

# Highland City Planning Commission

## June 27, 2006

**Present:**

Commissioner: Jennifer Tucker  
Commissioner: Roger Dixon  
Commissioner: Elizabeth MacFarlane  
Commissioner: Brent Wallace  
Commissioner: Jerry Gorrell  
Commissioner: Brian Braithwaite

**Excused:** Larry Mendenhall.

Meeting convened at 7:04 pm

**Visitors:** Chris Dalley, Bobby Sigmiller, Ray Fox, Dee Fox, Jeanne Jeremy, Ladonna Broadhead, Denise Gorrell, Casey Allen, Amber Allen, John Minert, Tom Hulbert, Chris Shawcroft, Emily Shawcroft, Jay Stephens, Kathryn Schramm, John Hart, Mark Thompson, LaRell Stephens.

**Item 1: Mayor's Address to the Planning Commission**

- **Process**
- **Election of Chairperson & Vice Chair**

Mayor Franson addressed the audience and explained that there had been some changes in the Planning Commission Board and proceeded to explain those issues. Mayor Franson continued by swearing in the Planning Commission members. He then reviewed with the Planning Commission members parliamentary rules and procedures.

Mayor Franson had the Planning Commission Members introduced themselves and tell them a little bit about themselves.

Mayor Franson then opened the floor for nominations of the Planning Commission chairperson to run through June 2007.

**Motion by Elizabeth Macfarlane, nominating Larry Mendenhall as the Planning Commission Chairman.**

**Second by Jerry Gorrell.**

**Unanimous vote, motion carried.**

**Motion by Roger Dixon, nominating Jennifer Tucker as Planning Commission Vice Chair.**

**Second by Jerry Gorrell.**

**Unanimous vote, motion carried.**

**Item 2: Timpanogos Ranchetts Plat B Amendment – Preliminary Approval & Public Hearing**

Lonnie Crowell reviewed the proposal stating that the plat amendment meets the requirements for that zone. Lonnie reviewed the requirements as per the development code and stated that the Planning Commission will have to determine if the access meets the intent of the ordinance.

Jennifer Tucker opened the public hearing. Chris Dalley inquired if there were any existing homes. Lonnie Crowell stated that there are existing homes and all will remain with the exception of one.

A resident inquired as to the north of the subdivision and the status of an existing irrigation ditch. Lonnie Crowell commented that per the ordinance, if the ditch is deemed to be on the property owned by the developer, they will be required to pipe that ditch if the irrigation company will allow it to be piped. The developer will have to approach the ditch company and work out the arrangements for the piping of that ditch.

Hearing no further comments Jennifer Tucker closed the public hearing and brought the item back before the Commission for further discussion.

Discussion ensued regarding the 24' access to the west of the proposal.

Brian Braithwaite joined the meeting.

Roger Dixon inquired as to how long the “temporary” status would be in affect for that access. Lonnie Crowell responded that would stay that way until the property to the west developed.

Jerry Gorrell indicated that the staff comments indicate a 30' setback and inquired if there were any concerns as to that requirement. Lonnie Crowell stated that the only home that would not comply is the home that would be taken out later in the development process.

Bobby Seegmiller commented that the access is already a hard path road base and some of it is asphalt. Barry Edwards stated that the city would require the temporary access to be a public access easement and he would stand with the

recommendations that the developer asphalt the entire easement.

Discussion ensued.

**Motion by Brent Wallace, Planning Commission approves preliminary approval to the Timpanogos Ranchetts Plat B Amended based on the condition that the road access be acceptable to staff.**

**Second by Roger Dixon**

**Amendment to the motion by Jerry Gorrell to include the implementation of the staff recommended conditions of approval.**

**Second by Brent Wallace.**

**All in favor of the amendments, with Brian Braithwaite abstaining.**

**Amendment to the motion by Roger Dixon to include the developer be responsible for covering the ditch.**

**Second by Brent Wallace**

**All in favor of the amendments, with Brian Braithwaite abstaining.**

**Vote on the motion.**

**Unanimous vote with Brian Braithwaite abstaining, motion carried.**

**Item 3: Sierra Trails Subdivision Plat D – Preliminary & Final Approval & Public Hearing**

Ray Fox addressed the commission and stated he is proposing one lot to be separated from his existing lot.

Jennifer Tucker opened the public hearing. Barry Edwards stated that there should be a public utility line on each side of the lots separating the lots. Kathryn Schramm inquired as to the placement of the existing home. Ray Fox stated that it is along 9600 North and this will split off the back portion of their lot. Hearing no further comments Jennifer closed the public hearing and brought the item back to the Commission for further discussion.

Lonnie Crowell stated all of the improvements are already in and the lot sizes fit into the surrounding zoning.

**Motion by Roger Dixon, Planning Commission grants approval with the condition that there be a public utility easement on all sides of both lots.**

**Second by Elizabeth Macfarlane.**

**Substitute motion by Brian Braithwaite, Planning Commission grants Preliminary approval and recommends City Council grant final approval for the Sierra Trails Plat D Subdivision with the following conditions 1) All staff and Planning Commissions conditions be met 2) A 10' public utility easement line be shown on the plat around each lot.**

**Second by Roger Dixon.  
Unanimous vote, motion carried.**

**Item 4: Conditional Use Permit – Code Amendment & Public Hearing (cont)**

Lonnie Crowell reviewed the information regarding the amendment being discussed for conditional use permits and indicated that this will be a several meeting process. He commented that the commissioners have been provided the information to look at and study. Barry Edwards recommended the commission review the proposal and get their comments and suggestions back to Lonnie as soon as possible.

Discussion ensued.

Jennifer Tucker opened the public hearing. Hearing none Jennifer closed the public hearing and brought the item back to the Commission for further discussion.

**Motion by Roger Dixon, Planning Commission review the Code Amendment for Conditional Use Permits and continue the discussion for the residential areas being the R-1-20 zone, the R-1-40 zone and the Bonus Density Zone at the next scheduled planning meeting.**

**Second by Elizabeth Macfarlane.**

**Amendment to the motion by Roger Dixon to include 4.7.6, 4.8 and 4.8.1 be added as a work assignment for the next schedule meeting.**

**Second by Elizabeth Macfarlane.**

**Amendment by Brian Braithwaite to continue the public hearing to the next scheduled meeting.**

**Second by Roger Dixon.  
Unanimous vote on the amendments, motion carried.**

**Vote on the motion.**  
**Unanimous vote, motion carried.**

**Item 5: Commercial Design Guidelines - Discussion**

Lonnie Crowell explained that when a developer comes to the city it is difficult for them to understand what is required for a commercial projects. They are not sure what kind of direction the city is looking for in regards to architecture and building materials. The city council requested a work session regarding this issue. What they would like to end up with is something that can be given to the developers of a commercial project that would give them some specific directions, something to help them as well as speed the process up. Lonnie concluded that if the commissioners had any comments he would like to have those before the work session. Mayor Franson indicated that the work session be in two weeks, prior to the next regularly scheduled Planning Commission meeting.

Jennifer Tucker indicated that this is also item 10 and suggested they take care of that item at this time.

Discussion ensued regarding availability of the commissioners. It was a general consensus that July 11, 2006 at 6:00 pm would be an appropriate date for that work session with the City Council.

**Item 6: Decks – Code Amendment & Public Hearing**

Lonnie Crowell reviewed the issue and previous discussion that had taken place regarding decks and their setbacks.

Jennifer Tucker opened the public hearing. Hearing none, Jennifer closed the public hearing and brought the item back to the commission for further discussion.

Brian Braithwaite commended Lonnie Crowell on the great job he did and felt that the proposal is just what the commission had previously discussed agreed upon.

**Motion by Brian Braithwaite, Planning Commission recommends City Council approve the code amendment to sections 3-4104(5), 3-4204(4), 10-102(13), 10-102(55) as presented by staff.**

**Second by Jerry Gorrell.**  
**Unanimous vote, motion carried.**

**Item 7: Reisner Heights Plat B – Final Approval**

Lonnie Crowell reviewed the proposal of the subdivision. He commented that the bottom two lots are part of the R-1-20 zone and the lot along 11000 No. is in the R-1-40 zone. Lonnie continued that this plat does meet the requirements for the proposed lots. The only issue staff has as with all subdivisions is the improvements required in this case along 11000 No.

Mark Thompson stated that this will be done in two (2) phases. Andersons Mortuary that will own lot 1 along 11000 No. will handle all the improvements for their lot. He continued to state that UDOT will work with the city and the property in front of the cemetery and with the future owner of lot 1 regarding those improvements.

Barry Edwards stated the city still wants to have the fully improved frontage in conjunction with UDOT. Barry proposed that a condition be made that they meet with UDOT and work it out with them.

Mark Thompson indicated that the second access is primarily for the funeral chapel. The access off 11000 No. will be a two party access between him and Andersons and will not be a dedicated city street.

**Motion by Brian Braithwaite, Planning Commission recommend City Council grant final approval for the Reisner Heights Plat B Subdivision with the following conditions 1) All staff and Planning Commission conditions to include the improvements for the lot along SR92 be completed pending approval by UDOT, 2) Plat clearly show all public utility easements, 3) The easement of lot 1 be clearly communicated.**

**Second by Roger Dixon.  
Unanimous vote, motion carried.**

**Item 8: Sign Ordinance \* P.I. Zone - Discussion**

Lonnie Crowell reviewed prior discussion and information regarding signs and the amendment proposed. Lonnie added that this is a recommended first attempt for the commission to review and will be advertised as a public hearing at a future planning commission meeting.

Discussion ensued.

Lonnie Crowell requested any comments need to get to him prior to Wednesday July 5, 2006.

**Item 9: CR Zone – Code Addition and Public Hearing**

Lonnie Crowell explained there had been previous discussion with staff and City Council for the possibility of re-zoning the corner of SR74 and SR92 and the purpose of the proposed CR zone. He indicated that this item will also be discussed at the work session with the City Council on July 11, 2006.

Brian Braithwaite inquired if there was a grocery store being proposed for this area. Tom Hulbert stated there is approximately 67 thousand square foot that would accommodate a grocery store. Some of the possibilities they have been talking to is Albertsons, Harmon's and Maceys.

Barry Edwards stated this proposal ordinance is a modified C-1 zone and is designed for firms to come in and generate sales tax. Barry explained the status of the exaction fees required in the Town Center and how that would be affected in this parcel.

Discussion ensued.

Jennifer Tucker opened the public hearing. Kathryn Schramm commented that she has a great interest in seeing this happen. She would like the Planning Commission to be open minded to this proposal. Hearing no further comments, Jennifer closed the public hearing and brought the item back to the Commission for further discussion. Jennifer Tucker stated that this item would be continued to the work session with the City Council on July 11, 2006.

Elizabeth Macfarlane stated her concern regarding a movement going on to do away with the food tax and felt the commission and the city needed to be aware of that concern.

Barry Edwards suggested that the Commission review the information and get any comments the commissioners would have to the city prior to the meeting on the July 11th.

**Item 10: Council Request Work Session – Discussion**

Jennifer Tucker stated this item had been previously discussed. A Work Session with the City Council had been scheduled for July 11, 2006 at 6:00 pm prior to the regularly scheduled Planning Commission Meeting.

**Item 11: Approval of Meeting Minutes for May 23, 2006**

**Motion by Roger Dixon to approve the meeting minutes.**

**Second by Elizabeth Macfarlane**

**Substitute Motion by Brian Braithwaite, Planning Commission approves the meeting minutes for May 23, 2006 as amended.**

**Second by Roger Dixon  
Unanimous vote, motion carried.**

Meeting adjourned at 10:16 pm