

**Highland City Planning Commission
February 24, 2004**

Joint Work Session

Item 1: Corner of 11000 No. and the Alpine Highway

See Attached Minutes

Regular Scheduled Meeting

Present:

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

City Council: Gwyn Franson
City Engineer: Boyd Wilson
City Administrator: Barry Edwards
City Assnt. Zoning Admin.: Lonnie Crowell
Secretary: JoD'Ann Bates

Visitors: Chris Dalley, Dale Triptow, Jeremy Doyle, Michael Hatch, Steve Porter, VaLois Paxman, Al Paxman, Earl Peck, Carol Peck, David Miller, Ben Fietkau, Bob Chytraus, Elizabeth Lether, Eric Yergensen, Kevin Dearing, Steve Fuller, Day Christensen, Greg Magleby, Kendra Hales, Curtis Ball, John Burggraf, Brian Morin, Ron Tiffany, Rhea Tiffany, Brian Brunson, Steve King, Glen Vawdrey, Kathryn Schramm, Mayor Adamson.

Meeting convened at 7:00 pm

Item 1: Highland Glen Park Master Plan - Adoption

Barry Edwards presented various options for the Highland Glen Park Master Plan. Barry stated that there were three main issues that he would like to have the commission discuss. The first issue would be how much area they would want to see developed. Two would be what kind of configuration they would prefer and if they want the road to connect through the park. Three would be how they would incorporate the smaller pieces with the rest of the park. There are other issues that would need to be discussed but those are the main issues he would like to start the discussion with. Barry continued that from the staff's standpoint, they would like to see a trail that goes all the way around the park, in order to control the boundary and have good circulation. At some point there will have to be a vote on all of the items and discussion continue until there are some decisions made so they can move this forward.

Steve Draper stated that he feels the road needs to go through connecting the east and west of the park. He feels that for safety and security reasons they need to have the ability to go from one side of the park to the other. He feels that the best concept for that road would be concept "E". He also agrees to connecting the trail and having it surround the entire park. Steve concluded that he feels, the less development but higher quality is important to him.

Brian Braithwaite stated that he would also be in favor of concept "E" with accessibility to the northern section. He also feels that it is very appropriate to have a connecting road all the way through the park. Having the trails that encircle the entire park is valuable to those who run or walk and seems to fit in with the master trails plan.

Discussion ensued.

Barry indicated maintenance of grass would be easier than maintaining natural grass.

Bryce Flanary and Mike Walch commented that they feels that there is a need for the road to go through the park. With that they have a concern being able to keep the speeds slow and safe for pedestrians.

Steve Draper stated that safety does become a concern within some of those remote areas he feels that those areas need to be somewhat visible, so that there is no deep bushes, to keep it open and implement some safety precautions.

Barry Edwards stated that the comments do not have to be exact and detailed. He suggested that the commission create a list of recommendations they could work off of and move the discussion forward.

Discussion ensued.

Mike Walch suggested the use of bollards or some demarcation so that the trails are always separate from the driveways. One of the main concerns is the trail around the lake that is driven

very heavily by people taking things to the pavilion which eats up the edges of the asphalt.

Larry Mendenhall stated that he would prefer concept "E". He disagrees with previous discussion regarding increasing the amount of grass. He feels that a large amount of grass requires too much water and maintenance. Larry continued by inquiring about complying with ADA regulations for the restrooms.

Barry Edwards stated that it would be his recommendation to those employees that would be responsible to maintain those restrooms that they only put in temporary restrooms during the summer and taken out during the winter. The city spends a lot of time and money to repair the restrooms that are currently in the park. Portable restrooms now have hand washing stations and are a lot easier to maintain and can be pulled out in the winter time.

Discussion ensued.

Brian Braithwaite stated that he feels concept "E" provides for more amenities in the open area. He likes the aspect that there could possibly be an amphitheater constructed in the future.

Motion by Larry Mendenhall, Planning Commission recommends City Council accept concept " E" for the Highland Glen Park Master Plan with the following recommendations, 1) The road proceed through the park connecting East and West, 2) Parking lots move away from the water to enhance safety, 3) Have a minimum of 3 restrooms, temporary seasonal restrooms as required, 4) Adequate lighting for safety 5) The trail go around the entire perimeter of the park, 6) Consider construction of an amphitheater 7) Install bollards as to control vehicular traffic, 8) Keep the established park hours, 9) Consider the fact that we live in a desert, that they be judicious of the planting of grass and the park be left as much as possible with native grasses and species, 10) Removal of any trees and vegetation that would be required in order to ensure safety throughout the park.

Second by Brian Braithwaite.

Unanimous vote, motion carried.

Item 2: Ridgewood Subdivision - Concept

Mike Hatch of Concept Construction stated that they do not own the property but it is currently under contract with the three owners, being Elizabeth Lether, The Gidding's and The Thompson's.

Steve Draper stated that he had a concern with the amount of streets that would empty onto 6800 West. Steve inquired as to how they would mitigate that concern.

Mike Hatch stated that they are flexible and would like some feed back as to the best way accommodate this property and also the access to the Lehi roads from the development to the west.

Discussion ensued.

Barry Edwards stated that there is a platted subdivision to the west into Lehi but it had not been recorded, due to lack of a second access.

Mayor Adamson stated that Highland does have an agreement with Lehi City allowing one access from that subdivision onto 6800 West.

Steve Draper stated that he would prefer the road of 9850 North be connected with the Lehi subdivision. The other road to the north of 9580 North and the road between lots 19,20 & 21 he feels could be turned into cul-de-sacs.

Boyd Wilson stated that he would agree to cul-de-sac the access between lots 19 and 20 and leave the option of having the connection continue to the north. Boyd did have a concern as to the possibility of land locking the parcel to the north along 6800 west. Boyd suggested bringing the road to the north between the two properties of Elizabeth Lether and the Coopers in order to eliminate the Cooper parcel from not being able to be developed at a future date.

Mike Hatch stated that they have not spoken with Mr. Cooper. He feels that it could work and he will get in contact with Mr. Cooper to work things out.

Mike Walch stated that they would make a condition that the lots along 6800 West would have to face 6800 West and have no access onto 6800 west.

Steve Draper feels that they are in agreement to limit the access to one at 9850 north into Lehi and making the rest of the proposed accesses into cul-de-sacs. There is to be no driveway access onto 6800 West with the exception of lot 9.

Item 3: Stoneside Subdivision - Concept

Mike Walch stated that in looking at this plat, lot 14 is too small and would not conform to the zoning. Mike inquired if there was a possibility of moving the East/West road to the north between lots 3, 4 and 5,6.

Mike Hatch stated that they matched up the roads as per the general plan. He feels that if there were an option like moving that East/West road a small amount then they would be willing to do that and feels that it would work to the best interest for both the city and the subdivision.

Steve Draper stated that the city would require that the improvements be constructed along 6800 West.

Mike Hatch stated that he understands that he would be responsible for the parcels that connect

onto 6800 West.

Boyd Wilson stated that they would have to look at how these parcels were configured before 1977 versus how it is now being presented in order to determine the parent piece.

Discussion ensued.

Steve Draper stated that there are a few resolutions that he feels needs to be addressed. The applicant will need to work with the city to locate the parent parcel prior to 1977, along with that would be a resolution to the improvements along 6800 West. Lot 14 needs to be larger and they need to plan for a 74 foot East/West road.

Item 4: Heber Fuller Property - Concept

Steve Fuller stated there had been some changes from the original concept. They had moved Francis Way in order to accommodate an existing sewer line and connect to the north.

Boyd Wilson stated that there is an agreement with the LaPrays that in exchange for property for the East/West road the city would pay for curb gutter and ½ the sidewalk along 6000 W. in front of the LaPray property.

Steve Fuller stated that they would be responsible for the remainder of the improvements along 6000 W. and the East/West road.

Steve Draper read in the letter from Chief of police Kip Botkin (see attached)

Discussion ensued.

Steve Fuller stated that there is an abandoned irrigation ditch which they are working on with the irrigation company as to how they would like the developer to work with the ditch.

Item 5: Sierra Hills - Preliminary

Greg Magleby of L.E.I stated that the main change from the previous presentation had been the acquisition of the property to the west in order to complete the road way. They will install all of the improvements along lot 13 and include that lot into the subdivision. They have reviewed the conditions and would like to discuss item #4 in regards to the 20' equestrian trail along the eastern and southern boundaries. They would like to see if there is some flexibility to the placement of that easement in a more ideal location. At present the easement is to the back side of the lots and he feels that there may be a better alternative to that trail. Greg continued discussing staff comment #5 in regards to street trees. Greg suggested that they would like to include a requirement in the CC&R's that two street trees be placed as part of the home owners

conditions and restrictions rather than going through the fee to the city and installing that later.

Barry Edwards stated that it was part of the ordinance that the developer be required to provide those street trees as part of the improvements.

Al Paxman stated that his property would be affected by the placement of the trail. He would like to know if there is other options to the placement of that trail.

Barry Edwards stated that in trying to secure an easement for that trail, this location was where it was agreed upon. Where Mr. Paxman is suggesting the trail be placed is outside the city boundary right now and the city cannot control what is not in the city. Barry suggested the possibility of placing bollards on the front of the trail to restrict any inappropriate traffic.

Discussion ensued.

Steve Draper inquired as to the Dean's and if the road of 9500 North would work with their property.

Barry Edwards stated that the Dean's have commented to him that they would like to see the road of 9500 north swing a little more to the south for future planning.

Steve Draper stated that with the road of 9500 north being a dead end he would suggest that the developer have adequate signage stating that it is not a through street.

Larry Mendenhall suggested to the developer do everything they can to work out an agreement to move the location of the trail easement as to not impact the surrounding residents.

Motion by Brian Braithwaite, Planning Commission grants preliminary approval for the Sierra Hills Subdivision with the following conditions, 1) Staff comments add on #4 to have flexibility to move the trail easement, 2) Flexibility to move 9500 North to the south.

Second by Mike Walch.

Unanimous vote, motion carried.

Item 6: View Point - Preliminary Revisited

John Burggraf the project manager for Granite Construction Co. who is the owner of the property addressed the commission. John stated that they are working on the final plat for the piece of ground at the mouth of American Fork Canyon which is subject to an annexation and development agreement developed in 1999 and later modified with a second agreement in 2002.

Steve Draper stated to refresh the information, this subdivision was granted with the number of lots already established and allowed and that would not change. The commissions job is to mitigate the impact on the canyon and surrounding properties, the view sheds that are there and primarily help this developer help the city mitigate any negative impact that this subdivision will have on the city and surrounding communities. They need to review and discuss the layout of the roads and the conditions that have been set forth in previous meeting and to discuss the new conditions of approval imposed by the staff.

Barry Edwards stated that even though they have the development and annexation agreements he believes that the agreement states that they still have to earn the open space. He feels that they have never really gone through that matrix process stating what kind of improvements and amenities they would be developing.

Discussion ensued.

John Burggraf stated that it was his understanding that the plans for the open space amenities could be submitted with the final approval. At one time they spoke of the open space being native grasses. After meeting with city staff they have changed those areas to turf grass.

Barry Edwards stated that they could present those amenities at final approval based on the agreement.

Steve Draper stated that while they support this agreement for development, he has a grave concern as to the impact that it will have on the city. He sees this development as a beacon that will be seen from anywhere in the city. One of his main concerns is with lighting. He feels that his job is to mitigate the impact of those lights and other concerns the best he can. He feels that if that means adding things that helps to beautify the area as much as possible, if that has a little more impact to the developer more than what they are obligated to do, then they are looking for participation that makes this a win-win situation for everyone. Steve asked if the developer had reviewed the staff comments.

The commission was unanimous in it's discussion regarding and requiring a second access to the North of this property into Alpine. The commission noted it's disdain for the lack of apparent concern by the developer fro the safety of all inhabitants of the subdivision, by limiting residents to one access for emergency and all other vehicular traffic. The developer was strongly encourage whether legally bound or not to pursue with Alpine City a second access.

Review and discussion of staff comments ensued.

Steve Draper stated that after review and discussion of the staff comments he is not prepared to entertain a motion for preliminary approval with the amount of unresolved issues, primarily with the matrix. He suggested that the developer needs to comply and have a matrix done to ensure

and amenities plan.

Barry Edwards stated that there is a percentage of open space that has to be put into active play. Barry suggested that they would need to look at some of the older ordinances that were in effect at the time of this agreement that would apply to this development.

Steve Draper stated that he feels that this body will not be prepared to make a preliminary approval until the time that they are satisfied that the developers have taken all the comments made and have a resolution to them.

Discussion ensued.

Gwyn Franson stated that when this agreement was made it spelled out very directly what they can and cannot have. Even if this body does not like the conditions, they have very little recourse legally to do a lot of changes. This is not typical and in the end it is very different than everything else that has been done. Gwyn concluded that in saying that, they are bound by a legal document.

Barry Edwards stated that he feels the only issue that would be insurmountable is the second access, he believes everything else can be worked out. Barry concluded that he sees the best suggestion is by passing this on to the City Council and leave the details to the discretion of the City Council and legal counsel.

Steve Draper suggested that the Planning Commission make a list of a few resolutions that they would like to see and pass this issue onto the City Council. Steve continued that some of the concerns the commission would like to see resolved is the second access, elevation of homes and a resolution to the north open space with a lot reconfiguration.

Motion by Brian Braithwaite, based on the finding of fact that there is an existing agreement that pre-dates current ordinances, Planning Commission remands back the View Point Subdivision to the City Council for review.

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

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

**Motion by Brian Braithwaite, Planning Commission approves the meeting minutes for February 10, 2004 as amended.
Second by Bryce Flanary.
Unanimous vote, motion carried.**

Meeting adjourned at 10:00 p.m.