

1 **Highland City Planning Commission**
2 **April 26, 2005**

3
4 **Present:**

5 Commissioner: Steven Draper
6 Commissioner: Mike Walch
7 Commissioner: Brian Braithwaite
8 Commissioner: Bryce Flanary

9
10 City Council: Gwyn Franson
11 City Administrator: Barry Edwards
12 City Engineer: Matt Shipp
13 City Planner: Lonnie Crowell
14 Secretary: Jennifer Davis

15
16 **Excused:** Larry Mendenhall and Jennifer Tucker

17
18
19 Meeting convened at 7:07 pm.
20 Prayer given by: Lonnie Crowell
21 Pledge given by: Jennifer Davis

22
23 **Visitors:**

24 Chris Dalley, Deanne Leatherman, Steve Crane, Kraig Sweat, Derik Flanary, Andrea
25 Mitchell, Janell Eastman, Cody Herscheid, Steve King, Troop 1158, Dan Draper,
26 Kathryn Schramm, Vernon Fuller, Ben Fuller, Jordan Lowry, and Courtney Woolfe.

27
28
29 **Item 1: Alpine School District - Conditional Use Permit & Public Hearing**

30
31 Kraig Swift with the Alpine School District, and Steve Crane who is the architect
32 presented the information regarding the request for conditional use for the building of a
33 new Elementary School in North Highland. Steve Draper shared the background
34 information for the requested development of the school.

35
36 Steve opened the floor for the public hearing. Janell Eastman, who lives on 11800 stood
37 with questions regarding increase traffic, and asked if there will be a fence placed on the
38 border of the school to ensure privacy and safety of the children. Steve Crane replied that
39 there will be a fence along 3 sides, but the face of the school will not be fenced. Janell
40 clarified again stood to state that her concern is for the properties along 11800 that may
41 be on the way to this school. Steve Crane responded to Janell stating that they have
42 planned for a larger amount of parking spaces to alleviate the need for parking on the
43 street. These extra parking spaces are more than has been done in the past with other
44 schools.

45
46 Steve Draper commented that there are ordinances in place that speak directly to ones

1 ability to place a fence in the front of property. With no further comments from the
2 public, Steve Draper closed the public hearing.

3
4 Steve commented that the elevations have just been presented to the Planning
5 Commission this evening and that there would be no site plan approval or approval of
6 elevation plans to take place at this meeting.

7
8 Mike Walch asked about the possibility of planting trees on the south boundary of the
9 property. Steve Crane and Kraig said that they would be willing to look at including
10 trees in the plans. Bryce asked if there would be a walk through on the back side of the
11 property. Barry commented that homes will be developed on the east side with a church
12 or homes to be developed on the south side. Kraig said that he would be willing to place
13 a walk through gate if there was a cul-de-sac that would back the property, but not to
14 every home.

15
16 Lonnie reminded Kraig and Steve Crane that a 6 foot fence is allowed by ordinance, not a
17 7 foot as stated earlier by Steve Crane. Brian asked about the scale of the play area.
18 Craig discussed that there is approximately 3 acres that will be designated as play area.
19 There is a ball field, as well as a junior sized soccer field.

20
21 Anna Mitchell also lives in Highland Hills was wondering if there will be a playground
22 area with play equipment that can be used by the general public. Kraig answered her
23 stating that there would be a playground that will be accessible to the public and that
24 there will also be an enclosed Kindergarten playground that will be fenced. Anna also
25 asks what will be the student capacity. Kraig said that this school is designed for around
26 700 students. Anna asked if there are any plans for traffic lights. Barry pointed out the
27 junction for power that would accommodate for flashing lights at a cross walk. Steve
28 Draper also commented that there are currently no plans for traffic lights in this area.
29 Steve Draper also said that the elevations are available for the public to view and are
30 available at the city offices.

31
32 **Motion by Brian Braithwaite, Planning Commission recommends City Council**
33 **grant a Conditional Use Permit for the Alpine School District – North Highland**
34 **Elementary based on Staff and Planning Commission conditions, and**
35 **recommendations.**

36
37 **Seconded by Mike Walch**

38 **Further comments from Mike Walch include stating in the motion to work with**
39 **Staff and Planning Commission regarding the planting of trees on the south border**
40 **of the property.**

41
42 **The amended motion was presented for a vote by the Planning Commission.**
43 **Unanimous vote, motion carried.**

44
45
46 **Item 2: Jiffy Lube Monument Sign - Review and Approval**
47

1 Deanne Leatherman from YESCO is representing Jiffy Lube and the Chevron Car Wash
2 property is requesting Architectural Approval allowing for installation of signage.

3
4 Steve Draper asked if the placement of the sign complies with the Highland City
5 Ordinances. Discussion by Steve asked regarding the need for the sign to exist on the
6 property. Steve stated information regarding the responsibility of the commission to
7 assess the feasibility of a sign. He clarified because they could approved the conditional
8 use permit, the Planning Commission was not obligated to grant the permit if it feels that
9 it would not add to the value of the business.

10
11 Deanne commented that from information given from the YESCO attorney, that under
12 the conditional use permit, it cannot be denied, but have stipulations placed on that
13 permit. Deanne says that the request for the sign is by the customer, which is Jiffy Lube.

14
15 Bryce Flanary is in favor with what has been stated by Steve Draper. Bryce feels the
16 signage is very clear upon the building, and doesn't feel that by adding this sign adds to
17 the value of the Jiffy Lube, or to the value of the Highland Residents.

18
19 Mike Walch also pointed out that there is no need for signs at the Wendy's located in
20 Highland, and states his concerns which are similar to that of Bryce and Steve. Mike also
21 commented that the monument, as submitted, would not be in compliance with the
22 landscaping ordinance.

23
24 Brian Braithwaite spoke to Deanne regarding the time and communication spent between
25 Jiffy Lube, and the Commission with regards to the signs placed upon the building.
26 Brian feels that the accommodations made to allow for signage on the building is
27 sufficient and doesn't feel that the monument sign is necessary.

28
29 **Motion by Brian Braithwaite, Planning Commission not approve the Jiffy Lube/Car
30 wash monument sign as proposed.**

31 **Mike Walch seconded the motion.**

32 **Further discussion by Steve was to include the reasoning as to not approve the
33 proposed monument sign.**

34
35 **Motion restated by Brian Braithwaite, based on the finding of fact to not approve
36 the Jiffy Lube/Car Wash monument sign Conditional Use building permit, as items
37 were thoroughly discussed and approved for this business previously, as well as the
38 current application does not meet the code and regulations that is current in the
39 City Code, in addition 3-4315 Sign/Sign elimination allows the commission to
40 approved or disapprove signs based on the language therein. And also include the
41 finding that the landscape requirements that would allow for a monument sign are
42 not met.**

43
44 **Mike Walch seconded the motion.**

45 **Unanimous vote.**

46 **Motion to not approve carried.**

47 **Item 3: Code Amendment - Open Space Bonus, Review and Recommendation**

1
2 Barry Edwards offered an explanation of the code amendment that would define the
3 boundaries between private and city property. He is proposing 6 inch cement curbing
4 that would delineate the property boundaries. This would aid in the maintenance of the
5 city property by the landscaping company.

6
7 Steve Draper asked for clarification regarding the application of building permit, and
8 those who already have properties. Gwyn clarified that this code was meant for open
9 space subdivisions, and not the traditional subdivision. Gwyn also worked with Steve
10 regarding the amended language for the code.

11
12 Mike Walch asked that the first paragraph include the preservation of natural features.

13
14 **Motion by Mike Walch, Planning Commission recommends City Council adopt the**
15 **Open Space Bonus Code Amendment as recommended by Staff and Planning**
16 **Commission, and is subject to amendments and additions to development code as**
17 **recommended by staff.**

18
19 **Second by Brian Braithwaite**

20 **Unanimous Vote**

21 **Motion carried**

22
23
24 **Item 4: New Zone - Open Space Zone, Review and Recommendation**

25
26 Barry Edwards explained that what is meant to be accomplished is that property that has
27 open space value in Highland City may or may not have ownership. This zone would
28 help preserve open space and curb development.

29
30 Steve Draper asked regarding 3-41102 which lists five permitted uses being all inclusive.
31 Barry clarified that the word "other" was purposely left out. It must include these 5 items
32 as outlined.

33
34 Barry said that the decisions would be done on a parcel by parcel basis, based on current
35 use. Example given would be the debris basin. Conditional uses will be limited to the
36 same thing.

37 Steve asked for clarification on pg 10 regarding 3-41102. Lonnie replied saying it refers
38 to site coverage with regards to structures and parking to not exceed 10 percent. Steve
39 recommended revision of the statement and removal of "other than", and clarify that site
40 coverage not to exceed 10 percent.

41
42 Mike Walch pointed out that section 3-41102 should be aligned with section 3-41106.

43
44 **Motion by Mike Walch, Planning Commission recommends City Council approve**
45 **article Open Space Zone as recommended by Staff and Planning Commission,**
46 **subject to amendments and additions as recommended by Staff.**

1 **Second by Bryce Flanary**
2 **Unanimous vote**
3 **Motion carried**

4
5
6 **Item 5: Zoning Map Amendment - Open Space Zone, Re-Zone, Review and**
7 **Recommendation**

8
9 Barry Edwards pointed out proposed mapped locations to be initially approved.

10
11 Steve Draper called for a more delineated map of property to be presented to the Planning
12 Commission until it is more complete. Steve also commented that he did not feel that the
13 Planning Commission could recommend the current information to the City Council until
14 more complete. Brian Braithwaite agreed to Steve's comments.

15
16 Bryce Flanary commented for the concern for property owners to attend a public hearing.
17 Steve answered saying there would be a Public Hearing held by the City Council to allow
18 for the property owners to be involved.

19
20 Staff commented that they will have and present complete information at the next
21 scheduled Planning Commission Meeting. Steve agrees that it would be best to continue
22 this Zone Amendment recommendation.

23
24 **Motion by Brian Braithwaite, Planning Commission move to continue the discussion**
25 **of the Zoning Map Amendment – Open Space Zone, Re-zone, Review and**
26 **Recommendation to the next scheduled agenda.**

27
28 **Second by Mike Walch**
29 **Unanimous vote**
30 **Motion carried.**

31
32
33 **Item 6: Approval of Meeting Minutes for April 12, 2005**

34
35 **Motion by Brian Briathwaite, Planning Commission approved the meeting minutes**
36 **for April 12, 2005 as amended.**

37
38 **Second by Bryce Flanary.**
39 **Vote in favor by Steve Draper, Brian Braithwaite, and Bryce Flanary.**
40 **Mike Walch abstained from the vote.**
41 **Motion carried.**

42
43 Meeting adjourned at 8:31 p.m.