

# Highland City Planning Commission

## February 28, 2006

**Present:**

Commissioner: Steve Draper  
Commissioner: Mike Walch  
Commissioner: Jeff Clyde  
Commissioner: Larry Mendenhall  
Commissioner: Brian Braithwaite  
Commissioner: Jennifer Tucker

City Administrator: Barry Edwards  
City Engineer: Matt Shipp  
City Planner: Lonnie Crowell  
City Planner: Hannah Thiel  
Secretary: Jennifer Davis

**Excused:** Bryce Flanary

Meeting convened at 7:06 pm  
Prayer given by Jeff Clyde  
Pledge given by Jennifer Tucker

**Visitors:** Chris Dalley, Scott Worthington, Charles Abbott, Stephen Hoyal, Lou Ella Day, Christena Hoyal, David Hoyal and Delynn Rodebach.

**Item 1: Utah Power & Light - Conditional Use Permit & Public Hearing**

Delynn Rodeback representative for UP&L is requesting placement of additional poles down 6000 west to upgrade the capacity of the system supplying Highland City creating a tie-in to the work previously done.

Steve Draper asked about the length of the steel poles. Delynn replied that the steel poles would be buried with 45 feet of reveal out of the ground like the other existing poles. Brian Braithwaite asked for clarification if this is something that will take care of the needs or will UP&L be returning soon to request more poles placed in this same area. Delynn stated that load studies have been conducted and this will be sufficient to take care of the load for a time, though he could not specify how long of a time period that would be. Steve Draper reminded Delynn that in the motion of the previous meeting notification would be made to users of these poles to expedite them in getting their work done. Delynn said that notification is part of the construction process.

Steve Draper opened the floor for public comments. Lou Ella Day lives on 10665 North 6000 West, said that just last year a pole was placed in front of her home and she was

concerned about the plan of placing other poles in front of her home. Delynn replied that they would be replacing the pole placed last year with a taller pole, but no additional poles would be added in front of her home. He also let her know that there would not be more cable placed on the poles, but a larger diameter of cable would be replacing the already existing cable.

Delynn said that UP&L would have a representative come out to Mrs. Day's home and speak with her directly about the impact new poles would have on her and her parcel of property. With no further comments from the public, Steve closed the public hearing and brought the discussion back to the Commission for comments. Delynn explained the need for the use of the two steel poles was to eliminate guide wires where a change in direction occurs.

**Motion by Mike Walch, recommend that City Council grant conditional use permit to Utah Power & Light for pole repair and replacement as presented, subject to Staff conditions which include 1) Utah Power & Light meet with the affected property owners or contact those and meet with those who want a meeting regarding pole locations, with the idea for placement at property line, and not mid drive ways or outside of front windows, 2) Other users of the pole be notified, so that they can be encouraged to relocate their services within 60 days of beginning of construction.**

**Second by Jeff Clyde  
Unanimous vote, motion carried.**

## **Item 2: Robinson Ranch - Final Approval**

Glade Tuckett spoke of the concern of construction access between American Fork City and Highland City. American Fork has requested that construction access be directed through 9600 N with the reason being the school located at the other end of the subdivision and didn't feel it was safe for construction traffic to come through the school zone. Glade is requesting the use of a wash off pit thus allowing the traffic to access through the 9600 North area. Barry said that the trucks will go where they want, but for the small amount of inconvenience that it may cause, and for the safety of the children attending Legacy Elementary that we should be sensitive to that fact. Steve Draper agreed that a wash out pit would work, and be constructed with a gravel area to mitigate the transfer of mud onto the streets. Steve also emphasized the maintenance of this wash off pit, especially during a storm. Steve also spoke of the precautions that need to be in place if the Highland work is completed prior to the portion being completed by American Fork. Steve went on to say that he would like to have a contact person that would be available to handle any problems, or situations that may arise.

Steve asked Glade if he had reviewed the previous comments and if he had any further questions, especially with regards to the homes located on lots 3 and 4 that are to face 5700 West. Glade indicated he understood and had no further questions about the staff comments. Glade said that he is on the agenda for Final Approval with American Fork

Planning Commission Wednesday, March 1st. Steve Draper requested once approval from American Fork Planning Commission takes place, a schedule of construction should be submitted and available for the Planning Commission and City Council.

**Motion by Jeff Clyde, based on the finding of fact that with the construction and traffic and the fact that the city cannot govern it on the road, and there is a school in the area with the heavy construction traffic along 5750 West would potentially create a danger to the children therefore the Planning Commission recommend that City Council grant final approval for the Robinson Ranch Subdivision based on 1) Condition of Staff comments are met, 2) Staff to coordinate an access point for construction traffic and provide some sort of mitigation device to prevent track out to include a gravel pad wash out and 3) Overall construction project schedule for both American Fork & Highland construction be submitted once approval from American Fork Planning Commission is granted. In addition, with a request from American Fork City to the applicant and that Highland City is sensitive to their request and understood their logic and will partner with the neighboring cities as to their request.**

**Second by Brian Braithwaite  
Unanimous Vote, motion passes**

### **Item 3: Day's Meadow - Final Approval**

Mr. Hoyal is looking to subdivide property located at 10665 North and 6000 West. Steve Draper asked about the ditch to the south and would like to know who owns the ditch. Mr. Hoyal replied that the fence currently placed by the ditch is not on Days property, and that the ditch is not on the property in question but will be surveyed to verify. As for the other ditch on the property, Mr. Hoyal said that contact has been made with the Lehi Irrigation Company and Mark Thompson, and says that the fall is currently sufficient.

Steve Draper reiterated that the developer is to provide a turn around to be constructed at the west end of 10680 North at the time of development or in conjunction with the future development to the west, ensuring the roadway is never a dead end as stated in the meeting minutes of January 24, 2006.

**Motion by Brian Braithwaite, Planning Commission recommends that City Council grant final approval to Day's Meadow subject to all conditions as provided by Staff and Planning Commission. In addition should the applicant find through surveys that the ditch on the south side be found to be on the property discussed, that they would be required to get resolution concerning the location, the ownership, the future use, and any other potential future use regarding the ditch.**

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

**Item 4: Building Height - Code Amendment**

Steve commented that the proposed code amendment and the changes proposed were well planned out and commended Lonnie on the work that was put into this proposal. Mike Walch said that he would like to include drawings in the development code. Lonnie said that he could prepare a handout, as well as have the information put on the web site, and look into getting the illustrations attached to the file.

**Motion by Brian Braithwaite, Planning Commission recommend that the City Council amend the following sections of the Highland City Development Code: 3-4105 Building Height (R-1-40 Zone); 3-4205 Building Height (R-1-20 Zone); 10-102: Definitions (23) Grade of Building and (26) Height of Building as per the proposed ordinance as prepared by staff. Also, move that the illustrations that accompany these code amendments request as presented be included as part of the code amendment for future reference to this code amendment.**

**Second by Jennifer Tucker  
Unanimous vote, motion carried.**

**Item 5: Retaining Walls - Code Amendment & Public Hearing**

Steve Draper pointed out some verbiage that he would like Lonnie to change in the code amendment. Steve opened the floor for public comments, hearing none Steve closed the public hearing and brought the discussion back to the Planning Commission.

**Motion by Mike Walch that the Planning Commission recommend the City Council approve the Code amendment Article 6 - Supplementary Regulations, Section 3-612 Fences, Walls and Hedges; (5) Retaining Walls, as Planning Commission has amended.**

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

**Item 6: Approval of meeting minutes for February 14, 2006**

**Motion by Mike Walch Planning Commission approved the meeting minutes for February 14, 2006 as amended.**

**Second by Jennifer Tucker  
Unanimous vote with Jeff Clyde abstaining, motion carried.**

**Meeting adjourned at 8:00 p.m.**