

Highland City Planning Commission
Aug. 24, 2004

Present:

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

City Council: Gwyn Franson
City Engineer: Matt Shipp
City Asst. Zoning Admin: Lonnie Crowell
Secretary: Aubrey Bevan

Meeting convened at 7:10
Prayer given by Larry Mendenhall
Pledge given by Brian Braithwaite

Visitors: Chris Dalley, Rob Clauson, Tracy Smith, Dan VanWoerkham, McKay Christensen, Stephen Sowby, Aaron Frazier, Dale Triptow, Teresa Triptow, Mike Long, Nathan Harris, Zakk Goering, Steve Wilson, Jake Palmer, Jared Monk, Riley Hadlock, Kathryn Schramm, Ralph Willett, Brian Boulter, Jess Adamson

Item 1: Highland Ridge Storage - Conditional Use Permit & Public Hearing
Site Plan Approval

Mike Walch will abstain from voting.

Steve Sowby stated they approved a site plan a year ago and tried to pipe the ditch, but the state wouldn't allow them to pipe the ditch, so they have to have a stream conservation easement. They had to reduce the site plan to allow for the conservation easement. They have moved the dumpster to a different spot inside the walls and it will not be viewable from the outside. The front gates are false gates and the actual locked gates to the storage unit are inside the walls.

Dan VanWoerkham stated the sheds will have an aluminum roof that is a charcoal color, the pitch will be almost flat. The walls will be colored cinder block, tan and brown colors to accent each other. There won't be designs in the walls, just accents. On some of the interior walls, it will be grey cinder block that will be painted to match. The doors will be a colored door to match the sheds. Dan stated the building will look exactly like Lance has drawn it. The entire viewable entry way will be brick. The gates will sit open at the false gate. The brick for the

entry way will be a two toned brown color. The stone on the building will be the same as the stone on the professional office building. The stucco will be a lighter color with a dark trim also to match the professional office building. The windows will be a dark brown vinyl. Steve Draper asked about the shape of the stone, Dan stated it will be a little bit more cobble in shape.

Steve Draper asked about the storage areas on the office floor plan. Dan stated the attic will be office storage and the basement will be leasable space, that will be climate controlled storage. There is a back exterior stairway that will take them downstairs to the climate controlled storage.

Steve opened the public hearing.

Having no comment, Steve closed the public hearing.

Gwyn stated she doesn't feel that the 37% open space density inside the gates is sufficient for the cities needs. Barry stated landscaping should not be mistaken for open space, if they want to count the landscaping on the outside of the gates as open space, they will have to deed it to the city.

Discussion ensued.

Lonnie stated on the original plan there is a bay on the back and the new site plan shows a flat wall. Dan stated they will do it either way. Steve stated they would like to see the bay stay.

Dan presented the commission with a lighting plan. Dan stated the lighting on the building will match the lighting on the professional office building. They will have a certain amount of lighting on all night for safety and security. Steve Draper stated the lighting plan should suffice. Steve Draper asked about the signage. Dan presented a signage plan to the commission. There would be ground lighting to illuminate the sign on the outside. Steve Draper stated a shingle sign on the building would be appropriate. Steve Draper stated they would like to see the fence elevations.

Steve Draper asked about the health and hazard material. Dan presented the commission with a health and hazard plan. The office hours will be 8 am to 6 pm, the gate will be open from 7 am to 9 pm. Steve Draper stated there could be a limit as to how many families, but not how many people may reside at the office building.

Larry stated they should have the denial from the state a required action and to be inside the wall, in writing so they have a paper trail concerning the conservation easement. Steve Sowby stated he will see what he can do about getting a denial in writing from the state.

Steve Sowby asked about the interior open space and Steve Draper stated the 35% should be on the outside of the gate to benefit the Highland residents.

Motion by Brian Braithwaite, Planning Commission recommends City Council amend the to approved site plan with location of the dumpster in screened area and separation of storage units, with a finding fact that the applicant has approached the state and they will not allow the piping of the chanel or movement of the course of water, the applicant will also have to provide some kind of written proof from the state that they will not allow the piping of the maple hollow water course.

Second by Bryce Flanary.

Motion carried, with Mike Walch abstaining.

Motion by Brian Braithwaite, Planning Commission recommends City Council grant conditional use for Highland Ridge, subject to staff and planning commission comments and recommendations, subject to the following conditions, 1) number 8 will state east boundary not west boundary when referring to the landscaping, 2) lighting will be significantly reduced during off hours, 3) number 11 will state that the hours of operation for the garages will be limited from 7 am-9 pm, 4) number 13 will state the office duplex will be limited to employees and their dependent children between the hours of 9 pm and 7 am, 5) the applicant will deliver a rendering of the elevation of the front brick wall, 6) there are two separate lists of recommendations, 7) the parking lot lighting will not be more than 15' in height and the bollards will not exceed 5' in height, the F2 fixtures will be wall mounted, 8) the back wall will show the same relief as the front elevation with the extensions, 9) approval of material board as presented, 10) open space be verified and labeled on the final plat for City Council.

Second by Jennifer Tucker.

Motion carried, with Mike Walch abstaining.

Item 2: Twin Bridges Estates - Revised Preliminary (Beacon Hill Plat I)

Bob Woods stated this plat covers 42 acres. The new plat has all of the lots showing 110 ft. of frontage, and the open space was shifted. There will be two entrances that will look like bridges. This parcel has no open space and the purchase agreement does not require open space. Barry stated he and Matt met with the developer and David Church about the open space. He stated at this point he doesn't really know where they are at with the open space and they would just like to come back to planning commission with the proposal of the

open space and the improvements. Tracy stated they would like to make the entry ways look very nice and be a continuation of the trails.

Motion by Mike Walch, Planning Commission grants preliminary approval for Twin Bridges subdivision, subject to the applicant finding satisfactory evidence to provide to staff that the plat shows 35% open space overall and amenities plan showing 20% of costs and that the lots have been reconfigured to meet the 110 feet minimum frontage.

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

Item 3: Dry Creek Highlands Phase III - Final

Steve asked Barry about an extension considering they surpassed the 180 days. Steve stated they will have to reapply for final. Steve stated they will discuss it without a motion.

The applicant stated they are still working on acquiring the water. They will have to access off highland boulevard. The applicant stated they don't have any open space in this phase. Steve stated they will look at preliminary and final when the fees are paid for the extension.

Item 4: Town Center Retail - Architectural Review & Recommendation

The applicant provided a color board and they are ready for the commission to share their thoughts on the project. Each building will have a little different look to it. Steve stated there has been some concern over the proposed fabric awnings. Richard stated the canvass awnings do need to be replaced every five or so years, but they give a much friendlier feel. Richard stated they are not opposed to having no signage on the awnings.

Discussion ensued.

Steve stated he likes the feel of the canvass awnings.

Motion by Brian Braithwaite, Planning Commission moves to grant architectural approval for the Town Center Retail, subject to all handouts and the materials board.

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

Item 5: Town Center Residential - Site Plan Approval

Architectural review and

recommendation

Wayne Corbridge stated they prepared a site plan to make sure the setbacks will work. He stated they still have to get with Steve Maddox and arrange what he is planning on doing. Barry stated the proposal that they commented on is different than the one presented and it makes it hard for them to make decisions when they have a different plan. Wayne stated there are just under 8 units per acre. There is one front door, the side units enter on the side. Bryce stated they might want to consider having more common area.

Discussion ensued.

The Commission feels they need to go to the City Council to determine what is going to be the best density and the best solution for the open space considering the Council is in disagreement with the Commission as to how many units should be on an acre.

Motion by Brian Braithwaite, Planning Commission moves for the Town Center Residential to go to City Council, for clarification, without recommendation.

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

Item 6: Code Amendments: *Town Center Transitional Housing Overlay
*Subdivision Process
*Animals - Permitted Use

Steve stated the idea of this new subdivision process was to take the concept process from the planning commission and have that process taken care of on a staff level. Steve stated he was opposed to the subdivision concept process being eliminated from planning commission.

Discussion ensued.

The Commission is divided on what they want to do about the concept phase and they feel it would be best to go onto to City Council without a recommendation based on the fact that the Commission doesn't agree.

Motion by Brian Braithwaite, Planning Commission moves for the Subdivision process, and elimination of concept, to go to City Council without recommendation.

Second by Larry Mendenhall.

Unanimous vote, motion carried.

Lonnie has brought forward a need to change two animals to one for 30,000 sq. ft. and four to two for 40,000 sq ft. Steve asked what the reasoning is for decreasing the number. Steve feels that cutting that number in half would make a lot of residents incredibly upset. Steve and Brian both feel that this would not be a good move.

The Commission felt there should not be any change made to chapter 3-4102 at this time.

Motion by Larry Mendenhall, Planning Commission recommends City Council approve the Code amendment for chapter 3-4102 be amended as shown in paragraph 7a to read as follows, shelter for large animals may only be enclosed if there is a residential dwelling, and there will be no changes to chapter 3-4202 paragraph 7d. Also chapter 3-4202 paragraph 7a will state 7 rather than 9.

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

Item 7: Approval of Meeting Minutes for August 10, 2004

Motion by Mike Walch, Planning Commission grants approval of the meeting minutes for Aug. 10, 2004 as amended.

**Second by Jennifer Tucker.
Motion carried, with Brian Braithwaite abstaining.**

Meeting adjourned at 11:45.