

Highland City Planning Commission

January 11, 2005

Present:

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

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

Meeting convened at 7:04 pm.
Prayer given by Bryce Flanary
Pledge given by JoD'Ann Bates

Visitors: Chris Dalley, Mayor Adamson, Kevin Jewkes, Jim Huggard, Kurt Jewkes, Jerry Sloan.

Item 1: Schedule Walkabout - Iverson Property, Jared Bishop

Steve Draper described the property and what the developer would like to propose. After a general discussion of possible dates and times, Planning Commission and Staff scheduled the walk-a-bout for Saturday, January 22, 2005 at 9:00 am., meeting at the Iverson property.

Item 2: Blessing Rock at Beacon Hill – Review and Recommendation for Side Yard Set Back along the Parkway Detail

Lonnie Crowell stated that the developer is questioning if the side setback requirements apply for side setbacks on corner lots, already having a parkway detail of 30 feet. He had taken pictures and had looked at other developments around the city that have all complied with the requirement of a 30 foot side setback for corner lots.

Gwyn Franson stated that at the City Council meeting there was some discussion regarding the clarifications of corner lots and their requirements and it was determined that this issue needed to be sent back to the Planning Commission for more discussion. Gwyn feels that the process is laid out with the setbacks during the approval process and the developer is aware of what those setbacks are before they record the plat. She feels that in most cases later down the line the builders come in and want the setbacks to change in order to fit the homes they want to build. She feels that the parkway detail was established and needed in addition to the setbacks in order to provide the openness the

city would like to see in this area. She continued to state that the only compelling reason she sees for changing the setbacks would be to accommodate larger homes.

Barry Edwards stated that the commission had only allowed this to happen one other time that he can think of and that is in the Town Center Meadow subdivision. The difference between the prior approval and this request is that there is not a parkway detail in the case of the Town Center Meadow subdivision; it backs a large amount of open space. This request backs a 30 foot parkway detail which is not a large amount of open space.

Steve Draper stated that in his opinion, and knowing that the City Council has stated that they would not want to deviate from a previously set precedence. The parkway detail and meandering sidewalk was designed to keep an open feel along the roadway, to move homes closer to that roadway would diminish that openness and the purpose of the parkway detail.

Kevin Jewkes stated that he would like to present some examples where he feels that the corner lots had side setbacks along a street. Kurt continued by discussing the City code and how a corner lot is defined. He continued with what it is that they would like to see and how it would affect the property and homes being built in that subdivision.

Discussion ensued.

Steve Draper stated that due to the fact that the side setback requirements had already been approved he feels that this is not the body to make that change and feels that this has worked previously in other areas of the city and it would work in this area. Steve continued to state that he does not see compelling reason to go back and make a change to amend the side setbacks at this time. He feels that with the boulevard being the same all the way through the development it will keep this subdivision with an appealing openness.

Motion by Bryce Flanary, Planning Commission recommend City Council leave the side setback in place as previously approved for the Blessing Rock at Beacon Hills Subdivision along the 30 foot parkway detail.

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

Item 3: Beacon Hill Plat "A" – Plat Amendment

Barry Edwards stated that Utah Power & Light has started requiring that there be a specific public utility easement shown on the plats. On this plat there is no easement shown, even though the easement would be in the area where the city owns the property. Utah Power & Light would like to request that the city amend the plat to show the public utility easements.

Matt Shipp stated that they will need a public utility easement on both sides of the street, and at one point they might need to cross the street. This will be for future use of buried cables and conduit.

Motion by Brian Braithwaite, Planning Commission recommends City Council grant a plat amendment for the Beacon Hills Subdivision Plat A, subject to any conditions by City Staff and Planning Commission.

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

Item 4: Cottonwood Meadows – Final

Steve Draper inquired regarding the staff comment in regards to the need for a preliminary title report and if the applicant had obtained that report prior to this meeting.

Jim Huggard stated that he is in the process of getting that preliminary title report and will have it to the city prior to request of final approval from the City Council.

Motion by Larry Mendenhall, Planning Commission recommends City Council grant final approval to the Cottonwood Meadows Subdivision Phase II with the following conditions, 1) All staff and Planning Commission conditions be met prior to City Council 2) Preliminary Title Report be delivered to the City prior to City Council.

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

Item 5: Cook Subdivision – Preliminary & Final

Jerry Sloan representing the Cook property stated that this is a 2 1/2 acre parcel. There are two brothers, Bruce and Brian Cook that would like to subdivide the parcel into 3 lots. The two brothers would then like to build homes for themselves on lots 1 and 2 and sell the remaining lot.

Steve Draper inquired regarding the orientation of the home on lot 3 and if there were any preferences as to the access.

Discussion ensued.

Barry Edwards and Matt Shipp stated that although they would not make it a requirement, they would prefer access on 9600 north.

Motion by Brian Braithwaite, Planning Commission grants Preliminary Approval

and Recommends City Council grant Final Approval for the Cook Subdivision with the following conditions, 1) All staff and Planning Commission conditions be met prior to City Council.

**Second by Bryce Flanary.
Unanimous vote, motion carried.**

Item 6: Approval of meeting minutes for December 14, 2004

Motion by Jennifer Tucker, Planning Commission grants approval of the meeting minutes for December 14, 2004 as amended.

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

Meeting adjourned at 8:00 pm.