

Highland City Planning Commission

April 27, 2004

Present:

Commissioner: Steven Draper
Commissioner: Larry Mendenhall
Commissioner: Mike Walch
Commissioner: Brian Braithwaite
Commissioner: Jennifer Tucker - excused
Commissioner: Bryce Flanary

City Council: Gywn Franson
City Engineer: Matt Shipp
City Administrator: Barry Edwards
City Asst. Zoning Admin: Lonnie Crowell - excused
Secretary: Aubrey Bevan

Visitors: Chris Dalley, Jeremy Doyle, Rick Carlton, Dale Triptow, Richard Mendenhall, Jennifer King, Brandon McLellan, Mike Lasky, Alan Thompson, Craig Carlisle, Gary Cooper, Blair Squires, Larry Lindstrom, Yvone Winn, Brad Mackay, Doug Harris, Cary Dunn

Meeting convened at 6:13
Prayer given by: Brian Braithwaite
Pledge given by: Glen Vawdrey

Work Session with City Council - Highland Village Phase II

Steve Draper stated the applicants have come in wanting to change the outlook of the Town Center and the Planning Commission wanted to meet with City Council to discuss any concerns. Steve stated one of his concerns was the proposal of the north side of the highway developing, which could be a conflict for the development of the Town Center. Steve feels that there have been many people waiting to see if they can build on the north side of the highway rather than build in the Town Center. He stated the other concern is to what extent the Town Center master plan should be amended.

Steve invited Richard Mendenhall to come forward and introduce the issues. Richard stated the Town Center is owned by two entities and their purpose is to build the Town Center accordingly. Richard read a statement out of the development code that talks about the purpose of the Town Center. Richard described what their goal is in building and designing the Town Center. Richard

stated they would like to bring in a new look of commercial buildings into Highland, where the parking is in the rear and it is pedestrian friendly.

Richard asked the planning commission if there is a way they can speed up the architectural approval process. He stated the density needs to be attractive for the residents.

Rick Carlton stated they would like to see a more cooperative experience with the Planning Commission in the development of the Town Center.

Steve invited the council and commission to share their thoughts on the north corner. Glen Vawdrey stated he felt there might be some commercial activity on that corner, but it won't be a big chain store, it will be something more personable. The Mayor indicated he might like to see the front property developed for professional offices, but he feels the rear property could still be residential.

Discussion ensued.

Steve stated a conclusion was not made at this meeting, but he hopes they can come up with a solution that will satisfy the developers and the city. Steve had concerns about whether or not the Planning Commission would be in favor of changing the density to allow for more residential housing, which is what the applicant is desiring.

Gwyn stated she feels they can't make any decisions in an hour and they need to sit down for a long period of time and figure out where everyone stands. Steve King agreed with Gwyn and feels that some time needs to be spent in hashing out all of the issues.

7:00 PM - Regular Scheduled Meeting

Item 1: Sunset Mountain Properties - Preliminary/Final Architectural Approval
 Conditional Use / Public Hearing

Mike will recuse himself from voting on this matter due to conflict of interest.

Dan VanWoerkom stated this building would be on the south/east corner of SR92 and Highland Blvd. It will be an office building that will house the office of Patterson Construction and probably other professional offices. Dan stated they have to build the building before they can fill them which makes it difficult to get a conditional use permit for each tenant at this point in time. Steve asked if this would be the permanent office for Patterson Construction. Dan stated it would be their permanent office and they would have about 10-12 employees and be open normal business hours.

Steve asked about the remainder of the subdivision. Dan stated this is the first plat of what could be about 7 plats, depending on how they want to divide up the last four buildings.

Barry asked about the parking of the building. The parking will be in between the first building and the second building. Dan stated they will have sufficient parking for the first building and to accompany the second building when that is built.

Steve asked Dan about the trail. Dan stated the trail would be there in the form of the sidewalks on each side of the road.

Discussion ensued.

Steve brought up the concerns of the staff. He asked Dan about their ideas on the signage. Dan stated he is fine with the city's preference for minimal signage.

Steve opened the public hearing.

Mike Lasky asked about the lighting. As a resident he would not like to see a lot of lightning. Steve stated in the original master plan, they required Dan to landscape the east extensively to be a buffer between the office building and the residents which will help block out some of the lighting.

Discussion ensued

Having heard no other comment, Steve closed the public hearing.

Brian stated they would like a detailed list of the lighting. Dan stated that it should be on the architectural plans, which he did not have for this meeting, but he can have them ready by the next meeting.

Steve asked what the exterior materials would be. Dan stated the roof shingles would be composite shingles that are 1/4" thick. It would have aged copper accents on the vents and the chimney. The soffit and fascia would be wood. Part of the front exterior wall would look like shingles, the other part of the front would be rock with the rear and sides being stucco. It would also have wood shutters. The columns in the back will be made of wood. The railings will be aged copper.

Steve stated they can grant preliminary and final and recommend conditional use at this time, but the commission will want to see lighting and signage plans for architectural approval.

Motion by Brian Braithwaite, Planning Commission grants preliminary and recommend City Council grant final approval for the Sunset Mountain Properties Plat A. Subject to the following conditions 1) the applicant will work with the city for the utilities to reduce the amount of road cut that will need to be done, 2) the applicant will include a trail easement showing the alignment and how it will tie into the master plan for trails in

conjunction with the City Engineer, 3) a statement on the plat be required for the trail easement, describing it as a permanent open space easement 4) adhere to any future comments or conditions.

Second by Bryce Flanary.

Motion carried, with Mike Walch abstaining.

Motion by Bryce Flanary, Planning Commission recommends City Council grant conditional use for Sunset Mountain Properties as per staff comments, with the signage and lighting being part of the architectural review approval.

Second by Larry Mendenhall.

Motion carried, with Mike Walch abstaining.

Motion by Brian Braithwaite, Planning Commission moves that Sunset Properties will return for architectural approval on May 11, 2004.

Second by Larry Mendenhall.

Unanimous, motion carried.

Item 2: Fire Chief Report - Developing in the foothills

Craig Carlisle stated in talking to Barry there has been a concern about the western foothills and if they are a fire hazard. Craig stated the farther north the bigger the concern. Craig stated there are different solutions to the problems such as cutting back the oak 30' from a home and not having shake shingles. Craig mentioned Alpine put together a solution and it would be a good idea to look at their solution and amend it to work for Highland City.

Steve asked about the manpower of the force. Craig stated they have about 15 part time fire fighters per city, plus volunteers. However, they have about 6 full time fire fighters, per city, on duty during the day.

Item 3: Gary Cooper - Concept

Gary gave a quick history of the property. Barry stated they would like to have a clean boundary line between Highland and Lehi.

Steve asked Barry about the 6960 West road. Barry stated he felt they should cul-de-sac 6960 W. but leave 6890 West as a through street.

Steve stated the through street to Lehi's 1200 E would be important to keep. Brian stated there is only 10400 N and 9600 N as connecting streets to Lehi and a through street on Coopers property would make it easier for residents to tend to their daily activities.

Steve invited the applicant to return to Planning Commission for preliminary approval.

Item 4: Jiffy Lube - Architectural Approval & Conditional Use Permit

Cary Dunn presented a couple different looks to the Jiffy Lube. Cary stated they changed the gable roof on the end to a hip roof and a pyramid type roof over the tower.

Cary stated the lighting design is shown on the architectural plans. The lights have a very attractive look and they shine down. Steve asked about the wall lighting. Cary said it wasn't very bright and it is more for decoration and for security lighting at night. Barry stated there is a 15' maximum height for pole lights.

The commission agreed they were in favor of the sand stone color rather than the green color which was also presented to the commission. The commission agreed that the dormer is out of place on this particular building.

Discussion ensued.

Motion by Larry Mendenhall, Planning Commission grants architectural approval to Jiffy Lube as presented. Subject to the following conditions, 1) the applicant needs to have a materials board available prior to going City Council for final approval 2) the dormer which is presented will be removed and a cupola should be included. Including a finding of fact that the seven predominantly used elements of design for the Town Center overlay have been used in the architectural design of the Jiffy Lube. Also noting cultured stone has been used on other buildings in the C-1 zone and that would also be recommended for Jiffy Lube based on the decision of the City Council.

**Second by Mike Walch
Unanimous, motion carried.**

Cary stated the lighting was the one thing holding up the conditional use for the Jiffy Lube. Cary stated he felt they need to have lighting on all night, not just sensor lights. Barry stated the only lights that need to be on at night are the lights under the eave, Cary prefers the pole lights stay on. Steve stated the only pole lights would be the three on the east side of the property. Steve stated they have to decide if they are in favor of the pole lights being on or the building lights. Barry stated, from a security stand point. there has to be building lights on. Steve stated it would probably be a good idea to leave them all on. Mike stated he felt just having the building lights on would be appropriate.

Cary's other concern was that staff requested the employees park on the east side, but there is no parking on the east side, all of the available parking is on the west side. The commission agreed that parking on the west side of the building would be acceptable.

Motion by Mike Walch, Planning Commission recommends City Council grant conditional use for Jiffy Lube. Subject to the following conditions, 1) number 4 of the staff comments will state that the building lights will be left on and pole lights will be turned off between the hours of 11 and 6 for security, 2) condition 7 of the staff comments be omitted.

**Second by Brian Braithwaite
Unanimous, motion carried.**

Chevron Car Wash - Architectural Approval & Conditional Use Permit

Cary stated they shifted the building to break up the roof line. Cary stated he didn't feel the stucco along the edge of the garages is a good idea because it starts to look bad from the moisture of the water. Barry verified the only signage is over the automatic bay that says automatic car wash.

Motion by Brian Braithwaite, Planning Commission grants architectural approval to the car wash, subject to the conditions listed, omitting number 2 and number 3. Including a finding of fact that the seven predominantly used elements of design for the Town Center overlay have been used in the architectural design of the car wash. Also noting cultured stone has been used on other buildings in the C-1 zone and that would also be recommended for the car wash based on the decision of the City Council.

**Second by Larry Mendenhall.
Unanimous, motion carried.**

Cary stated the only issue holding them up for conditional use was the lighting which has been resolved.

Motion by Brian Braithwaite, Planning Commission recommend City Council grant conditional use for the car wash with conditions listed, changing number 4 to state that the building lights will be left on and pole lights will be turned off between the hours of 11 and 6 for security.

**Second by Mike Walch.
Unanimous, motion carried.**

Item 5: Sierra Trails Plat C - Preliminary & Final

The applicant was not present.

Item 6: Highland Hills Estates - Preliminary

Bill Souvall stated he had a concern about Cyprus Drive. He stated Alpine Homes has bonded to build Cyprus Drive with Plat C. Bill stated they can't develop this without taking some from plat C, but it won't take away from the density of plat C. Bill stated he would amend plat C when recording.

Barry stated they would like the same detail for the fencing along 11800 N as they have across the street.

Motion by Mike Walch, Planning Commission grants preliminary for Highland Hills Estates Plat A subject to staff conditions on page 15, not 16, as noted. Subject to the following conditions, 1) Items 3 and 6 will be omitted. 2) there will not be any dead end streets or cul-de-sac's longer than 600 ft. 3) the plat will also need to note the fence restrictions, 4) lots 10-15 on 11800 N will need to match the fence across the street, 5) it will need to be noted on the plat that the open space will be called public parks and open space.

**Second by Bryce Flanary.
Unanimous, motion carried.**

Item 7: Stice Estates - Final

Larry Lindstrom stated the only issue they have is the curb and gutter around the Huggard property. Larry stated he is fine with finishing the curb and gutter as long as he is guaranteed by the city that he will get paid. Larry stated they would like to put in the meandering sidewalk, but they do not have enough property to accompany that type of sidewalk.

Discussion ensued.

Motion by Brian Braithwaite, Planning Commission recommends City Council grant final approval for Stice Estates. Subject to the following conditions, 1) the applicant will provide curb and gutter along 10400 N involving an agreement with the city and Mr. Huggard for the applicant to be reimbursed, 2) the city will provide an asphalt sidewalk along 10400 N until it is resolved with Mr. Huggard.

**Second by Bryce Flanary.
Unanimous, motion carried.**

Item 8: Dry Creek Highlands - Final

Brad Mackay reviewed the staff comments with the commission. Brad stated they are fine with having a wash out pad for each lot and showing it on the plans when submitting for a building permit. He also stated they will probably not be having a model in this phase.

Steve asked what their plans are for dust prevention Brad stated they have plans showing how they will control the dust. He also stated they are waiting for the weather to cooperate so they can repair the breaks in Highland Blvd.

Discussion ensued.

Motion by Mike Walch, Planning Commission recommends City Council grant final approval Dry Creek Highlands Phase 2. Subject to the following conditions, 1) the applicant will need to provide a dust prevention plan before going to City Council, 2) the plat map will need to note the fence restrictions, 3) the conservation easement will be a conservation and trail easement and will be noted on the plat, 4) number 6 of the conditions on page 19 will be omitted.

Second by Brian Braithwaite.

Motion carried with Larry Mendenhall opposing.

Item 9: Chamberry Fields - Final

Steve stated they talked about moving trees around. The commission and the applicant went through all of the staff comments. Gordon Croft stated the front entrance of the subdivision will have a public open space that will have a soccer field and other amenities. Gordon also provided the commission with a budget plan for the parks and trails.

Discussion ensued.

Motion by Larry Mendenhall, Planning Commission grants final approval for Chamberry Fields. Subject to the following conditions, 1) items 1-6 of the staff comments will be omitted, 2) the CC&R's will be written to require all residents on the north and east sides to build a uniform 4' fence, 3) fencing restrictions will be noted on the plat 4) the trail area will be noted on the plat as public park and open space and the city will seed the trail.

Second by Mike Walch.

Unanimous, motion carried.

Item 10: Approval of meeting minutes for April 13, 2004

Motion by Mike Walch for the approval of the meeting minutes for April 13, 2004.

**Second by Bryce Flanary.
Unanimous, motion carried.**

Adjourn at 11:18