

Highland City Planning Commission July 13, 2004

Present:

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

City Council: Gwyn Franson
City Engineer: Matt Shipp
City Administrator: Barry Edwards
City Asst. Zoning Admin: Lonnie Crowell
Secretary: Aubrey Bevan

Visitors: Matt Lepire, Delynn Rodeback, John Burggrof, Lynn Pay, David Prince, Sandy Pring, Glenn Buhler, Steven Maddox, Kurt Jewkes

Meeting convened at 7:05
Prayer given by Brian Braithwaite
Pledge given by Jennifer Tucker

Item 1: Canceled due to lack of notice
Highland Ridge Storage - Conditional Use Permit Public Hearing -

Item 2: Utah Power & Light - Conditional Use Permit Public Hearing

Steve stated the applicant is here for a conditional use because they are going to be replacing about 15 power poles and some power lines on 6000 W. Dalynn Rodeback stated the new poles will go in about 2 ft. to the west of where the poles are now. He stated with the growth of the city, they need to increase the capacity of the poles and lines.

Steve asked about the height of the poles. Dalynn stated the current poles are 40' and they will be replacing the poles with 45' poles to allow for additional circuits if needed in the future. Steve asked if the time of hours would be normal business hours. Dalynn stated it would be.

Steve opened the public hearing.

Having no comment, Steve closed the public hearing.

Steve asked about the duration of the project and the start time. The engineer stated it will take about six weeks. Larry asked about them closing the road.

Dalynn stated they will try not to close the road, but they will provide all signage required if they need to close the road.

Motion by Larry Mendenhall, Planning Commission recommends City Council grant final approval for conditional use for Utah Power and Light subject to all staff comments and conditions.

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

Item 3: Code Amendment - Public Utilities & Easements

Lonnie stated the City Council eliminated some of the text on the ordinance which should not have been eliminated. He stated they are just reverting it back to allow underground easements.

Motion by Brian Braithwaite, Planning Commission recommends City Council grant final approval for the code amendment for 3-622.

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

Item 4: Cottages at Highland - Re-concept

Steve Maddox stated he feels they came up with an appropriate density and appropriate look that will be satisfactory for the city. He stated it would be a good transition into the Town Center. He stated they plan on building it themselves and carrying it through themselves. He stated he feels if he and Rick Carlton work together they will be able to come up with something beautiful for that corner.

Brian asked if Steve Maddox had a chance to read staff comments. Steve Maddox stated he never received the comments. Brian went through a few of the recommendations and Steve Maddox was not opposed to any of them. Steve Maddox stated he would like to have some type of monumental entry way.

Discussion ensued.

Steve Draper stated he doesn't feel that this is the look they are going for, for the entrance of the Town Center. He feels they need something that looks a little less like a duplex.

Steve Maddox stated he will continue to come up with something that will suffice the city's needs. He will get with the surrounding developers and come back with something that splits up the front entrances a little more so the whole area can look nice.

Item 5: View Pointe - Preliminary / Final

John asked if they can continue the process to another meeting.

Motion by Brian Braithwaite, Planning Commission moves to continue this item to a later date.

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

Item 6: Blessing Rock at Beacon Hill - Request for relief from two story condition

Steve invited Gwyn to share some background on the issue. Gwyn stated she feels when the motion was made, the subdivision was coming under a different ordinance including smaller lots. They are now larger lots making a two story home look nicer in the subdivision. Barry stated he doesn't feel it will hurt anyone to have two story homes, without two story homes it will be hard for them to sell the lots.

Discussion ensued.

Motion by Brian Braithwaite, after additional review of the number 11 condition for final approval on plat a and plat b, Planning Commission recommends City Council allow two story homes along the blvd, with exception of lots 201, 101, 223, 214, 119, 114, 113, 213, two story homes will be allowed on lots 119, 114, 113, 213 if they have an eighty foot setback. Terry nineteen-twenty will be the recommended home for the model home on lot 213.

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

Item 7: Potential Park Locations - Discussion

Barry stated the City Council adopted a fee to allow for eight more parks in the city before we run out of vacant ground. Steve stated he felt the staff has a better idea of availability and cost than the Planning Commission. Steve stated he feels they need more of an a and b option, as they don't know what is available. Barry stated he will provide a more readable map and better information so the Planning Commission can have a better idea of what they are looking for.

Item 8: Highland Ridge - Schedule Walkabout for July 27, 2004

Motion by Jennifer Tucker, Planning Commission schedules a meeting for a walkabout at Highland Ridge at 6:00 p.m. on July 27, 2004.

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

Item 9: Approval of Meeting Minutes for June 22, 2004

Motion by Brian Braithwaite, Planning Commission grants approval of the meeting minutes for June 22, 2004 as amended.

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

Item 10: Election of Planning Commission Chairman and Pro Tem

Motion by Brian Braithwaite, Planning Commission nominates Steve Draper as the Planning Commission Chairman.

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

Motion by Brian Braithwaite, Planning Commission nominates Mike Walch as Planning Commission Pro Tem.

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

Meeting adjourned at 8:45