



## AGENDA

### HIGHLAND CITY PLANNING COMMISSION Tuesday, February 28, 2012 – Regular Meeting 7:00 p.m.

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

#### **CALL TO ORDER:** Chris Kemp, Chair

- Attendance – Chris Kemp, Chair
- Invocation – Commissioner Jay Roundy
- Pledge of Allegiance – Commissioner Scott Temby

#### **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. TA-12-02 A request to amend the Highland City Development Code Chapter 6 Supplementary Regulations by creating Section 3-624 Trail Design Standards adopting regulations relating to corridor widths and construction standards.

#### **OTHER BUSINESS:**

2. Annual Training - Open and Public Meeting Act
3. Work Session – Animal Regulations: The Commission will discuss current and proposed animal regulations. A recommendation to the City Council will be provided after an additional public hearing to be held in March.

#### **APPROVAL OF MINUTES:**

- January 24, 2012 – Regular Meeting

#### **PLANNING STAFF REPORT:**

- Recent City Council Actions
- Planning Commission Rules of Procedure

**COMMISSION COMMENTS AND SUGGESTIONS:**

**ADJOURNMENT:**

NEXT MEETING: *Tuesday, March 13, 2012* 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 23<sup>rd</sup> day of February, 2012. 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 23<sup>rd</sup> day of February, 2012 the above agenda notice was posted on the Highland City website at [www.highlandcity.org](http://www.highlandcity.org).

Gina Peterson, City Recorder

**HIGHLAND CITY  
PLANNING COMMISSION MEETING  
FEBRUARY 28, 2011**

<b>REQUEST:</b>	PUBLIC HEARING – An amendment to Highland City Development Code Chapter 6 Supplementary Regulations by creating Section 3-624 Trail Design Standards adopting regulations relating to corridor widths and construction standards. (TA-12-02)		
<b>APPLICANT:</b>	Highland City		
<b>FISCAL IMPACT:</b>	None		
<b>GENERAL PLAN DESIGNATION</b> N/A	<b>CURRENT ZONING</b> N/A	<b>ACREAGE</b> N/A	<b>LOCATION</b> Citywide

**BACKGROUND:**

The Highland City Master Trails Plan is in the process of being updated. One of the concerns that staff has been hearing regarding the existing trail system is the width of the trail corridor being too small. Most of the trails in the city are a ten foot asphalt path within a twenty foot corridor. Not all trails need to be paved.

The Trails Committee has met to discuss the issue and is preparing a recommendation for the Planning Commission. The Committee recommendation will be presented at the Planning Commission meeting.

A development code amendment is a legislative process.

**SUMMARY OF REQUEST:**

1. There are no current regulations for the width of trail corridors. However, in practice the width of a trail corridor has been twenty feet. A trail corridor can either be owned by Highland City or be within an easement.
2. The purpose of the proposed amendment is to define the minimum trail corridor with construction design standards.
3. The proposed trail classifications are as follows:

<i>Proposed Trail Types</i>	
Main City Trails	Trails that serve as both a transportation and recreation purpose and have a high use. These trails provide connections to parks, schools, employment areas, and to existing or planned trails regionally or in surrounding cities such as the Utah County Equestrian Park, American Fork Canyon, and Bonneville Shoreline.
Murdock Canal Trail:	This trail is the main spine of the trail system. Providing connections to this trail is a priority. The trail will be owned and maintained by Utah County.

Neighborhood Trails:	These trails are an integral part of the open space area and/or park, typically serve a neighborhood and have a low to moderate use.
Connector Trails:	These trails connect parks, schools, neighborhoods and open space to the main city trails. They serve as both a transportation and recreation purpose, have a moderate use, and are typically short in length.
Neighborhood Option Trails:	Typically part of open space neighborhoods and serve the local neighborhood. These trails will be removed unless otherwise determined by the neighborhood/subdivision.

4. Most trails in the city are a minimum of ten feet wide asphalt paved surface designed to accommodate pedestrian and bicycle uses.
5. Adopting a trail corridor will not affect existing trails, which will most likely remain as is. However, future trail corridors will be required to meet the new standard.
6. Additionally, the proposed amendment includes the following standards:
  - All trails are required to be constructed by the developer.
  - All trails are required to be on property that the City owns.
7. The proposed amendment does not include additional standards such as landscaping, lighting, etc. The Commission may want to discuss these issues.

**ANALYSIS:**

- In determining the appropriate trail corridor the Planning Commission should consider the following:
  - Trail Classification – Trail classifications are based on the use of the trail. Trails which have a higher use may warrant a wider corridor than trails with limited use.
  - Trail length – Trails with long uninterrupted distances, which do not have public visibility, may warrant additional width to address safety issues raised by users. Issues may further be compounded by the placement of fences adjacent to the corridor.
  - Trail users – If a trail is designed for more than bicycle and pedestrian uses additional separation between uses is needed to ensure user safety.
- The primary purpose of defining the width of a trail corridor is the safety of the user. A secondary purpose is to define the trail experience for the user. The following chart represents typical design standards for trails.

<i>Trail Standard Criteria</i>	<i>Trail Type</i>			
	Multi Use	Bike	Walking	Equestrian
Corridor Width	20’-30’	20’-30’	20’-25’	20’-30’
Trail Surface Width	10’	8’	5’-8’	5’-8’
Horizontal Clearance	14’	14’	9’	9’
Vertical Clearance	12”	8”	8”	12’
Separation Between	5’	5’	5’	8’

Uses				
Development Setback	5'	5'	5'	5'
Natural Resource Buffer	10'	10'	10'	25'

- The following chart represents the requirements of other cities in Utah County.

Jurisdiction	Corridor Width	Trail Surface Width
Alpine	20'	8'
American Fork	14'	10'
Lehi	20'	10'
Lindon	15'	10'
Orem	20'	10'
Provo	15'	10'
Saratoga Springs	20'	10'
Springville	20'	10'
Vineyard	20'	10'

- The proposed amendment will address many of the complaints and issues which have been received.

**CITIZEN PARTICIPATION:**

A notice of the Planning Commission public hearing was published in the Daily Herald on February 12, 2012. No comments have been received.

**FINDINGS:**

The proposed amendment meets the following findings:

- The proposed amendment implements the General Plan.
- The proposed amendment is consistent with the purpose and intent of the Development Code and will not adversely affect the community.
- The proposed amendment will ensure all trails are constructed as part of a new development.
- The proposed amendment provides adequate separation between different trail users.

**RECOMMENDATION:**

The Planning Commission should hold a public hearing, discuss the issue, and make recommendation to the City Council.

**ATTACHMENTS:**

Attachment A – Proposed Amendment

**Proposed Amendment**

Section 3-624 Trail Design Standards

- A. Developments shall construct all trails for multi-use and/or equestrian use as established on the General Plan and trails which connect the development to other public facilities such as parks, schools, or existing and planned trails.
- B. All proposed trails shall be located in accordance with the General Plan. The General Plan shall be used as a guideline in determining the precise placement of the trail. Precise location and type of trails shall be determined by the City Council upon the recommendation of the Planning Commission.
- C. The minimum trail design standards shall be as follows: **(THE COMMISSION IS ASKED TO PROVIDE THE STANDARDS FOR THIS CHART.)**

<i>Trail Standard Criteria</i>	<i>Trail Type</i>	
	Multi-Use	Equestrian and Multi-Use
Corridor Width		
Trail Surface Width		
Separation Between Uses		
Setback		
Ravine/Drainage/Stream/Natural Feature Setback		

- D. All trail surfaces shall be asphalt, concrete, or crushed rock. Crushed rock may only be used in natural areas such as ravines and drainage corridors or for equestrian trails as approved by the City Council. The City Engineer shall approve all trail designs.
- E. For all trails within a subdivision and adjacent to lots, the setback shall include turf or other measures for weed and dust control as approved by the City Engineer.
- F. All trails shall be on land deeded to Highland City in fee simple. Trail easements shall not be permitted for new development but may be used to provide connections in previously developed areas.
- G. Signs shall be placed at entry points to trails or to open space from public roads or other public lands. These signs shall identify the trail and also note usage restrictions.
- H. On all publicly-owned lands and trail easements, the City retains the right, to install trails as it deems necessary, in order to protect, direct and enhance public use of the open space.



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**DATE:** February 16, 2012  
**TO:** Planning Commission  
**FROM:** Nathan Crane, Community Development Director  
**SUBJECT:** Work Session Animal Regulations

On January 24, 2012 the Planning Commission held a public hearing on case TA-12-01 an amendment to the Highland City Development Code revising the requirements for small animals. A draft of the minutes has been included in your packet.

Based upon the discussion, in lieu of a public hearing, a work session will be held to discuss the key issues associated with the amendment. All written public comment will be provided to the Commission at the work session.

Following the work session, staff will ask the Commission to provide direction regarding the proposed amendment. After appropriate notice, the case will then be brought back to the Commission for discussion and possible action at a future public hearing.