

# Highland City Planning Commission

## August 22, 2006

**Present:**

Commissioner: Larry Mendenhall  
Commissioner: Jennifer Tucker  
Commissioner: Brian Braithwaite  
Commissioner: Elizabeth Macfarlane  
Commissioner: Brent Wallace  
Commissioner: Roger Dixon

City Engineer: Matt Shipp  
City Planner: Lonnie Crowell  
Assnt. Planner: Hannah Thiel  
Secretary: JoD'Ann Bates

**Excused:** Barry Edwards, Jerry Gorrell.

Meeting convened at 7:05 pm  
Prayer given by: Lonnie Crowell  
Pledge given by: JoD'Ann Bates

**Visitors:** Chris Dalley, Dan Draper, Bobby Seegmiller.

**Item 1: Timpanogos Ranchettes Plat B Amended – Final Subdivision**

Larry Mendenhall reviewed the background information regarding the proposed subdivision. Larry inquired regarding the recommendations.

Bobby Seegmiller stated that the home currently shown on lot 4 is at the entrance to the subdivision and will need to be demolished. At this point they do not have an exact date when that demolition will take place. They do understand the demolition will have to be the first thing done and agree to obtain a demolition permit prior to the destruction of that home.

Lonnie Crowell stated that condition #2 will need to be addressed and taken care of prior to request for City Council final approval. The note regarding the ponds will also need to be placed on the plat.

Elizabeth Macfarlane stated that she feels the property owner should be notified of the previous existing ponds prior to purchase. Bobby Seegmiller stated he does not have problem with providing notification to future property owners regarding the pond.

Brent Wallace stated he would have to agree with Elizabeth McFarlane's concern in respect to notifying the property owner of the existing pond. Matt Shipp stated that they have done this before and if they are to build over the old pond they would require a geo-tech report on the ground prior to building permit.

Brian Braithwaite stated that one of his concerns is that 10400 No. is not a very wide street and with school starting he is concerned as to the amount of traffic on that street and the safety of the citizens. Brian inquired if there were any plans to widen that road. Matt Shipp stated that west bound there is a turn lane and at this point there is no provision for a center turn lane. Matt continued that the city requires the developer to build the roads in conjunction with the development. Matt concluded that there is private ground on the south side of 10400 No. and until it develops it would take the city purchasing that land in order for the road to be widened.

Discussion ensued.

Larry Mendenhall stated to summarize the discussion it is his understanding that the lighting will follow the lighting plan as required by staff. The disclosure of the existing pond should be noted on the plat and a demolition permit will be obtained prior to construction of the subdivision. Larry continued the discussion regarding the width of the road.

Discussion ensued.

Dan Draper, a resident stated a concern as to the Lehi irrigation ditch that runs to the north of this property. Mr. Seegmiller stated they have been in discussion with the City Engineer regarding this ditch and if the ditch needs to be piped they will proceed with that piping. Matt Shipp stated that Highland City does have a well in that area and this ditch has been used when the city had the need to flush that well. Matt concluded that there has been discussion between the developer and himself, and they are working on an engineering and design resolution to that ditch.

Elizabeth Macfarlane commented that other than safety issues which she feels is everyone's responsibility including the developer, if the lots were any smaller she stated that at this point she would not be able to agree with this proposal.

Brian Braithwaite would like to suggest that they require the developer to have the construction traffic enter into this area by making a right turn only. Lonnie

Crowell stated that it would be illegal for the city to place that kind of restriction on the developer.

**Motion by Brian Braithwaite, Planning Commission recommend the City Council grant Final Approval for the Timpanogos Ranchettes Plat B Subdivision subject to all staff conditions and Planning Commission conditions as follows; 1) The existing home on lot 4 obtain a demolition permit prior to demolition, 2) The “typical building envelope” show setbacks more clearly, 3) Note be placed on the plat identifying the placement of the pond on lots 16 & 17, 4) Developer have a resolution to the ditch on the north end of the property prior to City Council, 5) Road access/easement along the west boundary be resolved before final plat is recorded, 6) Commission strongly encourages all construction traffic enter from the east, heading west making for a right turn only.**

**Second by Elizabeth Macfarlane  
Unanimous vote, motion carried.**

**Item 2: Recommendation for a General Plan & Zoning Map Amendment  
To include Portions of Highland in the P.I. Zone  
Public Hearing and Recommendation**

Larry Mendenhall reviewed the background of the proposed amendment. Lonnie Crowell stated that the commission might want to consider including the schools in the P.I. Zone. In order to include the school this item would have to be continued, giving staff time to notify the schools and advertise that change.

Larry Mendenhall opened the public hearing. Hearing no comments, Larry closed the public hearing and brought the item back to the Commission for further discussion.

**Motion by Roger Dixon, Planning Commission recommend the City Council Amend the General Plan and Zoning Map to include the P.I. Zone in the locations as recommended by staff.**

**Second by Jennifer Tucker.  
All in favor with Elizabeth Macfarlane voting opposed, motion carried.**

**Item 3: Retaining Wall Ordinance – Code Amendment & Public Hearing**

Larry Mendenhall reviewed the background for the proposed code amendment.

Lonnie Crowell stated the ordinance the way it is currently written it requires citizens to obtain permits for simple landscaping features that in turn requires a

significant amount of time from staff in reviewing and keeping track of those permits. Lonnie stated that is not what the ordinance was intended to do. Lonnie continued, after meeting with the Mayor staff feels that by amending this code it will help reduce the amount of time staff and citizens spends on the permits.

Discussion ensued.

Larry Mendenhall opened the public hearing. Hearing no comments, Larry closed the public hearing and brought the item back to the commission for further discussion.

**Motion by Brent Wallace, Planning Commission recommend City Council Approve an amendment to the retaining wall ordinance, Section 3-612: Fences, Walls, and Hedges (5) Retaining Walls; within the Highland City Land Use Ordinance (Development Code) as recommended by staff and amended by Planning Commission.**

**Second by Roger Dixon  
Unanimous vote, motion carried.**

#### **Item 4: Conditional Use Permit – Code Amendment & Public Hearing**

Larry Mendenhall reviewed the background of the proposed code amendment. Larry would like to review the propriety including prohibited uses.

Discussion and review of the proposal ensued.

Larry Mendenhall opened the public hearing. Hearing no comments, Larry closed the public hearing and brought the item back to the commission for further discussion.

**Motion by Brian Braithwaite, Planning Commission continue discussion of the Conditional Use Code Amendment to the next scheduled Planning Commission and request staff to provide the Commission a list of the type of conditional uses that are currently existing within the city.**

**Second by Brent Wallace.  
Unanimous vote, motion carried.**

**Item 5: Design Guidelines & CR Zone Work Session**

Lonnie Crowell stated this item was to notify the commission that staff will be arranging a joint work session with the City Council and Planning Commission to discuss the design guidelines.

**Item 6: Approval of Meeting Minutes for August 8, 2006**

**Motion by Brian Braithwaite, Planning Commission grants approval of the Meeting Minutes for August 8, 2006 as amended.**

**Second by Roger Dixon.  
Unanimous vote, motion carried.**

Meeting adjourned at 9:25 pm.