

**Highland City Planning Commission**  
**February 26, 2008**

**Present:**

Commissioner: Jennifer Tucker  
Commissioner: Brent Wallace  
Commissioner: Tony Peckson  
Commissioner: Roger Dixon  
Commissioner: Elizabeth Macfarlane  
Commissioner: Melissa Wright  
Commissioner: Don Blohm

Alternate: Kelly Sobotka  
Alternate: Abe Day

City Planner: Lonnie Crowell  
City Engineer: Matt Shipp  
City Planner: Carly LeDuc  
Secretary: Jill Stewart

Meeting convened at 7:00 p.m. by Jennifer Tucker  
Prayer given by: Melissa Wright  
Pledge given by: Roger Dixon

**Visitors: Brason Geddes, Josh Wadstenhusue, Kyle Warrick, Chris Dalley, Bill West.**

Jennifer Tucker welcomed Highland's new planning secretary Jill Stewart and asked her to tell a little bit about herself.

Jill Stewart introduced herself and said she came from the City of Saratoga Springs planning department where she was for approximately one year and she also said she lives in Lehi.

Jennifer Tucker stated that Don Blohm was not here last week and Jennifer had him introduce himself.

Don Blohm introduced himself. He said he lives in Dry Creek area with his wife Sally. He said they have seven children and many grandchildren. Don Blohm runs a business in Lindon.

Jennifer Tucker thanked Don Blohm for that and proceeded with Item 1.

1 **Item 1: Country French Subdivision ~ Clarification of “No Build Zone”**

2  
3 Lonnie Crowell explained that lots 1-11 and 42-52 of this subdivision were recorded  
4 with an 80’ No Build Zone along the back of these properties. It is believed the  
5 original intent was to preserve a view shed for adjacent property owners. The only  
6 thing that would be allowed in these No Build areas would be something that did not  
7 require a building permit. Staff feels that a swimming pool would not impact the No  
8 Build Zone since these type of structures do not protrude above the ground. There  
9 have been a couple of requests from residents in this area who would like to put in  
10 swimming pools but are currently not able to with the current definition of the No  
11 Build Zone. Staff requests the planning commission define what type of structures  
12 would be allowed in the No Build Zone.

13  
14 Jennifer Tucker asked for the planning commission’s input.

15  
16 Brent Wallace wondered if anyone was present regarding this matter. Brent Wallace  
17 asked if the Bull River residents were notified.

18  
19 Lonnie Crowell stated that this request for the clarification of the No Build Zone was  
20 done voluntarily by Highland and therefore we did not notify surrounding residents.

21  
22 Brent Wallace stated that without notification to surrounding residents that we won’t  
23 know if there are any objections.

24  
25 Lonnie Crowell stated that the 80 foot no build zone was proposed by the developer  
26 as a compromise for what was initially submitted as an open space overlay  
27 subdivision. In addition, the developer donated 80-100 trees to Bull River. Also, a  
28 no build zone is not required by ordinance for an R-1-40 subdivision and the  
29 definition at this point is entirely up to the planning commission because the  
30 planning commission initially required the condition.

31  
32 Brent Wallace is concerned about a pump house that may be located near a  
33 swimming pool and stated that he felt it would need to be outside of the 80’ No Build  
34 Zone. He is also concerned about swimming pool slides and their height.

35  
36 Tony Peckson stated that driving on the south side of these lots that you can clearly  
37 see the homes and feels that the Bull River residents would have already voiced  
38 concern if there was any about view obstruction since the homes have been there  
39 awhile. He isn’t sure a slide would have any impact because the view is already  
40 obstructed by the homes.

41  
42 Lonnie Crowell stated that they want the commission to decide what they feel is  
43 allowable in this No Build Zone and what is an acceptable height for such structures.  
44 Lonnie also said that the building code requires a 4 foot fence around a pool, but  
45 most insurance companies require a 6 foot fence.

46

1 Jennifer Tucker said that having a swimming pool is not the issue. What is the issue  
2 is that the No Build Zone needs to be defined further so that it is clear.

3  
4 Don Blohm said the commission needs to define swimming pool houses, slides, and  
5 anything and everything that may go along with a swimming pool.

6 Jennifer Tucker asked if there was a height everyone was comfortable with.

7  
8 Kelly Sobotka asked if there is a standard height for this type of structure in a build-  
9 able zone. Lonnie Crowell stated that the maximum accessory structure height is 25  
10 feet in a build-able zone. Lonnie Crowell stated that the commission needs to  
11 determine a maximum height in this No Build Zone.

12  
13 **Motion by Brent Wallace, Planning Commission recommends the No Build Zone**  
14 **Easement in the Country French Subdivision Lots 1-11 and Lots 42-52 be defined**  
15 **by the planning commission as follows:**

- 16  
17 **1. That swimming pool buildings, swimming pool equipment buildings, and any**  
18 **additional swimming pool recreational items not exceed 15 feet in height from**  
19 **finished grade of the property; and**  
20 **2. That swimming pool structures, swimming pool slides, and other swimming**  
21 **pool recreation items or swimming pool equipment be placed on the house side of**  
22 **the swimming pool within the 80' No Build Zone.**

23  
24 **Seconded by Roger Dixon.**  
25 **Unanimous vote, motion carried.**

26  
27  
28 **Item 2: Allreds Ace Hardware ~ Site Plan Approval – Recommendation**

29  
30 Lonnie Crowell said that Bill West is here tonight and Bill West has requested site  
31 plan approval for this project located in the town center zone. Lonnie Crowell stated  
32 that the concern staff has is with the access getting in and out the parking lot and the  
33 flow of traffic this creates through the parking lot. Staff feels it is preferable to  
34 eliminate one of the entries if possible. Staff recommends approval with same  
35 conditions as from the previous planning commission meeting.

36  
37 Roger Dixon said he was confused with the accesses.

38  
39 Lonnie Crowell said he is concerned that there may be a truck unloading in the back  
40 delivery area and that cars may try to go around the back of the building and get  
41 stuck there until the truck moves.

42  
43 Lonnie Crowell said he would like to hear from Bill West and ask how the applicant  
44 would feel about adjusting parking spaces to allow for a modified entrance scenario.

45

1 Roger Dixon stated he was concerned that we would be asking the applicant to  
2 remove five parking spots.

3  
4 Lonnie Crowell explained that the applicant would get the parking spots back in  
5 another area of the parking lot.

6  
7 Brent Wallace was concerned about the three entrances in and out of the parking lot.  
8 He said that this creates a lot of traffic in one spot and he sees it as a bottle neck  
9 situation.

10  
11 Bill West said he could see that. He is not sure what the advantage would be to  
12 making one of the entrances a one way direction only. He doesn't feel that there will  
13 be a lot of traffic around building.

14  
15 Jennifer Tucker stated that she sees that the two exits may be problematic with  
16 turning in to each other. She said she would like to eliminate one of those entrances.

17  
18 Bill West was concerned because there is a drive in window at the credit union and it  
19 makes it difficult to eliminate one of the entrances.

20  
21 Jennifer Tucker suggested using ingress only instead of an ingress and egress entry.

22  
23 Bill West said something like that could be worked out.

24  
25 Matt Shipp suggested removing a couple of parking spots to open things up and  
26 create a better flow in the parking lot. Melissa Wright liked that idea too.

27  
28 Roger Dixon said he feels that two entrances and one exit only would be okay. He  
29 said that there will eventually be other exits within the center.

30  
31 Melissa Wright wondered who will pay for the median if it is extended.

32  
33 Lonnie Crowell said that Bill West will have to pay the cost up front and that the  
34 other town center occupants will reimburse Bill West as they come in to the center,  
35 but it would not be soon.

36  
37 Jennifer Tucker stated that it is important to tackle the ingress and egress concerns  
38 and then decide on the other issues. She said that we need to be looking for safety of  
39 citizens and pedestrians.

40  
41 Bill West suggested that we close one of the entries and take out the four parking  
42 spots near the entrance to get more room for traffic flow. Bill West said that if  
43 Allreds Ace Hardware isn't happy with this scenario that they will come back for  
44 further discussion.

45

1 Jennifer Tucker stated that the commission would do a motion at end for all of the  
2 concerns with this project. She said she feels that we need to get a sign off from fire  
3 department for the delivery entrance stating that it is an acceptable setup.

4  
5 Don Blohm stated that backing in and out of the delivery area is an issue.

6  
7 Jennifer Tucker stated that one way in and one way out in a different direction  
8 would appear to work.

9  
10 Brent Wallace asked Bill West what had come of the fence.

11  
12 Bill West said he had asked Mr. Spykes to go look at fences and that he has not  
13 heard back from Mr. Spykes yet. Bill West is assuming that they will do a Mity Lite  
14 fence that will be opaque.

15  
16 Melissa Wright said she feels like this is a nice looking fence. She said she had the  
17 opportunity to drive by the one that Barry Edwards had suggested to look at.

18  
19 Brent Wallace asked about the outdoor sales.

20  
21 Lonnie Crowell stated that nothing has changed since the last meeting.

22  
23 Jennifer Tucker feels like commission should send this to city council and let them  
24 determine what they would like to be done about the outdoor sales.

25  
26 Lonnie Crowell suggested including in the motion if the commission wants to allow  
27 outdoor sales for this business. If the city council doesn't like it they will send it  
28 back.

29  
30 Brent Wallace asked Bill West if he was comfortable with lights in the back of the  
31 business.

32  
33 Bill West said yes that he feels they meet security standards.

34  
35 Melissa Wright wondered if the commission could state that there are no deliveries  
36 between 12-6am since it is next to residential property.

37  
38 Bill said that he is okay with that; he doesn't think that is a problem.

39  
40 Lonnie Crowell suggested making the delivery hours a condition until the Spykes  
41 move.

42  
43 **Motion by Roger Dixon, Planning Commission to recommend that City Council**  
44 **grant site plan approval for Allreds Ace Hardware as per recommendations of**  
45 **staff and the planning commission as follows:**

- 1 **1. That the applicant install an opaque fence of composite material that is 6 feet in**
- 2 **height along the south property line similar to what was required for Alpine**
- 3 **Credit Union for the purpose of protecting the animals and as agreed upon by the**
- 4 **applicant and the property owner to the south (Mr. & Mrs. Spykes); and**
- 5 **2. That any outdoor storage be located within a screened area within the rear of**
- 6 **the property (opposite the street) per the requirements of the Town Center Zone**
- 7 **per Chapter 3.4720 within the Highland City Development Code (HCDC); and**
- 8 **That City Council consider outdoor plant and produce sales; and**
- 9 **3. That the applicant limit their lighting on the east and south sides of the**
- 10 **building to reduce light pollution to the east and south that may affect existing**
- 11 **residential and that this lighting be directed toward the ground and not toward**
- 12 **the Spykes residence or property; and**
- 13 **4. Parking lot lighting not exceed 300 Watts (Previous Requirement by Council**
- 14 **for Wendys); and**
- 15 **5. That street lighting (associated with the subdivision) be consistent with the**
- 16 **lighting in the Town Center as previously approved; and**
- 17 **6. That the applicant indicate where the dumpster will be located for this use and**
- 18 **that the dumpster be located within the rear of the property and the area be**
- 19 **landscaped (opposite the right-of-way); and**
- 20 **7. That the dumpster meet all requirements as specifically defined in Chapter**
- 21 **3.4720 (HCDC) specifically that the applicant include a dumpster enclosure as**
- 22 **required by ordinance; and**
- 23 **8. That the dumpster gates be closed when not in use and that area be kept clean**
- 24 **from debris and garbage at all times; and**
- 25 **9. That the applicant design the sidewalks at these ingress/egress locations to**
- 26 **provide for some continued pedestrian access through these locations; and**
- 27 **10. That the applicant continue the sidewalk along the building front to the south**
- 28 **to connect to a future parking lot and/or building use; and**
- 29 **11. The property owner maintain the landscaping on their property per the**
- 30 **approved landscaping plan at minimum per Chapter 3.4718(G), (HCDC); and**
- 31 **12. Hours of operation not be conducted between 12:00 a.m. and 6:00 a.m. per**
- 32 **Section 5.04.170 (HCMC); and**
- 33 **13. Business not be conducted on Sunday per Section 5.04.170 (HCMC); and**
- 34 **14. That the monument sign be removed per the sign ordinance (Chapter 3.7,**
- 35 **Table 3-707A HCDC); and**
- 36 **15. That the applicant strictly adhere to the sign ordinances within the Highland**
- 37 **City Development Code and the Town Center Overlay (Chapter 3.7, HCDC);**
- 38 **and**
- 39 **16. That there be one two directional entry between the credit union and Allreds**
- 40 **Ace Hardware; and That the applicant remove four parking spaces in the existing**
- 41 **site plan for optimal traffic flow; and**
- 42 **17. That the entrance on northeast corner of the proposed building will be**
- 43 **removed; and**

- 1 **18. That the delivery entrance be one-way entry only driveway from Parkway**  
2 **East; and That the delivery entrance approval be contingent upon the fire chief's**  
3 **approval; and**  
4 **19. That a delivery only sign be placed on the entrance designated for deliveries;**  
5 **and**  
6 **20. That a sign be placed on the southeast corner of building stating that it is a**  
7 **one-way only; and**  
8 **21. Deliveries not be made between the hours of 12:00 a.m. and 6:00 a.m. as long**  
9 **as residents are living adjacent to the property.**

10  
11 **Seconded by Brent Wallace.**

12  
13 Jennifer Tucker stated concern about lighting and landscape plans.

14  
15 Bill West had plans with him for Alpine Credit Union and showed them to the  
16 commission.

17  
18 Jennifer Tucker and the commission felt comfortable that staff would make sure the  
19 plans were consistent with the other Town Center businesses when Bill West submits  
20 them.

21  
22 **Unanimous vote, motion carried.**

23  
24  
25 **Item 3: Allreds Ace Hardware ~ Architectural Approval – Recommendation**

26  
27 Lonnie Crowell showed previous elevations of the building. Lonnie Crowell stated  
28 that the applicant has worked very hard to better match what we feel should be the  
29 look for the town center zone.

30  
31 Melissa Wright commented that the elevations look very nice.

32  
33 Lonnie Crowell said that the delivery wall is fairly plain. He said that there have  
34 been some ideas discussed about what could be done to change the look of the  
35 delivery side of the building. He offered to elaborate if the commission is not happy  
36 with current look.

37  
38 Melissa Wright wondered what will be to the west of this building.

39  
40 Lonnie Crowell said that it will likely be another building.

41  
42 Brent Wallace wondered if there is some way to fancy up the wall other than with  
43 the man door and the delivery door.

1 Lonnie Crowell suggested changing the color of stucco so that there are a couple of  
2 complimentary stucco colors on the building. He suggested using an accent stucco  
3 color for trim or borders on the building.

4  
5 Kelly Sobotka wondered if windows on the north are real windows or dummy  
6 windows.

7  
8 Bill West said that there will be both real windows and dummy windows. He said he  
9 doesn't think they want windows on west side of the building. Bill West said he is  
10 okay with Lonnie Crowell's suggestion of using accent stucco colors for trim or  
11 borders. Bill West suggested possibly doing a border around all of the doors with a  
12 contrasting stucco color.

13  
14 Lonnie Crowell suggested changing the roof line on south and west elevations of the  
15 building.

16  
17 **Motion by Brent Wallace, Planning Commission to recommend that City Council**  
18 **grant architectural approval for Allreds Ace Hardware to include all**  
19 **recommendations of staff and the Planning Commission, as follows:**

- 20  
21 **1. That the applicant screen the "Garden Center" with an opaque fence as**  
22 **required by ordinance; and**  
23 **2. That the applicant consider a stucco color that is more contrasting with the**  
24 **color of the rock; and**  
25 **3. That the Planning Commission require the applicant to include exterior**  
26 **building lighting that is consistent with the exterior building lighting used on**  
27 **Wendys, Timpanogos Tire, and Jiffy Lube; and**  
28 **4. That the dumpster enclosure (required by ordinance) be consistent in**  
29 **architecture and material to that of the primary building.**  
30 **5. That the south, west, and east roof line elevations all be the same (matching**  
31 **parapet design scale); and**  
32 **6. That the north roof line elevation be the same as per page 30; and**  
33 **7. That architectural detail be added to the west side of the building with colors**  
34 **and reliefs.**

35  
36 **Seconded by Tony Peckson.**  
37 **Unanimous vote, motion carried.**

38  
39  
40 **Item 4: Town Center ~ Work Session**

41  
42 Lonnie Crowell explained that the City Council will be scheduling a work session in  
43 the near future to discuss the Town Center Overlay Ordinance and the Commercial  
44 Design Guidelines. He just wanted to mention that the planning commission is

1 invited and staff will send more information on the logistics when the date and time  
2 are determined.

3

4 Brent Wallace expressed his appreciation of this information.

5

6

7 **Item 5: Approval of Meeting Minutes for January 29, 2008**

8

9 **Motion by Tony Peckson, Planning Commission to approve the Meeting Minutes**  
10 **for January 29, 2008, as amended.**

11

12 **Seconded by Melissa Wright.**

13 **Unanimous vote, motion carried**

14

15 Meeting adjourned at 9:09 pm