

Highland City Planning Commission

January 24, 2006

Present:

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

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

Meeting convened at 7:05pm
Prayer given by: Jeff Clyde
Pledge given by: Harold Johnson

Visitors: Chris Dalley, Mack Croft, LuElla Day, Don Gazaway, Kathy Gazaway, Brady Berry, Brody Berry, Taylor Cook, Bradley Mitchell, Harold Johnson, Todd Berry, Michael Buhler, Kimberley Buhler, Lyman Buhler, Delynn Rodeback, Mike Robb, Brad Roberts, Jordan Chadwick, Rob Clauson, Steven Hoyal, Christina Hoyal, Craig Salmond, Denise Salmond, Tom Holdman, Don Kauffer, Eric Pritchett, Janelle Waters, Kathryn Schramm.

Item 1: Utah Power & Light Pole Repair & Replacement: Conditional Use Permit & Public Hearing

Steve Draper invited Delynn Rodeback of Utah Power & Light to address the commission regarding the conditional use being requested and the type of work that would be taking place.

Delynn Rodeback stated that the growth in the Highland area has become a concern and as a result of that growth they have found a need to upgrade their

equipment. He stated that this is a normal course for Utah Power & Light, to look at what sections need upgrading; this section has been designated as a critical need for that upgrade. Delynn continued to describe the equipment and poles that would need to be replaced and/or repaired.

Steve Draper opened the public hearing.

Kathy Gazaway questioned as to when they would be shutting off the power and the duration of time it would be down. Delynn Rodeback stated they would like to start the upgrades within a week of the approval of the conditional use permit. He continued to state that they are able to work on the equipment without turning it completely off, there may be some intermittent outages but nothing long term. Delynn commented that if for some reason they need to have the power off longer they are required to notify the residents before hand.

Tim Harlow stated that he has a power pole at the corner of his property and questioned the amount of mess that would be made by replacing that pole. Delynn stated that they would make as little mess as possible. He stated that if he would like he would take Mr. Harlow's number and put him in touch with the construction foreman to ensure the work is done with as little inconvenience to his property as possible.

Don Kauffer stated he would like to address the notification that was sent out to surrounding residents. He felt that it was misleading and there was not enough information given in the letters. Steve Draper read the letter sent to residents regarding the issue being discussed. Steve stated that the Planning Commission does not generate those letters, and feels that Mr. Kauffer did have an opportunity to visit the city office before hand to find out additional information.

Mike Buhler questioned if a pole could be moved while doing this process, due to the position of the existing pole being in an inconvenient place on his property. Steve Draper suggested that Mr. Buhler give Mr. Rodeback his information and where his property and the pole is located and requested they get together to see if there was something that they could work out. Steve encouraged any resident with specific questions or concerns to contact Mr. Rodeback and work together regarding this process.

Hearing no further comments Steve Draper closed the public hearing and brought the discussion back to the Planning Commission.

Barry Edwards requested that there be a condition placed on the approval that once the poles are replaced the old ones be taken away in a timely fashion. Delynn Rodeback stated they notify the other utility companies that need to change their service over to the new poles, unfortunately they do not have any control as to how quickly they get that done in order for Utah Power & Light to

remove the old poles. Steve Draper inquired if Utah Power & Light would notify those companies as to a completion date to help expedite the removal of those poles. Delynn stated that he feels this project will be done within 60 day and will notify those companies as such.

Motion by Mike Walch, Planning Commission recommends City Council grant a conditional use permit to Utah Power & Light for Pole Repair and Replacement as presented subject to staff conditions to include, 1) Utah Power & Light meet with the affected property owners to see if pole locations can be made to be more appropriate based on their requests, 2) Other users of the pole be notified that they should relocate their services within 60 days of the beginning of construction.

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

Item 2: Dixie Acres: Plat Amendment & Public Hearing

Steve Draper stated that the Stoneshire Subdivision had previously been granted subdivision approval. Dixie Acres lot 8 had been downsized in order to increase the size of Stoneshire lot 2 to meet the subdivision requirement of the R-1-20.

Steve Draper opened the public hearing. Hearing none, Steve closed the public hearing and brought the discussion back to the Planning Commission.

Motion by Jeff Clyde based on finding of fact that with the amendment of the plat the subdivision will continue to conform to the existing R-1-20 ordinance, Planning Commission recommends City Council grant approval for the Dixie Acres Lot 8 Plat Amendment subject to staff comments.

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

Item 3: Day's Meadows: Preliminary Subdivision Approval & Public Hearing

Steve Draper inquired to Mr. Hoyal as to the status of the ditch relocation. Steve Hoyal stated he had been in contact with Lehi irrigation and has had preliminary discussions regarding the re-routing and piping of that ditch.

Steve Draper inquired as to the 2 lots on each side, one to the north and one to the south, if they would be part of this subdivision. Lonnie Crowell stated that those properties are completely separate pieces of property and will not be part of this subdivision.

Discussion ensued.

Steve Draper inquired regarding a turnaround at the end of the proposed street of 10680 North. Steve Hoyal stated that he would do what ever the city required. Barry Edwards stated that a temporary cul-de-sac would be more useful. He feels that the rest of the subdivision will be in the development stages at the time this road is to be installed.

Brian Braithwaite inquired if the applicant was aware of the easement for the trail as required by staff. Steve Hoyal stated that he was aware of the trail easement and that trail will follow the path of the irrigation ditch. Lehi irrigation preliminarily approved the re-routing and has also been informed as to the trail easement. Steve continued that the church, the Irrigation Company and the City have been in communication to help make this work.

Discussion ensued.

Steve Draper opened the public hearing.

A citizen inquired as to why they were phasing this property. Steve Hoyal stated it was due to a sequence of events that has to happen with the church property and to meet everyone's needs.

A Citizen inquired as to the irrigation ditch that currently runs and services property to the south of this property. Steve Hoyal stated he was not aware of any ditch along the south border of this property. Steve Draper stated that the developer would have to continue to provide the use of that ditch and would be required to have a resolution concerning the location, the ownership, future use, and any other potential issued regarding the ditch. Barry Edwards stated that staff could take a look at that issue and help the developer work something out.

Hearing no further comments, Steve Draper closed the Public Hearing and brought the discussion back to the Planning Commission.

Motion by Bryce Flanary, Planning Commission grant Preliminary Approval to Day's Meadow subject to all staff conditions to include, 1) Developer to provide a turn around 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, 2) 7th concern of the staff comments be changed to 6000 W. 3) Developer to have a resolution concerning a)the location b) the ownership c) future use d) and any other potential issued regarding the ditch to the south of the property in place prior to the request for final approval.

Second by Brian Braithwaite.

Unanimous vote, motion carried.

Item 4: Approval of Meeting Minutes for January 10, 2006

Motion by Mike Walch, Planning Commission approves the meeting minutes for January 10, 2006 as amended.

Second by Brian Braithwaite.

Unanimous vote, motion carried.

Meeting adjourned at 8:03 pm.