

**Highland City Planning Commission
July 27, 2004**

Present:

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

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

Visitors: Chris Dalley, John Burggraf, Denise Roskelley, Mark C. Van Wagoner, Steve Cameron, Roger Knell, Kathryn Schramm, Wayne Rigby, Leslie Elmer, Gai Elmer, David Peterson, Michelle Jeutesch, Barry Watts, Nannette Watts, Avery

Meeting convened at 7:05
Prayer given by Mike Walch
Pledge given by Matt Shipp

Item 1: Roger Knell - Concept

Lonnie stated Roger Knell is an architect with the LDS church. They will need to have improvements done on the property, which means they will have to keep it two lots.

Discussion ensued.

Barry stated they would have to put the improvements on both lots. Roger stated if the improvements on both lots is a condition of approval, then they will obviously have to put in the improvements for both lots.

Item 2: L.D.S. Chapel - Conditional Use & Public Hearing

Steve stated the chapel will be on lot one of the previously proposed subdivision. Steve asked about the size of the building. Roger Knell stated it will be a three ward building, it will not be a stake center.

Roger stated they have more parking than is required. Roger stated the only monument sign would be on the building, they would not have anything in the landscaping.

Steve reviewed the staff comments with Roger. Steve asked what kind of material they would be using for the enclosed area around the garbage. Roger stated it would be the same material as the chapel with a chain link gate.

Steve stated they will have to have 15' lighting poles in the parking lot. There were no other concerns with the staff comments.

Steve opened the public hearing.

A resident asked about the entrances and fencing, Steve stated they will have three entrances. Roger stated there would be a fence on the south and east side, there will be no fence on the north and west side.

Having no other comment, the public hearing is closed.

Motion by Mike Walch, Planning Commission recommends City Council grant Conditional Use for the LDS Church, subject to all staff comments. Subject to the following conditions 1) there will be an enclosed area for the trash dumpsters, 2) hours of operation will be from 6 am to 11 pm, 3) there will be a standard LDS sign on the front of the building and no signage in the landscaping.

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

Item 3: Dyke Roskelley - Fence Variance

Denise Roskelley stated they would like to put a 6' privacy fence along 6800 W. Steve stated he doesn't think they should deny a variance considering there have been other variances in the area.

Barry stated they worked out a compromise because they should have faced the house toward 6800 W, and there shouldn't be a fence considering the agreement.

Barry stated if they are going to allow the fence along 6800 W, they should have a setback of 20' from the property line. Steve stated he feels this is a good compromise.

Motion by Larry Mendenhall, Planning Commission grants a fence variance for Makalas Meadows lot 4, considering other variances have been granted

along 6800 W, the variance will include a 20' setback from back of curb on the west side of the property, and the Roskelley's will still need to construct a sidewalk and steps on the west side going out to 6800 W.

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

Item 4: Livvn Art - Sign Approval

Steve stated he measured the sign and the front sign has already exceeded the available signage space for that building. Steve stated the signage can only cover 10% of the front of the entry wall space.

Discussion ensued.

Steve felt that the awning will have to go. Jennifer stated the awnings give the appearance of a restaurant.

No action will be taken considering the applicant was not present.

Item 5: Between the Green - Preliminary

Joe Colosamo stated they are developing 5 lots. Joe stated he had a concern with number 6 of staff comments, having half a road plus 12'. Steve stated his concern with this is that if the other subdivision doesn't develop, then there is just a half road. Joe stated he doesn't know what Howard Bangerter is going to do with his development on the other side.

Discussion ensued.

Steve suggested that Joe should get with Bangerter and see if he will develop the other half of the road.

Steve stated they have a concern with the private lane on lot 1. Steve stated it would have to be a hard material, like concrete or asphalt, and it could not be obstructed at any time to allow for emergency vehicles. Steve stated he had a concern about a house fitting on lot 2. Barry stated they should have a building footprint for lot 2 at final. Steve stated they would not grant any variances at any time for this subdivision.

Motion by Brian Braithwaite, Planning Commission grants preliminary approval for Between the Green, subject to staff comments, with the following conditions, 1) Joe Colosamo will have to obtain an easement from the Bangerter property or an agreement that he will complete the road, 2) there will have to be a twenty foot driveway on lot 1 with an all

weather surface (impervious), 3) a building footprint for lot 2 will be required at final approval, 4) they will have to connect the improvements to 4720 W.

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

Item 6: Wagstaff Acres - Preliminary/Final

Continuing to a later date.

Item 7: Highland Ridge Storage - Conditional Use Permit & Site Plan

Mike Walch will recuse himself from this item.

Barry stated their proposal is bigger than what was approved. Barry stated they can determine the size of the storage units by the agreement. The applicant presented the lighting plan. She stated they have proposed bollards and building lighting.

Discussion ensued.

Steve stated they will have to make some changes and advertise the public hearing appropriately before continuing this item.

Motion by Brian Braithwaite, Planning Commission moves to continue this item until proper information has been presented.

**Second by Jennifer Tucker.
Motion carried, with Mike Walch abstaining.**

Item 8: View Pointe - Preliminary / Final

Steve asked the staff if they had any other concerns about this subdivision. Barry stated the applicant has agreed to develop some property outside of their subdivision. Barry stated they have an obligation to meet the matrix and this was the best way to do it. Steve asked what the six foot safety fence is going to be. John stated it would be a 6' fence, 66% open and would be vinyl or rod iron, because of the steep face.

Motion by Brian Braithwaite, Planning Commission grants preliminary approval and recommends City Council grant Final approval for View Pointe, subject to all staff comments and the previous agreement between the city and View Pointe.

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

Item 9: Approval of meeting minutes for July 13, 2004

Motion by Larry Mendenhall, Planning Commission grants approval of the meeting minutes for July 13, 2004 as amended.

**Second by Jennifer Tucker.
Motion carried, with Mike Walch abstaining.**

Meeting adjourned at 8:41.