

1 **Highland City Planning Commission**
2 **January 29, 2008**

3
4 **Present:**

5 Commissioner: Brent Wallace
6 Commissioner: Elizabeth Macfarlane
7 Commissioner: Roger Dixon
8 Commissioner: Tony Peckson
9 Commissioner: Melissa Wright
10 Commissioner: Jennifer Tucker

11
12 Alternate: Abe Day
13 Alternate: Kelly Sobotka

14
15 City Administrator: Barry Edwards
16 City Planner: Lonnie Crowell
17 City Engineer: Matt Shipp
18 City Planner: Carly LeDuc
19 Secretary: Dawn Corrigan

20
21 **Excused:** Don Blohm

22
23 Meeting convened at 7:03 p.m.
24 Prayer given by: Elizabeth Macfarlane
25 Pledge given by: Scouts

26
27 **Visitors: Marc Arnoldsen, Tad Behunin, Tannon Behunin, Christie**
28 **Dalley, Carson Kelshaw, Casey Petersen, Mindy Ross, Rob Ross,**
29 **Jeannie Spykes, Willard Spykes, Bill West, Porter Wright, Stuart**
30 **Wright.**

31
32
33 **Item 1: Swearing In of New Planning Commissioners**

34
35 Gina Petersen swore in Brent Wallace, Elizabeth Macfarlane, Roger Dixon, Tony
36 Peckson, Melissa Wright, and Abe Day.

37
38
39 **Item 2: Election of Planning Commission Chairman and**
40 **Chairman Pro-Tem**

41
42 **Motion by Elizabeth Macfarlane, Planning Commission to elect**
43 **Jennifer Tucker as Planning Commission Chairman.**
44

1 Elizabeth Macfarlane said she nominates Commissioner Tucker because she's the
2 senior member of the commission, a lawyer, and has done well.

3
4 Brent Wallace asked if the nominee needed to be present. Lonnie Crowell said no.

5
6 **Unanimous vote, motion carried, Planning Commission to elect**
7 **Jennifer Tucker as Planning Commission Chairman. Those voting**
8 **aye: Roger Dixon, Elizabeth Macfarlane, Tony Peckson, Brent**
9 **Wallace, Melissa Wright, and Abe Day.**

10
11 Brent Wallace called for nominations for a pro-tem chair. He explained this
12 position rotates on an annual basis.

13
14 **Motion by Elizabeth Macfarlane, Planning Commission to elect Brent**
15 **Wallace as Planning Commission Pro-Tem Chairman.**

16
17 Commissioner Macfarlane said Commissioner Wallace has shown wisdom on the
18 commission and she thought he'd make a great pro-tem chair.

19
20 **Unanimous vote, motion carried, Planning Commission to elect Brent**
21 **Wallace as Planning Commission Pro-Tem Chairman. Those voting**
22 **aye: Roger Dixon, Elizabeth Macfarlane, Tony Peckson, Brent**
23 **Wallace, Melissa Wright, and Abe Day.**

24
25 Kelly Sobotka arrived. Gina Petersen swore him in.

26
27
28 **Item 3: Beacon Hills Amended Plat I ~ Public Hearing &**
29 **Recommendation**

30
31 Brent Wallace opened the public hearing.

32
33 There was no comment from the public.

34
35 Brent Wallace closed the public hearing.

36
37 Roger Dixon said he thought the application was straightforward, but the
38 commission should include five findings of fact in its motion so its reasoning will
39 be clear to City Council.

40
41 Brent Wallace explained that there's background on this application going back
42 six weeks, and asked staff to summarize the issue for the new commissioners.

43
44 Carly LeDuc said the applicant is appearing before the commission to fulfill the
45 requirements of the County. Lonnie Crowell added that this sort of application, to
46 move lot lines in an existing subdivision, used to be an administrative item.

1 Brent Wallace asked what would happen if the two lots were owned by different
2 owners. Barry Edwards said that's a very common scenario. The city has probably
3 processed hundreds of applications like that in the last few years. He added he
4 feels almost apologetic that the applicant had to appear before the commission.
5 Because both lots will still be compliant, there's no reason not to approve the
6 application.

7
8 Brent Wallace asked if there's sometimes a bill of sale associated with these
9 applications. Barry Edwards said that's very common.

10
11 **Motion by Roger Dixon, Planning Commission to recommend that**
12 **City Council approve the Highland Hills Plat Amendment, as per the**
13 **recommendations of staff and based on five findings:**

- 14 **1) That lot 31 on the immediate corner currently consists of**
15 **27,839.84 square feet and will become 24,679.84 square feet**
16 **with frontage of 226.48 feet; and**
- 17 **2) That lot 30 currently consists of 23,203.38 square feet and will**
18 **become 26,363.37 square feet with frontage of 123.50 feet; and**
- 19 **3) That the desired home could not fit within the required**
20 **setbacks; and**
- 21 **4) That shifting the lot line will not negatively affect density; and**
22 **5) That the subdivision and the two lots will remain compliant**
23 **with Highland City ordinances after the lot line adjustment.**

24
25 **Seconded by Elizabeth Macfarlane.**

26 **Unanimous vote, motion carried. Those voting aye: Roger Dixon,**
27 **Elizabeth Macfarlane, Tony Peckson, Brent Wallace, Melissa Wright,**
28 **Abe Day and Kelly Sobotka.**

29
30
31 **Item 4: Allred's/Ace Hardware ~ Conditional Use Permit**
32 **Application ~Public Hearing, Review & Recommendation**
33

34 Lonnie Crowell explained that Bill West of KnightWest Construction is
35 representing Mr. Allred, who's proposing to construct a new hardware store in
36 Highland Square. Recently the Planning Commission and City Council approved
37 a credit union to go in the other lot of this two-lot subdivision.

38
39 Mr. Crowell said a hardware store is a permitted conditional use in the zone. Staff
40 has some questions about the site plan, and specifically would like to see a
41 lighting plan. It can be attached to both the Conditional Use Permit application
42 and the site plan, or to just the site plan. Staff believes this would be a great use
43 for the location.

44
45 Brent Wallace explained to the new commissioners that there were a lot of
46 accompanying documents in the staff report to show what was required of a
47 previous applicant in the same subdivision.

1
2 Brent Wallace opened the public hearing.

3
4 Willard Spykes asked what kind of fence separation will be placed on the south
5 side of the property. Brent Wallace said there was no representative of the
6 applicant present at the meeting to answer that question.

7
8 Kelly Sobotka asked if Mr. Spykes was the property owner to the south. He said
9 yes. Melissa Wright suggested he tell about his property.

10
11 Willard Spykes explained that they have a pasture with horses. He said at the
12 time when this building was proposed, the only commercial property allowed was
13 in the city center. He wasn't concerned, thinking someone would offer to buy his
14 property. But the property owner to his south feels like no one will be interested
15 for at least 10-15 years now that the CR zone is being developed. Therefore he
16 feels they need a substantial fence all along the property. He doesn't want people
17 driving along his gravel, and he doesn't want his horses to be disturbed by trucks
18 making deliveries at night.

19
20 Mr. Spykes added that at the last meeting about this subdivision they talked
21 about a chain link fence. Brent Wallace said chain link wouldn't be allowed.
22 Lonnie Crowell said he couldn't remember if the type of fencing was discussed.
23 Mr. Spykes said wood wouldn't be good because the horses would eat it down.

24
25 Roger Dixon asked if Mr. Spykes could define what a substantial fence meant to
26 him. Mr. Spykes said the fence should be substantial enough to protect his
27 horses. Commissioner Dixon said when the commission discussed the fence
28 previously he thought they'd approved a solid fence. Lonnie Crowell said he
29 thought that was correct but he'd have to go back through the minutes to confirm.
30 Brent Wallace said he remembered concerns about light and noise pollution.
31 Willard Spykes agreed but said the fence wasn't finalized at that time. The
32 commission left it up to the applicant and Mr. Spykes to work it out. When they
33 met and discussed it, the applicant suggested chain link, and Mr. Spykes told him
34 that wouldn't be allowed.

35
36 Roger Dixon asked how high he thought the fence should be. Mr. Spykes said
37 seven feet. Barry Edwards said six feet is the height permitted by ordinance.
38 Melissa Wright asked about the fence next to the Jiffy Lube. Barry Edwards said
39 that zone is different and allows higher fencing.

40
41 Brent Wallace said the commission should address the fence. In fact, he thinks it
42 should have been decided before the planning commission meeting. Willard
43 Spykes said things have changed dramatically since the previous discussion. At
44 that time the likelihood of his property becoming commercial was great, but it's
45 not so now. This was discussed prior to the planning commission meeting.

1 Brent Wallace said if the wall is too tall it starts to look like a prison wall, and
2 that's not good for people on either side. Willard Spykes said six feet on the
3 parking lot side would be fine. Barry Edwards pointed out that it has to be six feet
4 from the natural grade.

5
6 Abe Day asked Mr. Spykes if substantial could be vinyl, or if it would have to be
7 brick and mortar. Mr. Spykes said if it's solid, then vinyl could work.

8
9 Roger Dixon asked Willard Spykes if, when he spoke to the developer before, it
10 was about the credit union or the hardware store. Mr. Spykes said it was about
11 the credit union.

12
13 Bill West arrived. He said he and Mr. Spykes had discussed chain link with slats.
14 Mr. Spykes said that wouldn't be good because light would spill through and
15 disturb the horses. So Mr. West said he told Mr. Spykes he would figure out
16 something else. He added that it was his understanding that the long term plan
17 was to not have a fence at all. Roger Dixon said there's a road proposed to go
18 through. Brent Wallace observed that the commission doesn't have a crystal ball
19 to predict the future, and in the meantime, it has a resident to take care of. Kelly
20 Sobotka suggested a cement wall such as the one along the Alpine Highway could
21 be recommended because it's moved easily.

22
23 Barry Edwards said the applicant is correct that fences weren't anticipated in the
24 Town Center. Whatever goes in needs to block light without being "Fort Knox."
25 He added that chain link with slats probably wouldn't work, but there's a fence on
26 6800 West that's vinyl with a brick look; something like that could work.

27
28 Barry Edwards suggested the commissioners recommend a condition to go
29 forward to City Council. Roger Dixon asked if the fence would come up again in
30 the discussion of Architectural Approval. Lonnie Crowell said it would more
31 likely arise during discussion of the site plan.

32
33 Melissa Wright asked about the setback from the garden center to the property
34 line. She thought it looked like about 10 feet. Bill West said it's 36 on the west and
35 probably about 20 feet on the south. He clarified that the garden center is open,
36 and it's about 10 feet from there. He added that it will be high enough for a truck
37 with a trailer to pull in.

38
39 Melissa Wright said her concern is the property owner and his animals. She
40 worries about kids poking through the fence there, etc. She would like to see
41 something solid. Bill West agreed.

42
43 Melissa Wright asked if there are typical delivery times. Barry Edwards said they
44 can have deliveries 24/7. Bill West said for this business, their deliveries are all
45 during business hours.

46

1 Willard Spykes asked about turning out of the ATM. Brent Wallace said the credit
2 union is a different subject. Mr. Spykes asked if it will be right-turn only. Staff
3 indicated yes. Mr. Spykes asked if the fence could go all the way up in that case.
4 Brent Wallace said no code prohibits it.

5
6 Roger Dixon asked about the note in the staff report calling for the monument
7 sign to be removed. Lonnie Crowell explained that the site plan calls for a
8 monument sign, but monument signs aren't permitted in the Town Center zone.

9
10 Melissa Wright asked about the new road that will go in to the north of this
11 property. Lonnie Crowell suggesting discussing that as part of the site plan
12 review.

13
14 Brent Wallace asked about the Municipal Code on page 14 regarding outdoor
15 sales. Does the code prohibit sidewalk sales, and is that something the applicant
16 would want? Barry Edwards and Lonnie Crowell said they are prohibited by
17 Highland's code. Roger Dixon asked about the garden center. If it's not enclosed,
18 he wondered if someone will someone object that it constitutes an outdoor sale.
19 Lonnie Crowell said in the staff report on the site plan he recommends enclosing
20 it for that very reason.

21
22 Brent Wallace said there's something contradictory about the fact that Highland
23 considers itself rural but wants the garden center enclosed. Lonnie Crowell
24 agreed that's an issue, and said staff would like to see the garden center. Barry
25 Edwards observed that they are often enclosed with chain link. Lonnie Crowell
26 said some garden centers have chain link with netting that allows sun to come
27 through, which could be considered opaque.

28
29 Jennifer Tucker arrived during this discussion.

30
31 Kelly Sobotka said he would think the applicant would want a wall for protection
32 from theft. Bill West said they just want a roof over it. His assumption was they
33 would set things outside during day, then pull them back in. Barry Edwards
34 stressed they can't sell there. Bill West said they won't sell there, just display.

35
36 Jennifer Tucker said the commission has had discussions about outdoor sales
37 before. If the garden center is allowed, then you have to let the tire people set up a
38 display under a tent, as long as the customers pay for their tires inside.

39
40 Brent Wallace recognized Jennifer Tucker and invited her to come take the gavel
41 as the new Planning Commission Chair. Commission Tucker invited
42 Commissioner Wallace to continue chairing the meeting.

43
44 Abe Day asked about the city's outdoor sale of plants and trees every year. He
45 wondered if there could be an exception just for agricultural things. Jennifer
46 Tucker said that could allow a farmer's market later, which would be nice.

47

1 Brent Wallace suggested the commissioners might not resolve the issue of the
2 garden center tonight. Barry Edwards said they don't have to resolve it. They can
3 make a recommendation to City Council for the Council to resolve.

4
5 Kelly Sobotka asked if it would be a solution to specify living things with the
6 Conditional Use Permit. Barry Edwards suggested the commission simply specify
7 plants and shrubs. Jennifer Tucker asked if an ordinance would have to be
8 changed elsewhere. Lonnie Crowell said the recommendation probably needs to
9 say City Council should consider changing the ordinance.

10
11 Brent Wallace said the commission should address delivery hours. Roger Dixon
12 said it's already addressed if 24/7 delivery is permitted for all businesses. Brent
13 Wallace asked staff if the commission would be on shaky ground to limit delivery
14 hours. Barry Edwards said this applicant shouldn't have a problem with that. It's
15 typically grocery stores that receive deliveries at night. Bill West said he'll need to
16 talk to the applicant to confirm that business-hour-only deliveries work for them.

17
18 Kelly Sobotka asked Bill West about the Allred's Ace Hardware stores in
19 American Fork and Pleasant Grove. Bill West said the one in American Fork isn't
20 Allred's. He added that the applicant has studied the situation carefully and
21 wants this store location. Commissioner Sobotka asked if the Pleasant Grove
22 store is the only one the applicant owns. Bill West said they have two stores in
23 Pleasant Grove.

24
25 Brent Wallace said they must feel like they have a niche of people who don't want
26 to go to big box stores. Bill West said yes they do. He thinks it will be very
27 successful.

28
29 Barry Edwards said a condition could be that the hours of operation will need to
30 be worked out. Melissa Wright asked if the commission should specify hours of
31 operation or delivery. Barry Edwards said hours of hours of operation are
32 different than the hours when the business is open. He suggested the commission
33 might want to let City Council know it has a concern that it doesn't want
34 deliveries 24/7.

35
36 Jennifer Tucker mentioned that some Ace stores carry furniture. Bill West said
37 this one will too.

38
39 **Motion by Roger Dixon, Planning Commission to recommend that**
40 **City Council approve the Conditional Use Permit application for**
41 **Allred's Ace Hardware on lot 2 of Highland Square as per the**
42 **recommendations of staff and with three additional**
43 **recommendations:**

44 **1) That under the fourth bullet, Planning Commission adds the**
45 **additional recommendation that City Council consider amending**
46 **outdoor sales to allow plants and shrubs; and**

- 1 **2) That on the fourth recommendation from the last, it be specified**
2 **that the monument sign is being removed “from the plat”; and**
3 **3) That the developer should establish a 6-foot solid masonry fence**
4 **with panels that can be removed.**

5
6 Bill West said he can't do concrete there. Posts for the concrete fences need to go
7 four feet in the ground. He said they just did a Mighty-Lite fence in Pleasant
8 Grove. It looks like stone, but you put in posts and then panels slide in between
9 them. The panels are made of a heavy, strong vinyl.

10
11 Jennifer Tucker asked staff if there are guidelines for the type of fencing desired
12 at this location. Barry Edwards said this will probably be the only place in the
13 Town Center where the city will ask for a fence. Commissioner Tucker asked if it
14 needs to be consistent with the one across the road. Lonnie Crowell said staff
15 doesn't expect the fence to be in place long term. It simply needs to serve the
16 need of protecting the horses.

17
18 Barry Edwards informed the commissioners that, for the record, chain link
19 fencing is permitted in Highland. He said there's one location where it was put in
20 behind a church because that's what was wanted.

21
22 Roger Dixon suggested the commission specify they'd like to see a solid fence.
23 Then if Mr. Spykes isn't happy he can come back to City Council. Kelly Sobotka
24 asked Mr. Spykes what he would find acceptable. Mr. Spykes said that sounded
25 fine, but Jeannie Spykes said vinyl won't be sturdy enough. Kelly Sobotka asked if
26 the cost of vinyl versus concrete is comparable. Bill West said no, but, cost aside,
27 there's also the issue of removing a concrete fence later.

28
29 Melissa Wright read text from the staff report indicating a fence “comparable to
30 Alpine” is desired. Lonnie Crowell said he would have to look at that again. Brent
31 Wallace asked if staff can research those minutes from the previous discussion.

32
33 Roger Dixon suggested the commission could finish a motion tonight. He said he
34 would strike the word “masonry” from his motion. The developer can discuss the
35 fence further with Mr. Spykes, and it should be consistent with what's done by
36 the Credit Union.

37
38 **Substitute motion by Roger Dixon, Planning Commission to**
39 **recommend that City Council approve the Conditional Use Permit**
40 **application for Allred's Ace Hardware on lot 2 of Highland Square as**
41 **per the recommendations of staff and with four additional**
42 **recommendations:**

- 43 **1) That under the fourth bullet, Planning Commission adds the**
44 **additional recommendation that City Council consider amending**
45 **outdoor sales to allow plants and shrubs; and**
46 **2) That on the fourth recommendation from the last, it be specified**
47 **that the monument sign is being removed “from the plat”; and**

1 **3) That the developer should establish a 6-foot solid fence with panels**
2 **that can be removed; and**
3 **4) That the developer should consult Mr. Spykes in planning the**
4 **fence, which should be consistent with the fencing that's done by the**
5 **Alpine Credit Union.**

6
7 **Seconded by Tony Peckson.**
8

9 **Motion by Elizabeth Macfarlane, Planning Commission to amend the**
10 **original motion to add the recommendations that the fence not be**
11 **constructed of chain link; that the developer check with the applicant**
12 **in regard to hours of operation; and that City Council carefully**
13 **consider the hours of operation. Under no circumstances does the**
14 **Planning Commission recommend allowing hours of operation**
15 **between 12 am and 6 am.**
16

17 Roger Dixon said the commission shouldn't ask City Council to "carefully
18 consider," since they always do. Elizabeth Macfarlane said she meant it more as a
19 red line or highlight. Brent Wallace added that hopefully City Council will have
20 more information than the commission does.
21

22 **Seconded by Abe Day.**
23

24 Kelly Sobotka suggested a recommendation that City Council not consider a vinyl
25 fence. He said a vinyl fence isn't appropriate for a commercial area. Barry
26 Edwards said that's not called out in Highland's code. He said staff does see the
27 fence as problematic because it's viewed as temporary. The Mighty-Lite fences
28 he's seen would be more than adequate.
29

30 Abe Day said a Mighty-Lite fence would tie in nicely with the elevations as well.
31

32 Bill West said Highland Square will have two high-end businesses, and they don't
33 want a junky fence.
34

35 Melissa Wright asked Elizabeth Macfarlane if she's seen the Mighty-Lite fence.
36 She said yes. Jennifer Tucker said there's one in her neighborhood as well. It
37 looks fine, and they hold up nicely.
38

39 **Unanimous vote, amendment carried.**
40

41 **Unanimous vote, amended motion carried, Planning Commission to**
42 **recommend that City Council approve the Conditional Use Permit**
43 **application for Allred's Ace Hardware on lot 2 of Highland Square as**
44 **per the recommendations of staff and with seven additional**
45 **recommendations:**

- 1 **1) That under the fourth bullet, Planning Commission adds the**
- 2 **additional recommendation that City Council consider amending**
- 3 **outdoor sales to allow plants and shrubs; and**
- 4 **2) That on the fourth recommendation from the last, it be specified**
- 5 **that the monument sign is being removed “from the plat”; and**
- 6 **3) That the developer should establish a 6-foot solid fence with panels**
- 7 **that can be removed; and**
- 8 **4) That the developer should consult Mr. Spykes in planning the**
- 9 **fence, which should be consistent with the fencing that’s done by the**
- 10 **Alpine Credit Union; and**
- 11 **5) That the fence not be constructed of chain link; and**
- 12 **6) That the developer check with the applicant in regard to hours of**
- 13 **operation; and**
- 14 **7) That City Council carefully consider the hours of operation. Under**
- 15 **no circumstances does the Planning Commission recommend**
- 16 **allowing hours of operation between 12 am and 6 am.**

17
18
19 **Item 5: Allred’s/Ace Hardware ~ Site Plan Approval Application ~**
20 **Review & Recommendation**

21
22 Lonnie Crowell explained that staff’s only concern about the site plan is that the
23 building is facing the parking center rather than the street. The whole Town
24 Center concept is to have store fronts along the street. Staff hopes Planning
25 Commission will make a recommendation regarding that. He added that staff has
26 also discussed landscaping, suggesting the possibility of some landscaping on the
27 garden center side.

28
29 Bill West said he’s talked to Allred’s and the national Ace people. Their store
30 model is to have a grand arcade. They want a big aisle from the door all the way
31 through the store. They looked at doing it the other way but they didn’t feel it
32 worked. They say the main entrance has to be on the parking side. Mr. West said
33 he asked the applicants if they could do a side door. They said they could, but
34 they prefer not to, as doing so creates shoplifting issues, etc. He said they’ve tried
35 to improve the elevation facing the street so it’s not just a blank façade. He added
36 that they could do some things with landscaping, but then it starts to become
37 more permanent, rather than having a free flow Town Center.

38
39 Kelly Sobotka asked what’s proposed for the south side by the Spykes property.
40 Bill West said there’s buildings with opportunities for foot traffic. Lonnie Crowell
41 said there could be a roadway as well.

42
43 Kelly Sobotka asked what would be there, if not landscaping. Brent Wallace said
44 it will probably be the back of a business to the south. Barry Edwards said the
45 concept for Town Center is parking in back. He said staff hasn’t had a chance to
46 talk about the architectural drawings until now. If the applicant had brought
47 them to a DRC meeting, staff would have pressed that point pretty heavily.

1
2 Lonnie Crowell said the applicant originally proposed office buildings. The
3 ordinance says you can't have a break in the curb closer than 200 feet. He's not
4 sure what's shown will work.

5
6 Jennifer Tucker asked if it would be appropriate to continue this item until staff
7 has a chance to meet with applicant. Lonnie Crowell said that would be his
8 recommendation.

9
10 Abe Day asked if they could discuss having a side façade as well as a front façade.
11 Bill West said he felt they'd done that. The applicant has discussed it, but doesn't
12 want to go that route.

13
14 Jennifer Tucker said even with the changes Bill West is discussing, she's not sure
15 the building is going to have the right feel for the Town Center. She said with past
16 applications staff has been great about working with the applicant to prepare for
17 Planning Commission. This application is a little behind, compared to what's
18 usually presented to the commission. There are still fairly significant issues, not
19 just fine tuning. Barry Edwards agreed. He said the orientation of the building
20 dictates what can happen.

21
22 Brent Wallace said he'd like to ask a few questions and then continue the item.
23 Bill West asked if the commission could hone its concerns. Kelly Sobotka said he
24 has a huge issue with how the building faces. Barry Edwards said that's not
25 necessarily a concern. Brent Wallace said he thinks it is an issue. Barry Edwards
26 said there are probably solutions, there just hasn't been a chance to discuss them.

27
28 Roger Dixon said he liked the idea of making the side look like a front. Bill West
29 showed the color board. He said Ace won't come to this location if Highland says
30 the front has to face elsewhere. However, they could add glass to give the
31 appearance of windows on the side. Brent Wallace said it wouldn't be necessary
32 for them to come all the way to the ground. Bill West countered that Lonnie
33 Crowell indicated he would prefer for the glass to come all the way down.

34
35 Brent Wallace asked what other issues the applicant sees. He said staff raised the
36 issue that the color scheme for the elevations might be too monochrome. Bill
37 West said they want the same colors as Alpine Credit Union.

38
39 Brent Wallace said the commission liked the credit union, and added that he's
40 happy to see this business coming to Highland. He asked Barry Edwards if he
41 thought there was a solution. Mr. Edwards said he thought so. He reiterated that
42 staff hasn't had a chance to sit down with the applicant yet.

43
44 Elizabeth Macfarlane said she thought the solution of putting windows on the
45 side is a good one, and asked staff whether they agreed. Barry Edwards said
46 enhancements need to be made to make the building more attractive. He added

1 that staff agrees the item needs to be continued but would like to hear any
2 comments the commission has.

3
4 **Motion by Elizabeth Macfarlane, Planning Commission to continue**
5 **discussion of item 5, Allred's Ace Hardware Site Plan Review and**
6 **Recommendation, so staff may further consult with the applicant**
7 **regarding the request for approval of the site plan.**

8
9 **Seconded by Melissa Wright.**
10 **Unanimous vote, amendment carried.**

11
12
13 **Item 6: Allred's/Ace Hardware ~ Architectural Review ~ Review &**
14 **Recommendation**

15
16 Brent Wallace asked the applicant to confirm that there was no prior discussion
17 on this item between staff and the applicant. Bill West said that was correct.

18
19 Melissa Wright asked what role the Design Review Board played. Barry Edwards
20 said that was a great idea that didn't work. Now architectural approvals are
21 referred back to the Planning Commission. Commission Wright asked if, in that
22 case, the Planning Commission should be very familiar with architectural
23 standards. Staff concurred.

24
25 Abe Day asked if Highland has an architectural standard for the Town Center.
26 Brent Wallace confirmed this, and mentioned that it was distributed with the
27 agenda. Commissioner Wallace asked Lonnie Crowell to explain traditional vs.
28 conventional patterns. Mr. Crowell said the Kohler's shopping center is an
29 example of a conventional, strip-mall-style development with parking in front.
30 The Town Center is supposed to be traditional, which means buildings line the
31 street, and parking is in back. Brent Wallace added that traditional development
32 develops more foot traffic, and encourages more socialization going from store to
33 store.

34
35 Barry Edwards said Highland City itself has the biggest investment in the Town
36 Center, having invested approximately 11-13 million there. The city has gone to
37 great expense to ensure architectural standards, and isn't asking applicants to do
38 anything that the city itself hasn't done.

39
40 Melissa Wright asked if the square in the middle is a park. Barry Edwards said
41 yes. He explained it's not intended to be a sports park, but rather more of a
42 European style park. Staff hopes to persuade City Council to put a water feature
43 there.

44
45 Brent Wallace asked if there were comments or questions. Roger Dixon said he'd
46 like to continue this item, and specify that it should be considered at the same
47 time as the site plan. Brent Wallace agreed. He said he just wanted to find out

1 whether there were more comments from commissioners before asking for a
2 motion.

3
4 Abe Day suggested that to make the western façade, on the front of the building,
5 look more like the side, it would be useful to address the roof. He said there's a lot
6 more architectural detail on the roof itself that could tie in. Bill West said they
7 could do that. He stressed that the design does call for a flat roof.

8
9 Melissa Wright said she wanted to get to know the architectural standards before
10 voting on this item. She asked if they could have a work session. Brent Wallace
11 said they're talking about doing one for the new commissioners.

12
13 Jennifer Tucker said some ideas for the applicant to consider are that the city
14 tries to avoid flat roof lines. On the elevations that were provided, the roof is
15 entirely flat on one side and close to flat on another. In addition, the commission
16 often talks about large windows. These windows seem small. Barry Edwards
17 observed that the city ran into the same problem with the Checker Auto Parts
18 application. The solution was to put in window-like features. They're opaque but
19 from the outside they look like windows. He stressed that this isn't a unique
20 problem.

21
22 Elizabeth Macfarlane asked if staff had a picture of the Alpine Credit Union to
23 show. Lonnie pulled one up. Bill West said the applicant won't have any problem
24 meeting the city's standards.

25
26 **Motion by Roger Dixon, Planning Commission to continue discussion**
27 **of item 6, Allred's Ace Hardware Architectural Review and**
28 **Recommendation, until the applicant is ready to re-present the site**
29 **plan.**

30
31 **Seconded by Elizabeth Macfarlane.**
32 **Unanimous vote, amendment carried.**

33
34
35 **Item 7: Day's Meadows Plat C Subdivision ~ Application for**
36 **Extension of Planning Commission Final Approval**

37
38 Brent Wallace explained that because of market situations or construction delays,
39 several applicants have recently asked for extensions of approvals. He asked staff
40 if the code amendment regarding extension requests had been approved by City
41 Council. Lonnie Crowell said no decision had been made yet. Commissioner
42 Wallace added that the only reason the commission wouldn't grant the extension
43 request would be if something changed for the city in the interim since approval
44 was granted.

45
46 Kelly Sobotka asked if this is the applicant's first request for an extension. Staff
47 said yes.

1
2 **Motion by Kelly Sobotka, Planning Commission to grant the**
3 **applicant's extension request for final Planning Commission approval**
4 **for Day's Meadows Plat C.**

5
6 **Seconded by Elizabeth Macfarlane.**
7 **Unanimous vote, motion carried.**
8
9

10 **Item 8: Approval of Meeting Minutes for January 15, 2008**
11

12 Melissa Wright asked if the commission had provided Bill West with enough
13 direction. Jennifer Tucker said all the concerns the commission had expressed
14 ought to have been addressed before the application appeared before the
15 commission. Kelly Sobotka asked why that hadn't happened. Commissioner
16 Tucker explained that the applicant has the right to ask to present the application
17 to the Planning Commission, even if staff thinks the application is premature.
18

19 Kelly Sobotka asked where the commissioners can find approved renderings that
20 haven't been built. Lonnie Crowell said most of them are included in the Town
21 Center Guidelines packet that was distributed with the agenda.
22

23 Roger Dixon asked about the building that's being constructed along the Alpine
24 Highway in Highland Marketplace. Lonnie Crowell said it's the first office
25 building. Commissioner Dixon asked about the other two. Mr. Crowell said those
26 are buildings F and G. The city has received a business license application for a
27 Barbacoa to go in one of them. Commissioner Dixon asked when those were
28 approved architecturally. Lonnie said it took a year and a half. They received a
29 recommendation from the Planning Commission and were approved by City
30 Council.
31

32 Roger Dixon said he remembered discussion about the Checker building, but not
33 about the others. He wondered why the Checker application for architectural
34 approval was reviewed separately. Lonnie Crowell explained that the Office Retail
35 buildings were all approved when the ordinance went through. For the other
36 buildings, the city didn't know who the users would be yet, so they weren't part of
37 that approval process.
38

39 Roger Dixon asked if that meant the commission could expect to see the others
40 come through individually. Lonnie Crowell said yes. He added there's a bank type
41 use slated for the Southwest corner of the development, two drive-thru type uses,
42 the anchor, and the building on the corner. All of those will come back for
43 architectural approval.
44

45 **Motion by Roger Dixon, Planning Commission to approve the Meeting**
46 **Minutes for January 15, 2008, as amended.**
47

1 **Seconded by Elizabeth Macfarlane.**

2

3 **Unanimous vote, motion carried. Abe Day, Tony Peckson, Kelly**
4 **Sobotka and Melissa Wright abstained.**

5

6

7 Meeting adjourned at 8:59 p.m.

8