

Highland City Planning Commission January 13, 2004

Present:

Commissioner: Steven Draper
Commissioner: Larry Mendenhall
Commissioner: Mike Walch
Commissioner: Brian Braithwaite
Commissioner: Jennifer Tucker
Commissioner: Bryce Flannary

City Council: Gwyn Franson
City Engineer: Boyd Wilson
City Administrator: Barry Edwards
City Assnt. Zoning Admin.: Lonnie Crowell
Secretary: JoD' Ann Bates

Visitors: Chris Dalley, Eric Yergensen, Mel Yergensen, David Miller, Al Paxman, Valois Paxman, Daron Ockey, Pat Ockey, Dale Triptow, Dan Richards, Earl Peck, Carole Peck, Bruce Tucker, Greg Magleby, Steve King, Mayor Jess Adamson, Rick Carlton.

Meeting convened at 7:04 p.m.
Prayer given by: Brian Braithwaite
Pledge given by: Larry Mendenhall

Steve Draper stated that with the most recent city elections, two of the planning commission members were elected to the City Council, Steven King and Glen Vawdrey. He continued that they are excited to introduce Jennifer Tucker and Bryce Flannary who have accepted to give their service to the city of Highland. Steve stated that the commission appreciates their attitude and enthusiasms and looks forward to working with them. Steve commented that Wini Jensen was in attendance and would proceed to swear Jennifer and Bryce in as members of the Highland City Planning Commission.

Wini Jensen, Highland City Recorder proceeded with the swearing in of Bryce Flannary and Jennifer Tucker as new Planning Commission members.

Steve Draper invited Jennifer and Bryce to introduce themselves.

Jennifer Tucker stated that she is excited to be part of the Planning Commission. She had a desire to help and get involved in the community. Her family has lived in Highland for almost five years, they have five children from the ages of 11 years to 15 months. Jennifer stated that

she has a law degree from Brigham Young University and since graduating, her focus has been in real estate and real property issues. Jennifer continued to state that she is looking forward to getting to know and work with the commission and the residents of Highland.

Bryce Flannary stated he has lived in the Highland area for about 11 years and they have 10 children. He has been considering serving the community in some capacity for some time. His vision of Highland is what it was when they looked at first moving to the area, which was the ability to have some property and good place to raise his children and that's what they found in Highland. He feels that with the growth that is coming in to the area he would like to help with that growth, there is a lot of good people and he hopes to be able to work well with the commission and the residents. He feels that communication is a very important aspect and he hopes that everyone will know that their voice will be heard.

Item 1: Highland Village Phase II - Schedule Work Session

Steve Draper stated that at the last planning meeting the commission went through some dialogue with the applicant and they elected to postpone this issue to a later date when the new commissioners would be able to be in attendance and then they would schedule a work session. Steve suggested looking at the upcoming Saturday, early.

Rick Carlton stated that if possible they would like to add to the work session some discussion of the credit union and the new design which had been distributed with the commissioners latest information. He feels that it would not add much more time to the process, they would just like to have some discussion and receive some kind of punch list as to what else the commission would like to see.

Steve Draper stated that he feels that would be fine and encouraged the commission to prepare those comments and concerns in advance. After polling the commission Steve set the work session for Saturday, January 17th, 2004 at 8:00 am

Item 2: Harts - Schedule Work Session

Barry Edwards stated that they would like to set up a work session for a design review in an informal setting. They are not prepared to present anything specific, they would just like to be able to discuss what and what not will be allowed in the Town Center.

Steve Draper stated that as preliminary as what they are proposing he would like to schedule those before a regularly schedule meeting so not to take up another day or evening. He polled the commission and set a work session for Harts before the next regularly scheduled Planning Commission meeting on Tuesday, January 27, 2004 at 6:00 p.m.

Item 3: Tamarak Homes - Concept

Steve Draper invited the applicant to address the commission and explain what they are proposing.

Greg Magleby with LEI stated that he would be representing Tamarak Homes for this development. This property is approximately 9 acres with 17 proposed building lots all above the minimum lot sizes and required frontages. The main road will come off of 9600 North, the road of 9500 North would be planned in order to continue in the future. There is ample depth for the sewer to be serviced from 9600 North, they have surveyed that and verified that there would adequate depth pulling that to the south and servicing the lots in the cul-de-sac. There has been a question of the alignment of 9500 North as it goes to the East and talks will continue with the neighboring properties to ensure that alignment will be appropriate for future development of their side of the property line.

Steve Draper stated that there is a number of citizens that he would like to give the opportunity to voice their opinion. First he would like any concerns the commission had to be addressed. Hearing no concerns from the commission, Steve turned the time to the public for their comments.

Dan Richards addressed the commission and stated that he owns the property to the west of this parcel. He started the development of Sierra Trails a number of years ago and had planned to bring this property in as plat C at a later date. He had paid for the annexation, he paid for the water and the pressurized irrigation stub to the property line. The improvements that he had included along 9500 North go nearly to Mr. Tiffany's property line and were installed at his expense and now Mr. Tiffany is making a different deal. He stated that there are some reasons why this wont work. One would be that there would never be an extension of 9500 North into the Tiffany property from the Sierra Trails Subdivision, there would be no reason for that road to continue. Nor would there be a need to extend 9500 North to the East due to a drop into the Mitchell Hollow which is in a wetland area and then continues into American Fork. Without those access roads 6560 West becomes about a 900 foot road with only one access and he feels that is against what the city allows. The depth of the sewer he had a concern with due to a 12 foot drop and feels that those homes at the end of the cul-de-sac would not be serviceable. He has talked with Tamarak and have not been able to come to an agreement with the proposal and connection of 9500 No.. He feels that regardless as to what is approved he feels that he should be reimbursed for the improvements that he incurred and overall disagrees with the entire proposal.

Barry Edwards stated that the property owner to the east submitted some alternate plans for the development and he would provide those to the developer for their consideration.

A citizen inquired as to what kind of homes would be built in that area and what size of lots are allowed.

Steve Draper stated that this is an R-1-20 zone and all of the proposed lots comply with that zoning and in fact the lots are generous in size. As far as the homes the developer would have to

address those issues.

Greg Magleby stated that Tamarak Homes have worked on some CC&R's that on a conceptual basis requires approximately 1700 square foot on a rambler, 2300 square feet on a two story. There is no siding allowed, they will have to be stucco with a minimum of 50% of the front being brick or stone. These homes will be substantially upgraded homes with the lots allowing for a very generous size home.

Discussion ensued.

Boyd Wilson stated that the sewer that came out of Sierra Trails was designed to incorporate the property to the East.

Greg Magleby stated that a preliminary survey shows that it would be as shallow as 6 feet which would still be able to be serviced.

Steve Draper stated that the commission will suggest to the developer that from their standpoint there is some coordination that needs to be taken care of in order to satisfy this body that they have control of the access on 9500 North. The preliminary plat will need to show the sewer layout and everything under their control will need to be included on the plat. Steve continued that with that information they will see the developer back at preliminary.

Item 4: Code Amendments - Discussion / Review and Recommendation

Steve Draper suggested that Lonnie Crowell address the proposed changes to the code.

Lonnie Crowell reviewed the ordinances and proposed changes.

Review ensued.

a - "Country Club" Definition

Motion by Brian Braithwaite, Planning Commission recommend City Council amend article 4.1 section 3-4108, 3-4208 and definition 10-102 as proposed.

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

b - Lot Line Adjustment

Motion by Mike Walch , Planning Commission recommend City Council amend chapter 5-4 as proposed.

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

c - Utilities and Easements

Motion by Larry Mendenhall, Planning Commission recommend City Council amend Chapter 5-8 and Supplementary Regulations Article 6 as proposed.

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

d - New Public Utility Zone

Motion by Brian Braithwaite, Planning Commission recommend City Council approve the Public Utility Zone, article 4.9 as amended and to include hazardous materials and waste language.

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

e - Signs

Motion by Larry Mendenhall, Planning Commission recommend City Council amend article 7 as proposed.

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

f - Accessory Structures

Motion by Mike Walch, Planning Commission recommend City Council approve the amendment to the accessory structure code as proposed.

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

Item 5: Approval of the Meeting Minutes for November 25, 2003

Motion by Brian Braithwaite, Planning Commission approved the meeting minutes for November 25, 2003 as amended.

**Second by Larry Mendenhall.
Unanimous vote, Jennifer Tucker abstained, motion carried.**

Approval of Meeting Minutes for December 9, 2003

Motion by Mike Walch, Planning Commission approved the meeting minutes for December 9, 2003 as amended.

Second by Brian Braithwaite.

Unanimous vote, Jennifer Tucker abstained, motion carried.

Meeting adjourned at 9:45 p.m.