

# Highland City Planning Commission

## January 10, 2006

**Present:**

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

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

**Excused:** Jeff Clyde.

Meeting convened at 7:07  
Prayer given by: Jennifer  
Pledge given by: Brian

**Visitors:** Chris Dalley,

**Item I: Brookwood Model Home - Conditional Use Permit**

Steve stated tha there had been a public hearing

6mo to a year 1-2 employees and not alot of traffice

stve howlong been complete since july onlu model home familiar with sign and lughting require. parking requirments should allow for some off street parking limit that

14 lots in viewpoint 2 in twin bridges 9-5

larry suggested that they be aware of the parking isuses and keep tat off the street not to impead the traffic .

motion jennifer by plnning commission recommend city council grant a conditional use permit subject to stipulations of staff and planning commision re to parking section larry  
all in favor

## Item 2: Cricket Cell Antenna - Conditional Use Permit & Public Hearing

owned by american tower proposing to add to bottom of tower at 80 feet will match the existing carrier that is there.

Steve inquired as to a shelter

stated outdoor equipment is outdoor and will sit on a platform that sits 1" off the ground the ice bridge will sit about 3' off the ground.

Steve inquired regarding landscaping. what they have done in the past is that they take a 1000 bond and when the time is right staff will be able to go in and landscape that area.

Lonnie stated that he had spoken with Dave Chuech and they have a lease between the owner of the pole and the applicant. the city does not have any lease agreement with the applicant

Steve opened the public hearing. Hearing no comment Steve closed the public hearing brought the discussion back to the PC

Brian Braithwaite inquired as to the size of the equipment

to be cabined approx the size of a small refrigerator.

Motion by 380 Brian recommends grant approval for cricket cell antenna to be collocated on the existing mono pole at subject to conditions noted by staff and PC noted 1000 bond and the ice bridge be below the fence line enclosure for the equipment not to exceed 6 feet in height.

second Jennifer  
unanimous

## Item 3: Stoneshire Subdivision - Final Approval & Public Hearing

Rob stated that the only change of the two lots that are now in one phase and all cleaned up also the

Steve inquired as to dixie acres  
Rob stated that

Steve inquired regarding the fence Rob stated that they felt the white was too bright so they went with the tan on the bottom with a white lattice on top. The fence would be on both sides of the property. Steve asked if they would make those additions before city council.

Brian asked Lonnie if there were a note of large animals. make a change on the to state

that there is "large" animals rights on the east side of the property. Rob stated that they would add the word large to all the notes that apply.

Steve opened the public hearing. hearing non steve closed the public hearing and brought back to pc

motion by larry pc grant final all conditions of staff and pc with condition: change plat to reflect large 650 2-lots 27-28 be included in phase 1 3- fence would continue to the southwest corner of lot 28 4- the fence will be constructed on both sides of the trail if the two lots to the west of phase 1 to be included with this subdivision and be 800 tow lots to be have identify squarefootage and number lots prior to cub to city council.

Second jennifer  
unanimous vote.

#### **Item 4: Roninson Ranch Subdivision - Preliminary & Public Hearing**

Steve inquired as to matt if there is sufficient clearance regarding the intersection. matt stated they require 150 center line to center line and they have met that. steve in 920

larry inquire if the ezisitn ghome will stay. glaedde stated that yes it would.

Steve stated that in the 970 staff proposed a barricade between highway and afd galde stated that they do agree with that and feel that is would be a good proposal.

steve stated that homes on lots 3-4 will not have access onto 9600 due to the rest of the lots will have to access onto 9600 and would limit

Steve opened ph Kevin Jewkes lives on 5450 w an d9600 no share same concern of traffic during construction. hearing no more closed pu hear brought back to comm

motion brina grant subject to all staff and pc comments with 1- temp barrier to restrict traffic and asphalt to be installed both cities before barrier is removed. 2- lots 3& 4 homes will access off 5700 west of application 1135

second jennifer  
unanimous

Mike Walch and Barry Edwards joined the meeting

#### **Item 5: Parkland Bonus Density Subdivision - Code Amendment & Public Hearing**

Barry stated that the intent and purpose is a way for the city to acquire park land the melonas and Buhler property is interest in developing and the city has looked as this for a while for a park. 1180 and be able to use throughout the city. no matrix they provide 20% for improvement and 30% for open space.

Steve stated that he had requested to see the general plan and thanked staff for supplying for the commission to review.

Jennifer stated a concern 1200 Barry stated that he has thought about that that they could put in a zone that they city can identify up front where it would be in relation to the subdivision. Barry stated that they can leave it to the pc to identify where the parks would be the goal is to geographically disperse open space throughout the city.

Discussion ensued.

Steve opened the ph. Bill Smith stated that are adjacent to the area where this is being proposed. 1480 live on 1 acre and moved to Highland was for a large lot. to change things and allow lots to go to a 1/3 acre. he feels that this penalized his subdivision. Steve stated that over the years they have tried to have a buffer zone between those subdivisions that are smaller against the larger ones. Steve discussed the open space available to developers. Barry feels that the os development is complicated and the os credits get used for things that are not really beneficial and this is a little more simple. he feels there should be a way to buffer those areas.

Bruce Tucker 1670 3 points counter productive to get park for the city 2- there was a proposed map from the Maloans property and feels that it doesn't guarantee where traffic and impact

Lori Davis agree with what has been said important to maintain consistency from subdivision to subdivision. she would have 5 homes against her back yard. they want to keep Highland a nice quiet community and not too condensed.

Carig Hendricks lives against concern about the density inquired about the 1800 is it mutually exclusive. by looking at a proposed plat of this area would significantly decrease the property

Steve

Discussion ensued.

Bruce Tucker stated that where a park benefits everyone in the city. 2000

Kathryn Schramm stated shares their concern. she lives on an acre lot and here neighbors are also on one acre lots and they but up against smaller lots and feels that if there are great concern that they should stand by their concerns. she feels that she does not want to encroach on the public. feels that people downst feel that there was not enough information provided to the public.

Hearing no more comments Steve closed the ph Steve appreciated the public comments and 2130 he appreciates he is soaking from experience

Mike inquired regarding 34803 is that where there would be the min. parcel size. Barry stated that if there is a parcel 2311 parcels are not as large as they use to be.

Discussion ensued.

Larry 2700

Discussion ensued.

Steve 3390 work hard for the city and

Mike Walsh stated that one concept that 34806 try to 3475 match lot sizes to surrounding properties. Barry stated 348-2 covers and gives the legislative authority to make it compatible.

Motion by Larry PC rec cc approval as proposed by staff and discussed by PC. This proposal would be reviewed by city attorney 3700 to determine that the proposed 3-4802 be enforceable finding out that we have an order and that the intent is to allow more flexibility for the city to make a better development for the community. Tie the subdivision to the park - eliminating the minimum lot size 3-4806 delete. 3988  
second Brian

Steve stated that 3550 confident to give them the authority to ensure. Barry will propose that question to the city attorney. Steve stated does 3600

unanimous vote

#### **Item 6: Medium Animals - Code Amendment & Public Hearing**

Steve stated that this item has been discussed for the last two meetings and is back for further review. Steve review the purpose and some background to this issue. 4200 staff did do extensive research.

Steve opened the public hearing.

David Beck

Steve wondered if there was a way to spot zone, the only problem is that spot zoning is not allowed. Tried to see a way to work with that but cannot still see a way to have this happen. Lonnie stated that there is the non conforming ordinance and continued by describing that ordinance.

tape 2

Kathryn inquired if they could do it so that there would be an inspection once a year or if there was a complaint against them.

discussion ensued.

lives in neighborhood that has animal rights and his neighbors now have goats. they are 1/2 acre apart and it has gotten to the point where the smell is so bad he can't go into his backyard. goats eat down the vegetation and the wooden fences. doesn't want to see anything that would increase the amount.

hearing no further comments, steve closed the public hearing and brought the discussion back to the commission.

Steve does not see a compelling reason 650 not in favor of creating

Motion by Brian Planning Commission recommend they do not approve the code amendment 3-410 780 based on the finding of fact that it is detrimental to the majority of the citizens of Highland.

Second Mike  
unanimous

**Item 7: Approval of Meeting Minutes for December 13, 2005**

Motion by , Planning Commission approves the Meeting Minutes for December 13, 2005 as amended.

Second by  
Unanimous vote, motion carried.

Meeting adjourned at