

Highland City Planning Commission February 8, 2005

Present:

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

City Administrator: Barry Edwards
City Council: Gwyn Franson
City Engineer: Matt Shipp
City Planner: Lonnie Crowell
Secretary: JoD'Ann Bates

Meeting convened at 7:12 p.m.
Prayer given by: Jennifer Tucker
Pledge given by: Skyler Jensen of scout troop #822

Visitors:

Chris Daley, Tom Harward, Todd Trane, Scott Austin, Tim Moline, Todd Hunt, Rob Clauson, Paul Anderson, Scot Jones, Stephanie Miess, Darrell Ostler, Christopher Sannar, Dylan Taylor.

Steve Draper stated he would like to congratulate Aubrey Bevan on the birth of her new son. Steve stated that Aubrey had made the decision to stay home with her new baby and the commission wishes her the best. Steve then introduced and welcomed Jennifer Davis who will be replacing Aubrey as the secretary for the Planning Commission meetings.

Item 1: Austin Subdivision – Preliminary & Final

Scott Austin stated that the property is about 2 acres and he would like to build one home towards the front of the lot and the remainder would be for large animals. Steve Draper asked if the applicant had seen the staff comments and if there were any questions. Scott Austin inquired regarding the possibility of installing the improvements as they progressed with construction instead of at the beginning. Steve Draper stated that they would leave it up to City Staff and suggested that he have some kind of a time frame for those improvements before going to City Council.

Discussion ensued regarding large animal rights and the city ordinance.

Matt Shipp stated that the improvements are not necessary at this time due to location of the property and the city would be willing to work with the applicant in that regard.

Motion by Larry Mendenhall, Planning Commission grants preliminary approval and recommends City Council grant final approval subject to all Planning Commission and staff conditions.

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

Item 2: Pebble Lane – Preliminary & Final

Tom Harward stated that he has an existing home on this property; he would like to split his property into two lots. Steve Draper stated that his concern is the property to the south of this proposed subdivision, and what would be come of that property, would it still be a conforming lot. Barry Edwards explained how the property sits in conjunction to Mr. Murdock's property and that it would not affect any surrounding properties.

Steve Draper asked if the applicant had talked with Mr. Murdock and if he was in agreement with the lane and the potential for this project. Tom Harward stated that he had tried numerous times to contact Mr. Murdock but has not had any response.

Steve Draper inquired if they were to put in 1/2 the road plus 12 feet. Tom Harward stated that he is willing to comply with what is required.

Steve Draper stated that there had been a comment as to the cleaning up of the property, the commission would like to support the staff in enforcing the cleaning up of the property and the commission is willing to make that a condition of approval.

Larry Mendenhall inquired if to the right of way would be able to be deeded to the city. Tom Harward stated that he does not own the land he only owns the right of way. Barry Edwards stated that the city rarely takes title of the right of way. Most roads are dedications or easements. This easement would be able to be a dedicated roadway due to the fact that he has a valid easement.

Motion by Brian Braithwaite, Planning Commission grants preliminary approval and recommends City Council grant Final Approval for Pebble Lane subdivision subject to all Planning Commission and staff conditions.

Second Mike Walch.

Unanimous vote, motion carried.

Item 5: Diamond Estates – Final

Steve Draper stated that the commission's main concern was the landscaping and the developer has since provided that plan. Tim Moline explained that there would be a drip system from each lot and the homeowner would be responsible for the upkeep of the park strip directly across for their home.

Steve Draper inquired as to staff comments. Tim Moline stated he has seen them and that he has no problem complying with the conditions. Steve Draper thanked the developer for the landscaping plan and stated that he feels the choice of the landscaping and trees will make an attractive park strip.

Tim Moline inquired in the event that lot 1 of Diamond Estates to the east decides to develop in the future could they request reimbursement for the improvements.

Steve Draper stated that the developer will have to discuss that with City Council.

Motion by Mike Walch, Planning Commission recommends City Council grant Final Approval to the Diamond Estates Subdivision, Phase III subject to all Planning Commission and staff conditions.

Second by Brian Braithwaite.

Unanimous vote, motion carried.

Item 3: Code Amendments - Building Heights

Steve Draper reviewed some the concerns that were discussed at the previous Planning meeting. Steve still had concerns with some of the wording regarding the average of the maximum height.

Discussion ensued.

Steve Draper asked Lonnie Crowell to take the information and changes the commission had discussed and bring the new language back to the next planning meeting for further review and recommendation.

Item 4: Code Amendments - Corner Lots

Steve Draper stated that the only comment he had was to the information under definitions regarding the tangent and if it was necessary to keep in the code. Lonnie Crowell stated that there are a few subdivisions in the city that do fall in this category and feels that the wording should be left in for those specific areas.

Discussion ensued regarding the new language.

Motion by Brian Braithwaite, Planning Commission recommends City Council approve Section 10-102: Definitions (33) code amendment subject to amendments and additions to the development code as recommended by staff and Planning Commission.

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

**Item 6: Approval of walkabout minutes for January 22, 2005
 Approval of meeting minutes for January 25, 2005.**

**Motion by Brian Braithwaite, Planning Commission approves the walkabout minutes for January 22, 2005.
Second by Larry Mendenhall.
Unanimous vote, motion carried.**

**Motion by Mike Walch, Planning Commission approves the meeting minutes for January 25, 2005 as amended.
Second by Jennifer Tucker.
Unanimous vote, motion carried.**

Meeting adjourned at 8:27 pm.