 at least 48 hours prior to the Commission meeting.

**CERTIFICATE OF POSTING**

The undersigned does hereby certify that the above agenda notice was posted in three public places within Highland City limits on this 3rd day of February, 2011. These public places being bulletin boards located inside the City offices and located in the Highland Justice Center, 5400 W. Civic Center Drive, Highland, UT; and the bulletin board located inside Lone Peak Fire Station, Highland, UT. On this 3rd day of February, 2011 the above agenda notice was sent by email to local newspapers located in Utah County and posted on the Highland City website at [www.highlandcity.org](http://www.highlandcity.org).

Gina Peterson, City Recorder

<b>HIGHLAND CITY                      PLANNING COMMISSION MEETING                      MARCH 22, 2011</b>			
<b>REQUEST:</b>	PUBLIC HEARING – The Highland City Council is requesting to amend General Plan Recommended Transportation Network Map to show the alignment of the Murdock Connector. (Highland City – 4800 South/SR74 East-West Connector Road). (GP-11-01)		
<b>APPLICANT:</b>	Highland City Council		
<b>FISCAL IMPACT:</b>	None		
<b>GENERAL PLAN DESIGNATION</b> Land Use: Mixed Use and Low Density Residential Murdock Connector: 3-Lane Major Collector Proposed	<b>CURRENT ZONING</b> R-1-40	<b>ACREAGE</b> N/A	<b>LOCATION</b> The Murdock Connector provides an east-west corridor connecting the North County Boulevard (4800 West) at the Harvey Boulevard alignment in Cedar Hills to the Alpine Highway (SR 74) at the 9680 North alignment in Highland

**BACKGROUND:**

On February 22, 2011, the Highland City Council approved an interlocal agreement with Utah County for the construction of the Murdock Connector. The Development Code requires that public expenditures be consistent with the General Plan. As a result, the City Council directed staff to prepare a general plan amendment so that the alignment on the Recommended Transportation Network Map is consistent with the current design.

A general plan amendment is a legislative process.

**SUMMARY OF REQUEST:**

1. The request is to amend General Plan Recommended Transportation Network Map to show the revised alignment of the Murdock Connector to be consistent with the current design of the road.
2. Currently, the west end of the road is shown intersection SR 74 at the north end of the Fox Hollow golf course in American Fork City. The proposed alignment shows the west end of the road intersection SR 74 in-between the American Fork City pressurized irrigation pond and the south end of the Pheasant Hollow Subdivision in Highland City. Two homes in the Pheasant Hollow Subdivision have been purchased to accommodate the new alignment.
3. The Murdock Connector is shown as a proposed 3-Lane Major Collector on the Recommended Transportation Network Map. The road as designed is anticipated to be a thirty (30) feet asphalt roadway on a forty (40) foot right of way without sidewalk east of the Murdock canal crossing and two 18 foot asphalt roadways with a twelve (12) foot asphalt trail on a seventy-six (76) foot

4. The Recommended Transportation Network Map includes an east-west connection through Highland Glen Park. This amendment does not address this connection.

#### **ANALYSIS:**

- The goal of the Transportation Element is to provide a road system that is safe, functions efficiently and accommodates peak hour traffic volumes. Currently SR 92 is the only east-west connection through the city. Existing development prohibits the construction of an east-west connection without substantial costs. The Murdock Connector alignment is primarily located on vacant land or through existing easements.
- The Murdock Connector has been identified and funded as a regional transportation project by the Mountainland Association of Governments.
- The purpose of the amendment is to show the revised alignment of the Murdock Connector to be consistent with the current design of the road to allow the expenditure of public funds. In addition, the amendment will show the west end of the road all within Highland City.
- The road design includes a regional trail connection that will connect the Murdock Canal Trail to regional systems in Cedar Hills and Pleasant Grove.
- The road design will also address land use compatibility.

#### **CITIZEN PARTICIPATION:**

A notice of the Planning Commission hearing was published in the Daily Herald on March 6, 2011. Notice to affected properties was mailed on March 8, 2011. This was sent to 133 property owners and/or affected entities. No comments have been received.

#### **FINDINGS:**

The proposed amendment meets the following findings:

- The amendment is consistent with the overall intent of the 2008 General Plan and other adopted plans, codes, and ordinances.
- The amendment is consistent with the interlocal agreement between Utah County and the current design of the road.

**RECOMMENDATION AND PROPOSED MOTION:**

The Planning Commission should conduct a public hearing and recommend approval of the proposed amendment.

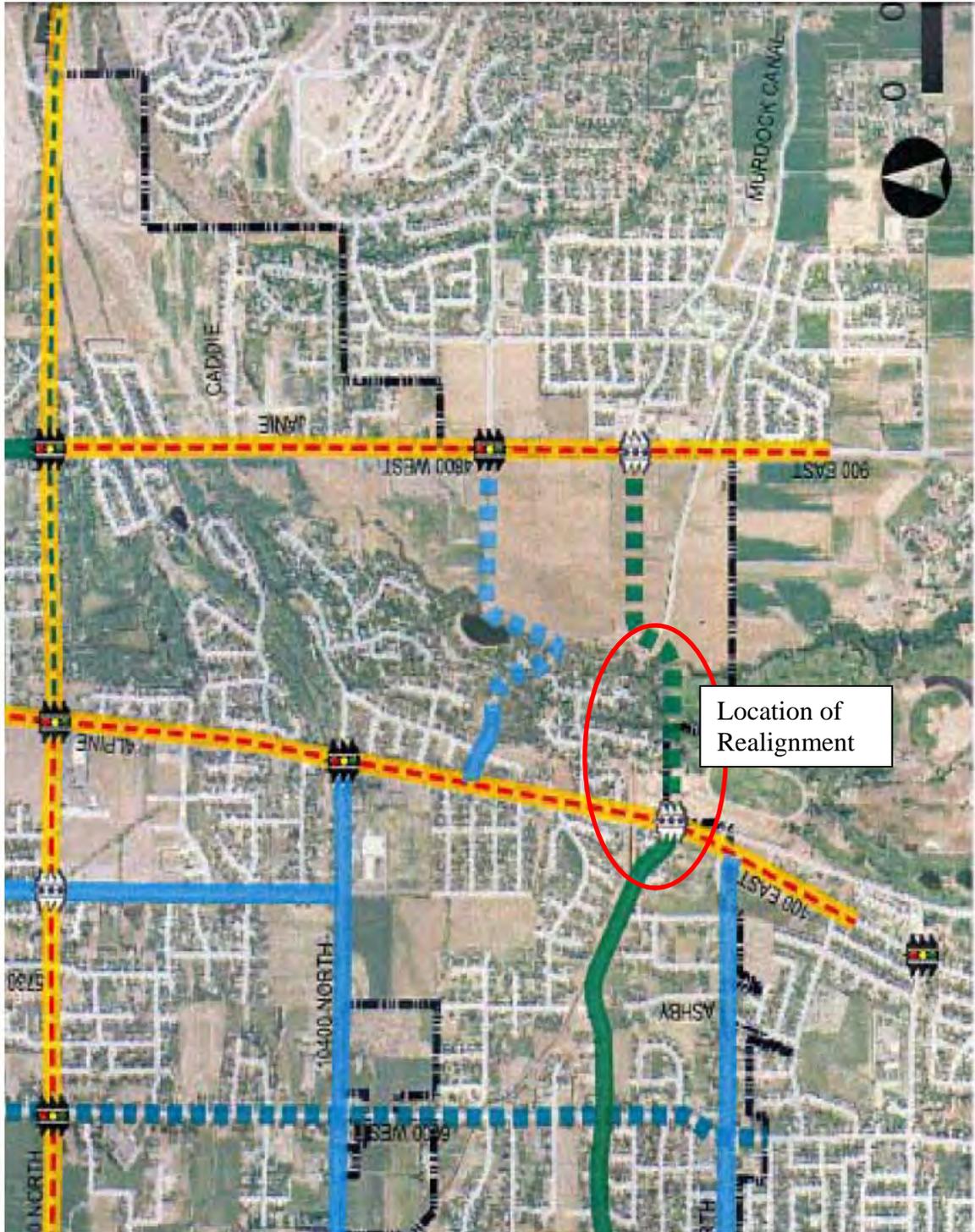
I move that the Planning Commission accept the findings and recommend **APPROVAL** of the case GP-11-01, a request to amend the Murdock Connector alignment.

**ATTACHMENTS:**

- Attachment A – Existing Alignment
- Attachment B – Proposed Alignment

Existing Murdock Connector Alignment

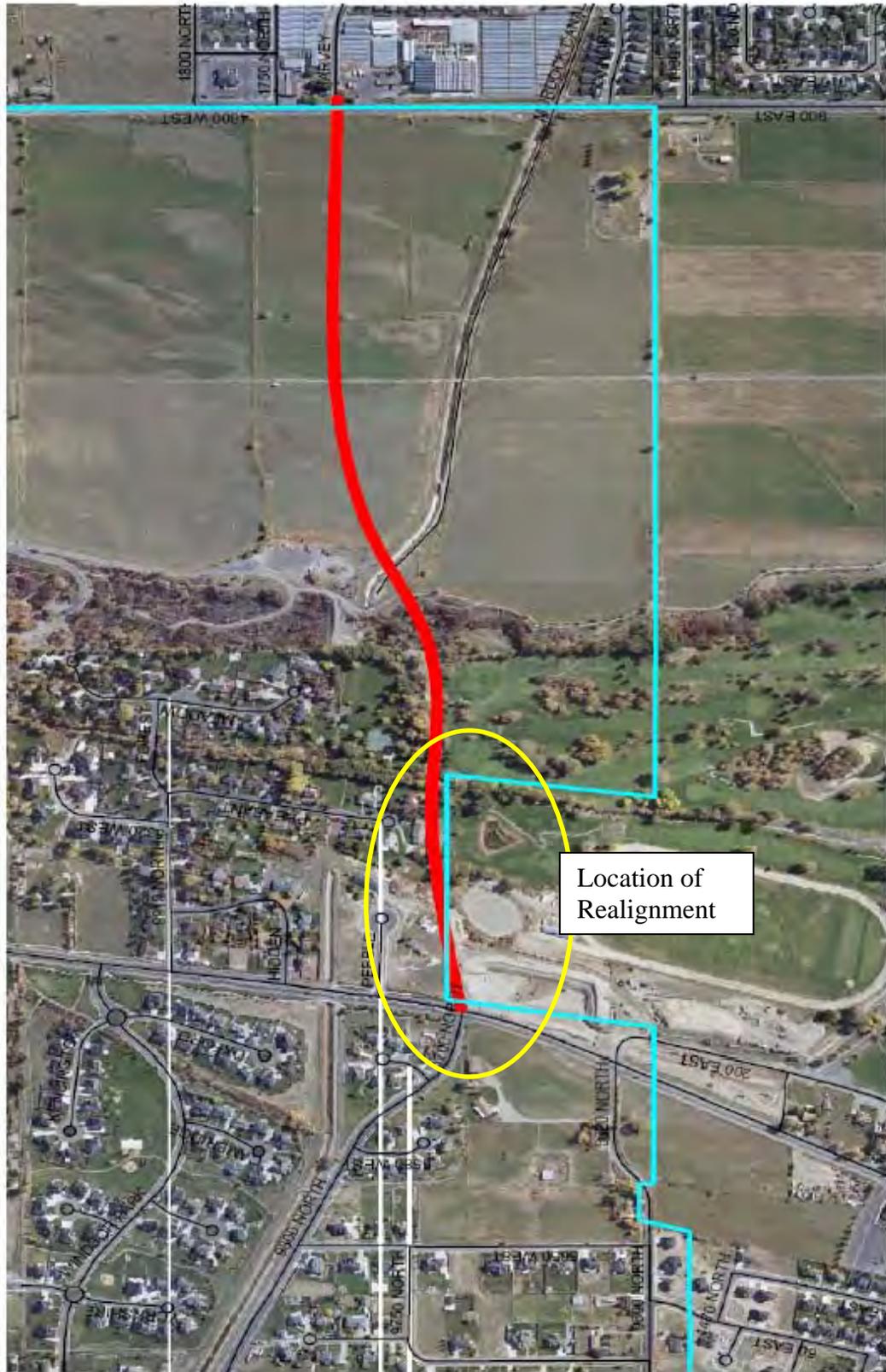
ADOPTED WITH THE GENERAL PLAN FEBRUARY 2008  
ROAD ALIGNMENT



Adopted February 19, 2008

Proposed Murdock Connector Alignment

— PROPOSED ROAD ALIGNMENT  
WITH A GENERAL PLAN AMENDMENT



<b>HIGHLAND CITY            PLANNING COMMISSION MEETING            MARCH 22, 2011</b>			
<b>REQUEST:</b>	PUBLIC HEARING – An amendment to Section 3-4102.7 Keeping of Large Animals to increase the number of large animals from two (2) to three (3) on lots with a minimum area of 30,000 square feet. (TA-11-06)		
<b>APPLICANT:</b>	Planning Commission		
<b>FISCAL IMPACT:</b>	None		
<b>GENERAL PLAN DESIGNATION</b>	<b>CURRENT ZONING</b>	<b>ACREAGE</b>	<b>LOCATION</b>
N/A	N/A	N/A	R-1-40 District

**BACKGROUND:**

At the February 8, 2011, Planning Commission meeting seven (7) residents asked the Commission to consider a change to the R-1-40 District to increase the number of large animals on a 30,000 square foot lot from two to three. The Commission directed staff to bring back the item for discussion (Attachment C).

On February 22, 2011, the Planning Commission decided to initiate an amendment to increase the number of large animals from two (2) to three (3) on lots with a minimum 30,000 square feet (Attachment D).

When the City was incorporated in 1977 there was no limit to the number of large animals a property owner could have. This was changed in 1981 to allow two (2) large animals per acre. There was also a requirement for a lot to have a minimum of 40,000 square feet. In 1990, the Development Code was changed to the current regulations. The current regulations are based on total lot size and do not distinguish between areas used for the home or other buildings and areas dedicated to the use of animals.

A development code amendment is a legislative process.

**SUMMARY OF REQUEST:**

1. Large animals are currently permitted in the R-1-40 and R-1-20 Districts as follows:

“No large animal shall be kept on a lot of less than 30,000 square feet in area. Two (2) large animals may be kept on a lot with a minimum area of 30,000 square feet and four (4) large animals may be kept on a lot with a minimum area of 40,000 square feet. One additional large animal may be kept on a lot for each 10,000 square feet of area of the lot in excess of 40,000 square feet.”

2. The proposed amendment will allow three (3) large animals to be kept on lots with a minimum area of 30,000 square feet.

3. The Development Code defines a large animal as: a as a cow, horse, sheep or goat. A small animal is defined as a chicken, duck, turkey, rabbit and other animals of similar size.

#### **ANALYSIS:**

- Staff researched the zoning ordinances of Alpine, American Fork, Lehi, and Pleasant Grove. The results are summarized as follows:
  - Alpine allows one (1) horse or cow for every 10,000 square feet with a maximum of five (5) animals.
  - American Fork allows one (1) livestock animal for each 10,000 square feet of area dedicated.
  - Lehi allows two (2) horses per acre.
  - Pleasant Grove requires a minimum of 10,000 square feet of dedicated area is need per horse with a maximum of two (2) per acre.
- The opinion regarding the amount of land needed per large animal varies throughout the country. The factors considered included whether or not pastures are used as the main source of food. If the pasture is used as the main source of food, larger amounts of land are needed. If food is provided through a combination of pasture and supplemental feed, smaller amounts of land are needed. Large animals can also live in confined areas where the main source of food is supplemented.
- The key issue relating to the number of animals is land use compatibility. Often times there are conflicts between rural and suburban uses. This is commonly due to odor, animal waste, the nature of rural uses in general and how the animals are cared for. Compatibility is often addressed by regulating the location of barns and other animal shelters on the property. The Development Code requires that shelters for large animals are required to be setback a minimum of 100 feet from adjacent dwelling units, 75 feet from the owner's home, 10 feet from a side or rear property line, 30 feet from any street, and 10 feet from any trail. The Development Code cannot regulate how animals are kept on site.
- Although important, health issues are not regulated through zoning regulations. Animal neglect issues are addressed by the Police Department.

#### **CITIZEN PARTICIPATION:**

A notice of the Planning Commission hearing was published in the Daily Herald on March 6, 2011. A petition with 146 signatures in support of the amendment was submitted to the Planning Commission at the February 22, 2011 meeting (Attachment E). One letter in opposition of the amendment was submitted on February 23, 2011 (Attachment F).

#### **RECOMMENDATION:**

The Planning Commission should conduct a public hearing and determine if:

- The proposed amendment is consistent with the purpose of the Development Code.

- The proposed amendment will not adversely affect the community.
- The proposed amendment will result in compatible land use relationships.
- The proposed amendment is needed to update the Zoning Ordinance.

If the Planning Commission determines that the amendment is in the best interest of the community, the Commission should draft findings and recommend approval of the proposed amendment.

**ATTACHMENTS:**

- Attachment A – Proposed Amendment
- Attachment B – Adjacent City Regulations
- Attachment C – Draft Minutes of the February 8, 2011 Planning Commission Meeting
- Attachment D – Draft Minutes of the February 22, 2011 Planning Commission Meeting
- Attachment E – February 22, 2011 Petition of Support
- Attachment F – February 23, 2011 Letter of Opposition

**Proposed Amendment**

Section 3-4102.7.c

No large animal shall be kept on a lot of less than 30,000 square feet in area. ~~Two (2)~~ Three (3) large animals may be kept on a lot with a minimum area of 30,000 square feet and four (4) large animals may be kept on a lot with a minimum area of 40,000 square feet. One additional large animal may be kept on a lot for each 10,000 square feet of area of the lot in excess of 40,000 square feet. No small animal shall be kept on a lot of less than 20,000 square feet. No more than twelve (12) small animals shall be kept per 20,000 square feet of lot area. In determining the number of animals allowed on any lot based on its area, no proration of numbers shall be allowed within the area increments specified in this paragraph. Pigs shall not be kept on any lot.

**Adjacent City Regulations**

<b>City</b>	<b>Regulation</b>
Highland	Minimum of 30,000 square feet. Two large animals may be kept on a lot with a minimum area of 30,000 square feet and four large animals may be kept on a lot with a minimum area of 40,000 square feet. One additional large animal may be kept on a lot for each 10,000 square feet of area of the lot in excess of 40,000 square feet.
Alpine	Minimum of 10,000 square feet. One horse or cow for every 10,000 square feet with a maximum of five animals.
American Fork	One horse for each 10,000 square feet of Livestock Management Area.
Lehi	Two horses per acre.
Pleasant Grove	A minimum of 10,000 square feet of dedicated area is need per animal with a maximum of two per acre.

## **Excerpt of the Draft Minutes of the February 8, 2011 Planning Commission Meeting**

**PRESENT:** Commissioner: Kelly Sobotka  
Commissioner: Roger Dixon  
Commissioner: Tim Irwin  
Commissioner: Abe Day  
Commissioner: Jay Roundy  
Alternate Commissioner: Trixie Williams

**EXCUSED:** Commissioner: Steve Rock  
Commissioner: Christopher Kemp

### **A. PUBLIC APPEARANCES**

Tim Irwin invited comments from the public regarding items not on the agenda.

Kymerlee Richins, a resident of Highland since 1998. She would like to propose a change to the R-1-40 zone regarding large animals. She would like to change the 30 thousand square foot language from two animals to three animals, leave the 40 thousand square foot with four animals and so on as the acreage accrues as currently stated in the code.

Abe Day inquired as to the reasoning behind the proposed change.

Kymerlee Richins stated that when she first moved to Highland, she had more horses than what was allowed on her property and so she has been boarding them elsewhere. Having them boarded elsewhere has been a financial burden; this change will allow her to have her animals on her property. She also feels that if the space is well kept with stalls, there is no reason why there cannot be more animals per square foot.

David Larsen stated it was his father that originally developed this subdivision in 1974 while it was still under the county. At that time the subdivision had covenants that allowed a maximum of 4 large animals. He feels that this subdivision should be grandfathered in and be allowed what was originally granted. Some of the lots are over an acre and the others are about  $\frac{3}{4}$  of an acre. He feels it limits them and does not allow them to have horses for their kids and as has been stated it is expensive to have them boarded elsewhere.

Tim Irwin inquired as to how Kymerlee found out that she was in non compliance to the ordinance.

Kymerlee Richins stated that she has had several warnings by the city off a complaint from a neighbor that is not part of this subdivision.

David Larsen read from the restrictive covenants of the original subdivision. "All livestock are to be properly fenced, housed, sanitary conditions are to be maintained at all times. No condition will be

Kelly Sobotka asked if Kymberlee was asking for this change specifically for her neighborhood or for the city as a whole.

David Larsen stated they are asking for a variance for just their neighborhood to maintain the covenants that it had before the city incorporated.

Kymberlee Richins stated that when she approached her neighbors in support of this change she did not know about the covenants and neither did most of her neighbors.

Jay Roundy inquired if the number of horses that the county previously allowed had been maintained the entire time in that neighborhood.

David Larsen stated that it had been maintained up until four years ago when the city made them remove their horses.

Tim Irwin stated that this would require the Planning Commission to review the code and make a recommendation to the City Council for a change. What he would like to know from the commission if there was interest in placing this issue on a future agenda.

Trixie Williams stated that it was her understanding there is a large file of information on what went into the decision making process to set that number per acre and feels it would be important to have access to that information as they review this request.

Tim Irwin asked if the applicant would provide the staff with a copy of those CC&R's and direct staff place this on a future agenda.

Nathan Crane voiced his preference in bringing this back as a discussion item in order to talk about pro's and con's and stated there are two different directions they could take, 1) bring back as a future discussion item at the next agenda, talk about the item in depth, and Commission give staff some direction as to how they would like the recommendation to the City Council, then it would come back and hold a public hearing at another meeting or 2) they can advertise and have the public hearing and hold the discussion at the same time. Nathan would prefer to have some discussion and direction prior to the public hearing.

Tim Irwin stated he would like to see it be placed on the next agenda for discussion and go forward with a public hearing and recommendation after that time.

Hearing no further comments Tim Irwin continued with the scheduled agenda items.

## Excerpt of the Draft Minutes of the February 22, 2011 Planning Commission Meeting

**PRESENT:** Commissioner: Kelly Sobotka  
Commissioner: Roger Dixon  
Commissioner: Tim Irwin  
Commissioner: Abe Day  
Commissioner: Jay Roundy  
Commissioner: Christopher Kemp  
Alternate Commissioner: Trixie Williams

**EXCUSED:** Commissioner: Steve Rock

### DISCUSSION – Proposal to Amend the Highland City Development Code with regard to Animal Regulations in the R-1-40 zone TA-11-06 (Agenda Item 5)

The Highland City Planning Commission is requesting an amendment to Section 3-4102.7 Keeping of Large Animals to increase the number of large animals from two to three on lots with a minimum area of 30,000 square feet.

At the February 8, 2011 Planning Commission meeting some residents asked the Commission to consider a change to the R-1-40 zone to increase the number of large animals on a 30,000 square foot lot from two to three. The Commission directed staff to bring back the item for discussion.

Large animal regulations have been changed since the incorporation of the City. When the City was incorporated in 1977 there was no limit to the number of large animals a property owner could have. This was changed in 1981 to allow 2 large animals per acre. There was also a requirement for a lot to have a minimum of 40,000 square feet. The Development Code was changed in 1990 to the current regulations as follows:

#### 8. Keeping of animals subject to the following requirements:

- (a) All large animals shall be provided shelter or cover. The shelter or cover where animals are normally fed, watered, and corralled shall be at minimum of one hundred (100) feet from any residence, except that it may be a minimum of seventy-five (75) feet from the animal owner's residence.
- (b) All large animals shall be enclosed in a fence and no part of the enclosure shall be nearer than twenty (20) feet from any residential structure.
- (c) No large animal shall be kept on a lot of less than 30,000 square feet in area. Two (2) large animals may be kept on a lot with a minimum area of 30,000 square feet and four (4) large animals may be kept on a lot with a minimum area of 40,000 square feet. One additional large animal may be kept on a lot for each 10,000 square feet of area of the lot in excess of 40,000 square feet. No small animal shall be kept on a lot of less than 20,000 square feet. No more than twelve (12) small animals shall be kept per 20,000 square feet of lot area. In determining the number of animals allowed on any lot based on

- (d) Pigs shall not be kept on any lot.

The animal regulations are the same in the R-1-40 and R-1-20 zoning districts. The current regulations are based on total lot size and do not distinguish between areas used of structures and areas dedicated to the use of the animals.

Shelters for large animals are required to be setback a minimum of 100 feet from adjacent dwelling units, 75 feet from the owner's home, 10 feet from a side or rear property line, 30 feet from any street, and 10 feet from any trail.

The Development Code defines a large animal as: a as a cow, horse, sheep or goat. A small animal is defined as a chicken, duck, turkey, rabbit and other animals of similar size.

Development Code amendments are approved by the City Council upon a recommendation from the Planning Commission. The Planning Commission holds a public hearing prior to making a recommendation. A notice of a public hearing is required to be placed in the newspaper a minimum of fourteen days prior to the meeting. If the Commission chooses to proceed with the amendment, staff will advertise for the public hearing. It is anticipated that the public hearing will be held on March 22, 2011.

A development code amendment is a legislative process.

#### DISCUSSION:

1. Staff researched the zoning ordinances of Alpine, American Fork, Lehi, and Pleasant Grove. The results are summarized as follows:

- Alpine allows one horse or cow for every 10,000 square feet with a maximum of five animals.
- American Fork allows one livestock animal for each 10,000 square feet of area dedicated.
- Lehi allows two horses per acre.
- Pleasant Grove requires a minimum of 10,000 square feet of dedicated area is need per horse with a maximum of two per acre.

2. The opinion regarding the amount of land needed per large animal varies throughout the country. The factors considered included whether or not pastures are used as the main source of food. If the pasture is used as the main source of food, larger amounts of land are needed. If food is provided through a combination of pasture and supplemental feed, smaller amounts of land are needed. Large animals can also live in confined areas where the main source of food is supplemented.

3. Staff believes the key considerations are:

- How do we ensure land use compatibility between adjacent properties that do not have large animals and those that do?
- What is the impact of three large animals versus two large animals on adjacent property owners?

[8:10:53 PM](#)

Commissioner Irwin reminded the Planning Commission that this is legislative item to hear if the Planning Commission wants to pursue the change and advertise a public hearing.

[8:11:08 PM](#)

Kymberlee Richins addressed the Commission. She got 146 signatures from various areas, those with and without horses, that support this request. She talked about 40,000 allow 4 horses which is essentially 10,000 square feet per horse. She would like the minimum square footage of 30,000 but would like to have 3 horses with that acreage. She noted that Salem has lots as little as 20,000 which allow 3 horses. She stated this is not a new concept. American Fork required 10,000 square feet per animal, starting at 20,000 square feet. Saratoga Springs is 2 animals per half acre and 4 per acre which is along the same lines of 10,000 square foot per animal. She read a letter from her animal care area which supported the request.

[8:16:46 PM](#)

Commissioner Roundy asked is any of her neighbors are against her request. Ms. Richins noted that there is one person in her subdivision that has animal rights but does not care for horses. Everyone else is supportive, including many people who have property with backyards adjacent to hers. She indicated that many people have indicated to her they moved to Highland for the rural setting with horses.

[8:20:06 PM](#)

Commissioner Sobotka indicated if everyone in Highland kept their horses like Ms. Richins this would not be an issue, unfortunately that is not the case. Mr. Richins agreed that the City operates on the complaint basis and the squeaky wheel gets the grease.

[8:20:47 PM](#)

Commissioner Williams indicated she read the file from when the City made the original decision and she feels the Commission should have that information to understand why they decision was made. Mr. Crane indicated he hasn't found any new research but he would be interested in Commissioner Williams information.

[8:22:12 PM](#)

Commissioner Day asked if llamas have a special permit because it is not specifically defined. Mr. Crane felt the intent of the code would be observed in that case with the definition of "large animals" however if the Planning Commission wanted to include those it could be added.

Commissioner Williams indicated goats require a lot of space because they will not defecate or eat from any area where they have defecated because of the parasite life cycle. She felt that would justify a goat being considered in the large animal definition because of the amount of space they require.

[8:24:42 PM](#)

Discussion. Some people can handle more animals by virtue of the way they take care of animals, unfortunately that cannot be handled in the code.

Commissioner Irwin do we want to direct staff to make a change in the ordinance? Consensus of the Commission was to proceed with a public hearing at a future meeting.

[8:27:48 PM](#)

Commissioner Day, also should discuss if 25,000 is enough for 3 horses not just 30,000. Need also to address encroachment issue with smell and flies, etc. Commissioner Irwin, difficult because it goes back to how animals are cared for. Discussion on this.

Commissioner Williams asked the neighbors complaint about the issue. Ms. Richins indicated they just don't like horses. She also stated this amendment will not make residents put more horses on the property. It's a way to make those that care for their horses to be more compliant. She added her feeling that it should stay at 30,000 and not go lower.

Commissioner Irwin summarized that the Commission would like to review the issue based on square footage. A base amount increasing. For every 10,000 with a minimum of 30,000. Commissioner Sobokta indicated should also take into account the amount of usable space on the lot remaining after the footprint of the home.

Ms. Richins noted her example was based on the total square footage of the property. Discussion on this issue. Questions back and forth of it is the city's responsibility to dictate animal use on a property.

Mr. Crane indicated it is a significant policy issue and would probably create some nonconforming issues if addressed with useable space.

101  
- 21  
126  
19  
145

PETITION

**Topic:** To change large R-140 animal zoning Highland, UT from the current (2) horses per 30,000 sq. ft. to (3) horses per 30,000 sq ft. It would break down to 10,000 sq ft per horse.

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**Lead petitioner:** Name: ---Kymberlee Richins-----

Email address: -----starrider\_06@yahoo.com-----

Telephone: Home ----801-602-9834-----

Work ----800-206-9967x1

Mobile -----same as home-----

Address: -----6554 West 9600 North-----

Name: ---David K Larsen-----

Email address: -----

Telephone: Home ----801-xxxxxxxxx-----

Work ----xxxxxxxxxxxxxxxxx

Mobile -----xxxxxxxxxxxxxxxxx-----

SIGNATURES

NAME	ADDRESS	SIGNATURE
Mike Gagon	10006 N 6000 W Highland UT	Mike Gagon
Alison Gagon	10006 N. 6000 W. Highland UT	Alison Gagon
Linda Griffith	10010 N. 6000 W. Highland, UT	Linda Griffith
Linda Catton	5972 W 9960 N Highland, UT	Linda Catton
KENNETH CATTON	5972 W 9960 N Highland, UT	Kenneth Catton
Kelly Newman	5919 W. 9960 N Highland UT	Kelly Newman
Matthew Newman	5919 W 9960 N Highland UT	Matthew Newman
Paul Newman	5919 W 9960 N Highland UT	Paul Newman
Daniel LeBaron Daniel LeBaron	5892 W. 9960 N. Highland UT	Daniel LeBaron
Tamara LeBaron	5892 W 9960 N Highland UT	Tamara LeBaron
Mark Carroll	10024 N 6000 W Highland UT	Mark Carroll
Jetta Rasmussen	5959 W. 10100 N Highland	Jetta Rasmussen
K. Boyd Rasmussen	5959 W. 10100 N Highland	K. Boyd Rasmussen
Roger Ostergaard	10048 N. 5800 W. Highland	Roger Ostergaard
Annette Ostergaard	10048 N 5800 W Highland	Annette Ostergaard
Gulie Skousen	5737 W 10040 N	Gulie Skousen
K. Freil Skousen	" "	K. Freil Skousen
Sherma Miles	9961 N 5800 W Highland	Sherma Miles

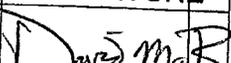
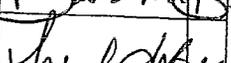
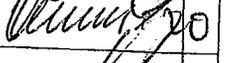
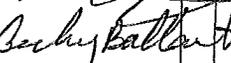
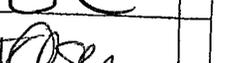
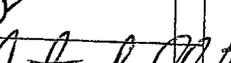


NAME	ADDRESS	SIGNATURE
Lara Mortensen	9549 N. 6560 W. Highland Ut.	Lara Mort
MK Mortensen	" "	MK Mort
Carolyn McKeachie	9567 N 6560 W Highland, UT	Carolyn McKeachie
Sadie McKeachie	9567 N 6560 W Highland	Sadie McKeachie
Giselle Mansfield	9572 N. 6560 W. Highland	Giselle Mansfield
RYAN MANSFIELD	9572 N. 6560 W HIGHLAND, UT.	Ryan Mansfield
Lana Lewis	9531 N 6560 W Highland UT	Lana Lewis
Rob Lewis	9531 N 6560 W Highland UT	Rob Lewis
Stiles Cooper	9530 N. 6560 W Highland	Stiles Cooper
Max Cooper	9530 N. 6560 W, Highland	Max Cooper
Kevin Durean	9449 N 6560 W Highland	Kevin Durean
Eric Reid	9452 N. 6560 W. Highland	Eric Reid
Randy Reid	9452 N. 6560 W. Highland	Randy Reid

SIGNATURES

NAME	ADDRESS	SIGNATURE
Steve Miles	9961 N. 5800 W Highland	Steve Miles
JEFF Myers	9945 N. 5800 W Highland	Jeff Myers
Will Myers	9945 N. 5800 W. Highland	Will Myers
Jessica Olsen	5772 W 9970 N Highland	Jessica Olsen
Jody Olsen	5772 W. 9970 N. HIGHLAND	Jody Olsen
Fraser Macfarlane	9978 N. 5680 W. Highland	Fraser Macfarlane
Darin Juncker	5767 W. 10100 N. Highland	Darin Juncker
Stephanie Juncker	" "	Stephanie Juncker
Curtis Whittaker	5762 W 10240 N Highland	Curtis Whittaker
Randy Young	10163 No 5750 W. Highland	Randy Young
Carl Houghton	9666 No. 5800 W. Highland	Carl Houghton
Jared Houghton	" "	Jared Houghton
Jenny Houghton	" "	Jenny Houghton

SIGNATURES

NAME	ADDRESS	SIGNATURE
DAVID BECK	5842 W. 10040 N. Highland	
Sarah Beck	5842 W. 10040 N. Highland	
Beet Hardy	5841 W 10040 N Highland Ut	
Paige Romans	<del>10030</del> 5841 W. 10040 N. Highland ut 84W3	
Lawrens DeBrik	9989 Ho. 5800 W Highland Ut	
Bb Ballantyne	5747 West 10100 N Highland	
Becky Ballantyne	5747 W. 10100 N. Highland, Ut	
Ron Olsen	10069 N. 5800 W Highland UT.	
Terry Olsen	10069 N, 5800 W Highland Ut	
Kyle Ballantyne	5747 W 10100 W Highland	
Jason Ballantyne	5747 W 10100 W Highland	
Justin Ballantyne	5747 W. 10100 N. Highland	
Jan Dearing	9808 N. 6000 W. Highland	
Kim Dearing	9808 N. 6000 W. Highland	
Bob Jones	9655 N. Ashby Ln Highland	

SIGNATURES

NAME	ADDRESS	SIGNATURE
Layne Shelley	9784 N. 6530 W. Highland	Layne H. Shelley
Rosalie Shelley	9784 N. 6530 W. Highland	Rosalie Shelley
Sandy Fausett	9772 No. 6630 W. "	Sandy Fausett
Jerald Lee	9754 N. 6630 W Highland	Jerald Lee
D. S. Reay	9654 N. 9680 N. HIGHLAND	D. S. Reay
Deane Reay	" " "	Deane Reay
Gary M Booth	9645 N 6670 W "	Gary M Booth
Shana Booth	9645 N 6670 W "	Shana Booth
Keri Enger	9618 N. 6670 W. " "	Keri Enger
Lisa Lindow	6377 W 9600 N Highland	Lisa Lindow
Adriana Miss Lindow Adriana Miss Lindow	6377 W. 9600 N. Highland, UT, 84003	Adriana Miss Lindow
Melissa Larson	6231 W. 9600 N. Highland Ut.	Melissa Larson
Jennifer Winder	9675 N Eagleview cir Highland ut	Jennifer Winder
Ivan Winder	9675 N. Eagleview Cir Highland, UT	Ivan Winder
Erich Pletsch	6077 W 9600 N Highland	Erich Pletsch
Sarah Pletsch	6077 W. 9600 N. Highland	Sarah Pletsch
Meredith Henrichse	6050 W 10050 N Highland	Meredith Henrichse
Jay Henrichse	6050 W 10050 N Highland	Jay Henrichse





SIGNATURES

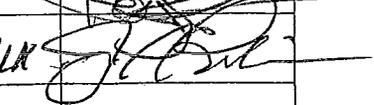
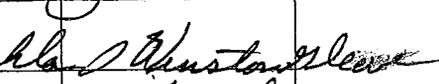
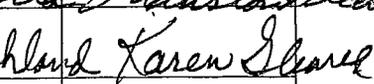
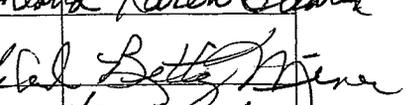
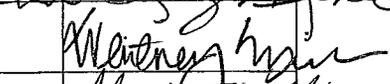
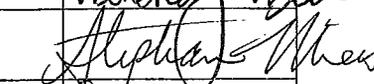
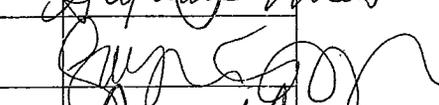
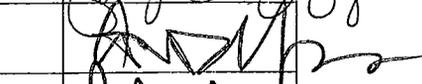
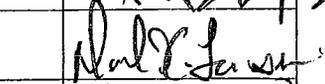
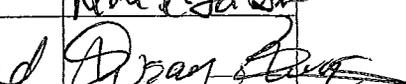
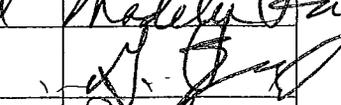
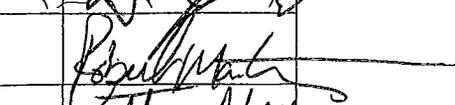
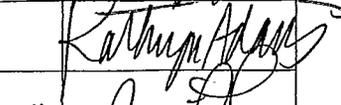
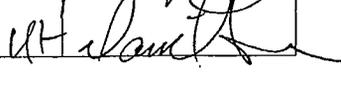
NAME	ADDRESS	SIGNATURE
ARNIE JACOBSON	5191 W 11100 W HIGHLAND, UT 84003	
LAMOYN HATCH	Highland UT: 84003 11121 N - 5100 W -	
Kathleen Hatch	Highland UT 11121 N 5100 W 84003	
Aurell Hatch	Highland UT 11121 N, 5100 W 84003	
Brandi Hatch	Highland UT 11121 N. 5100 W. 84003	
Laura Barnes	Highland UT 84003 11190 N. 5100 W. Highland UT 84003	
Ron Barnes	Highland UT 84003 1119 N. 5100 W Highland UT	
RUTH BOURNE	Highland UT 84003 11051 N 5020 W Highland	
REBECCA WOOD	Highland UT 84003 11051 N 5020 W Highland	
Kirk Bourne	" " " " " "	
Nedde Corrigan	Highland UT 84003 11033 N 5020 W, Highland	
Doug Corrigan	" " " " " "	
Kip Palmer	Highland UT 84003 11088 N 5020 W Highlands	
Suzanne Palmer	" " " " " "	
CURTIS HADLOCK	Highland UT 84003 11011 N 5020 W Highland	
MARMA HADLOCK	" " " " " "	
Colby Hadlock	Highland UT 84003 11011 N. 5020 W. Highland	
Michael Long	Highland UT 84003 11012 N 5020 W HIGHLAND	
Catherine Long	" " " " " "	



SIGNATURES

NAME	ADDRESS	SIGNATURE
Joseph L. Wilkins	6131 W 10050 N	<i>Joseph L. Wilkins</i>
Michael T. Burns	6205 W. 10050 N. Highland	<i>Michael T. Burns</i>
Ellen R. Burns	6205 W. 10050 N. Highland	<i>Ellen R. Burns</i>
Mark Dahl	6226 W. 10050 N. Highland	<i>Mark Dahl</i>
CRAIG GREENE	6246 W 10050 N Highland	<i>Craig Greene</i>
Mary Greene	6246 W. 10050 N. Highland	<i>Mary Greene</i>
Frank Cook	6106 W 10050 N Highland	<i>Frank Cook</i>
Bud Lander	6031 W. 10050 N	<i>Bud Lander</i>
Terr Lander	" " " "	<i>Terr Lander</i>

SIGNATURES

NAME	ADDRESS	SIGNATURE
Kumler	6554 W 9600 N Highland UT	
Gayle Roberts	9671 N. 6530 W Highland UT	
Winston Gleave	9695 N 6530 W Highland	
Karen Gleave	9695 No 6530 W. Highland	
Betty Miner	9729 N. 6530 W. Highland	
WHITNEY MINER	9709 North 6530 W. Highland	
Stephanie Mess	9639 N. 6530 W. Highland	
Taylor Clegg	9701 N 6530 W Highland	
Candice Myers	9767 N 6530 W Highland	
David K. Larsen	9670 N 6530 W Highland	
Jusan Burns	9692 N 6530 W Highland	
Brock Burns	9692 N 6530 W Highland	
Brent Hayes	9710 N 6530 W Highland	
Madelyn Pace	9626 N 6530 W Highland	
GIL ENLUND	9653 N 6530 W. Hq.	
Robert Martinic	11030 N 5100 W Highland UT	
KATHY N. ADAMS	9020 N. 6530 W. Highland, UT	
Daniel Larsen	9752 N. 6530 W Highland UT	

February 22, 2011

ATTACHMENT F

Dear Planning Commission,

First of all, thank you for the time and effort you put in for all of us and our beautiful city.

I am writing in response to an article that was in the Daily Herald on the 16 of February, 2011, concerning the zoning regulations of large animals on residential lots and more specifically Horses.

I live in Highland and in the area where the horse owners live. I am acquainted with the people and their horses. If you were to drive down the street today where these horses are located you would find many of them standing ankle deep in saturated feces and urine. You would also find that the majority are confined to a small paddock and the rest of the lot is used for buildings, parking of equipment, trailers and vehicles of all kinds. Several residents at the time of this writing are in violation of the zoning laws, having too many animals. If you went to the corner of 6800 West and 9910 North you would find 7 horses in paddocks up to their knees in this same muck, and they are there all the time even though this property owner has additional land for grazing. I realize that these animals are not standing in frozen saturated feces all year maybe only for two or three months but is this inhumane at any time. (Thank goodness it dries up in the summer.)

This toxic mixture that is created by these unfortunate animals saturates the ground essentially making it sterile and is a hazardous waste that is not confined to the paddock but drains into surrounding drainage systems and onto neighbor's property. The smell is awful and seldom leaves, saturating the air for hundreds of feet. In the summer these paddocks dry out and then the urine becomes airborne in the dust created by the feces as the horses mill about in this confined space.

There are those who are more conscientious and humane who live the spirit of the law and allow their horses full reign of the 10,000 feet supposedly allotted for them. But here you will find (as at 9800 north 6530 west) the horses have a full half acre to roam but the land is denuded of all greenery except those plants that the horses won't eat, which includes tumbleweeds and noxious weeds of all kinds. In these cases the horses are not standing ankle deep but in the summer the dust blows in the wind because the horse's hooves leave little to hold it down.

There is a small stream north of many of these homes that runs through natural meadows year round. There are paddocks located in and on the crest of the slope that drains into this pristine area. It is possible that the drainage from these paddocks could find its way into the stream and kill the trout that live there, (at least I hope they are still there), and foul and degrade the area. This is a wonderful and natural area full of wildlife; it would be a shame to harm it.

I have heard that past city councils have debated this issue before and have even considered eliminating animal rights all together because of the many conflicts and problems they cause when they are reduced to a life and restrictions for which they were not intended.

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People have passions for their pets and love them dearly, but there comes a point when we have to take a look at the cold hard truth. If you can't afford horses (as was mentioned), you shouldn't have them. If there is not enough room for them we shouldn't quarter them. If the horses are forced to suffer because of their owner's uncontrolled passion and lack of common horse sense, why should they suffer as well as those who live by them?

I believe zoning for horses should be further restricted not relaxed. This would benefit the city and all its residents, including the horses. A horse should have at the very least  $\frac{1}{4}$  acre upon which to pasture and this piece of land should not be encumbered by any other object except a stable and fence, (no drives or parking areas.) Large animal rights should only be available on  $\frac{3}{4}$  acre lots or bigger with  $\frac{1}{2}$  acre dedicated to the house and out buildings. This would mean that 1 acre could have only two horses,  $1\frac{1}{4}$  acre could have 3 horses etc. (I realize that even these suggestions are really not in a horse's best interests.)

It seems that the city of Highland often does not enforce codes and zoning restrictions and allows violations, continuing to keep a blind eye posture until someone complains. But when neighbors tattle on each other it causes contention and hard feelings that last many years and many are never truly healed, sometimes causing people to live in misery or just move.

The truth is horses spend most of their lives in these tiny paddocks. They are seldom ridden and come out for the annual deer hunt and maybe on other special occasions. There is nothing to be gained by anyone (including the financially strapped horse owners) in entertaining the possibility of relaxing these already questionable restrictions. This proposal will only bring additional abuse for animals, people, land, and the environment.

It is truly majestic to see a horse out in a pasture with its mane flowing in the wind and see it jump and run free without care, but the opposite is heart wrenching. As it is said, "the happiest two days of a horse owner's life is the day he buys his horse and the day he sells it." You might add the neighbors to the last half of the equation.

I am declining to attach my name to this letter because of my fondness for my neighbors. Thank you for your consideration on this matter.

Sincerely,  
A citizen who loves Our City

