

Highland City Planning Commission
Dec. 14, 2004

Present:

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

City Planner: Lonnie Crowell
City Council: Gwyn Franson
Secretary: Aubrey Bevan

Meeting convened at 7:00 pm
Prayer given by Brian Braithwaite
Pledge given by Mike Walch

Visitors: Chris Dalley, Jimmy Larsen, Scott Bishop, Caitlin Beck, Norm Lyde, Lance Brown, Jake Berrett, Mike Taylor, Martin Muse, Brad Hardy, Curtis Vawdrey, Brandon G, Rae Riggs, Ryan Bean

Steve Draper announced to the Planning Commission that Aubrey Bevan had decided to Resign from her Planning Commission position as Secretary. Steve thanked Aubrey for the meticulous work in recording Planning Commission activities for the City and her dedication to all aspects of her city duties and respect her for her decision to resign and spend more time with her family as she is expecting her first child soon.

Item 1: Jimmy Larsen, Model Home -Conditional Use & Public Hearing

Jimmy Larson stated the home is in an established subdivision and the other homes he builds in the city are not in that subdivision. Steve asked if Jimmy is hoping for the two year conditional use. Jimmy stated he would like the two year conditional use.

Steve opened the public hearing. Receiving no comments, Steve closed the public hearing.

Steve asked how many employees they would have. Jimmy stated the maximum they would have would be three, usually only two. Steve asked about the trailer in the front. Jimmy said he is trying to sell it and he won't have a problem moving it out of sight. Jimmy stated the hours will be 8-5, and in the summer they might work until 6.

Steve asked Jimmy if he is ok with the staff comments and the requirements for a model home. Jimmy stated he has no problems with the requirements.

Motion by Brian Braithwaite, Planning Commission recommends City Council grant Conditional Use for the Jimmy Larsen model home, subject to all staff and Planning

Commission recommendations and comments.

Second by Mike Walch.

Unanimous vote, motion carried.

Item 2: Westwood Acres - Final

Scott Bishop stated they shifted the lots to make the frontage comply. Steve asked about the detached garage. Scott stated they will be removing the garage.

Motion by Mike Walch, Planning Commission recommends City Council grant final approval for Westwood Acres, subject to all staff and Planning Commission comments and conditions, noting that the engineer will shift the lots to provide enough frontages for lot 5 and also noting that the garage will be removed.

Second by Larry Mendenhall.

Unanimous vote, motion carried.

Item 3: Approval of meeting minutes for November 23, 2004

Motion by Larry Mendenhall, Planning Commission grants approval of the meeting minutes for Nov. 23, 2004 as amended.

Second by Brian Braithwaite.

Unanimous vote, motion carried.

Meeting adjourned at 7:20 pm.