

1 **Highland City Planning Commission**
2 **March 13, 2007**

3
4 **Present:**

5 Commissioner: Larry Mendenhall
6 Commissioner: Jennifer Tucker
7 Commissioner: Brian Braithwaite
8 Commissioner: Brent Wallace
9 Commissioner: Elizabeth Macfarlane
10 Commissioner: Roger Dixon
11 Commissioner: Jerry Gorrell
12
13 City Administrator: Barry Edwards
14 City Engineer: Matt Shipp
15 City Planner: Lonnie Crowell
16 Secretary: Dawn Corrigan

17
18 Meeting convened at 7:05 pm
19 Prayer given by: Jerry Gorrell
20 Pledge given by: Elizabeth Macfarlane

21
22 **Visitors:** Weston Buhur, Jenessa Frampton, Aimee Gummow, Jeannie Spykes,
23 Willard Spykes, Dan Van Woerkom, Christine Warner, Bill West.

24
25
26 **Item 1: Highland Square ~ Final Subdivision Recommendation**

27
28 Larry Mendenhall briefly reviewed the history of this proposed subdivision and
29 asked Lonnie Crowell about the remaining issues. Lonnie Crowell indicated he'd
30 met with Bill West earlier in the day and they had reviewed the utility easement
31 and other outstanding issues. Lonnie Crowell further explained that Bill West has
32 met with the landowner to the north and that either they will work together to
33 put in a road or Mr. West will put in a minimum of 50 feet of improvements.

34
35 Lonnie Crowell also explained that Parkway East is the first piece that will be put
36 in, as an entrance to Town Center.

37
38 Bill West said he's met with the property owners to the north and west and that
39 they've indicated their cooperation with the project.

40
41 Larry Mendenhall asked if the commissioners had any questions.

42
43 Jennifer Tucker asked when lighting will be addressed.

1
2 Lonnie Crowell said that would be addressed on the site plan, which is the next
3 agenda item after the subdivision approval. Larry Mendenhall observed that some
4 preliminary lighting plans were attached to the materials in the agenda.

5
6 Brent Wallace and Elizabeth Macfarlane indicated that their only questions were
7 regarding the site plan, which is the next agenda item.

8
9 **Motion by Roger Dixon, Planning Commission to recommend that City Council**
10 **grant Final Approval for the Highland Square subdivision per the conditions and**
11 **recommendations of staff.**

12
13 **Seconded by Elizabeth Macfarlane.**
14 **Unanimous vote, motion carried.**

15
16
17 **Item 2: Highland Square ~ Site Plan Recommendation for Lot 2**

18
19 Larry Mendenhall asked Roger Dixon for comments on the site plan.
20 Commissioner Dixon said it's a much nicer site plan than the previous one.

21
22 Larry Mendenhall offered background on this issue, indicating that Bill West has
23 worked on the plan to maintain the look and feel of Town Center and fit the
24 buildings comfortably on the lot.

25
26 Roger Dixon pointed out that on the site plan there's a mockup of a monument
27 sign, which is contrary to what was discussed at the last meeting. Lonnie Crowell
28 said the sign is being required by everyone in Town Center and that it's an
29 identifying sign indicating you've reached the Town Center.

30
31 Jennifer Tucker asked if the sign has to look as shown on the landscaping plan.
32 Lonnie Crowell said no it does not, but that if the commission wishes it to look
33 different that should be defined now, because it will be at every Town Center
34 entrance.

35
36 Jennifer Tucker said she doesn't like the way it looks. Lonnie Crowell asked the
37 commissioners if they've seen the signs going into cemetery, with rock and
38 bronze. Jennifer Tucker indicated that yes she has, and she doesn't like them. She
39 added that she would be after a sign like the ones at Suncrest.

40
41 Barry Edwards indicated staff is prepared to stipulate that the signs need to be
42 upscale, but might need the commission's help articulating the details of what
43 that means. He added that Mr. West would take an approval condition for the
44 sign as part of the site plan recommendation.

1 Elizabeth Macfarlane said the commission wants the sign to be in compliance with
2 the sign ordinance from the last meeting. Barry Edwards pointed out that the
3 ordinance doesn't apply to the Town Center Overlay zone yet.

4
5 Roger Dixon explained that the commission thought they'd applied it last week.
6 Barry Edwards explained that the Town Center Overlay is a separate zone and its
7 signage code would need to be amended as well.

8
9 Lonnie Crowell clarified that a commercial freestanding sign would not be
10 allowed in Town Center, according to the preliminary minutes from the last
11 meeting.

12
13 Barry Edwards stated that the commission and staff need to make this sign
14 communicate what the Town Center is all about, if it doesn't already. Lonnie
15 Crowell added that these are small signs intended to be identifiers for the Town
16 Center: "You are here."

17
18 Elizabeth Macfarlane explained that the commission's concern is that if these signs
19 look different, then businesses in the other commercial subdivisions will ask for
20 different types of signs as well.

21
22 Larry Mendenhall reiterated that the motion from the last meeting only identified
23 the CR and C-1 zones. He asked if the reason for that is because the Town Center
24 Overlay will have less commercial property than the CR and C-1 zones. However,
25 Lonnie Crowell said that the whole area up to the Wendy's will be commercial.

26
27 Barry Edwards indicated that four or five sign designs could be brought to a
28 subsequent meeting for the commission to review, as long as they were roughly
29 the size and shape of the one shown on the landscape plan.

30
31 Jerry Gorrell asked if there will be other signs in the Town Center Overlay. Lonnie
32 Crowell said there will be signs on both sides of the street.

33
34 Barry Edwards indicated that the offices in the Town Center Overlay will be
35 entitled to two wall mounted signs each, but that a monument sign wouldn't be
36 appropriate. He added that elsewhere in the Town Center they could have an
37 additional sign if they need it, but that right now there are no active applications
38 requesting any.

39
40 Brent Wallace suggested that the commission could always return to the signs at a
41 later time. Larry Mendenhall indicated that the site plan calls for a monument
42 sign and he thinks that's appropriate. He added that there will be opportunities to
43 make changes in the future in the Town Center Overlay, but that doing so wasn't
44 on the evening's agenda.

45

1 Roger Dixon indicated he was disturbed because the objective had been
2 consistency among all commercial zones. Lonnie Crowell countered that signs
3 announcing Town Center have been in the Master Plan for years, but Roger Dixon
4 observed that lots of things that are put into a Master Plan don't happen.

5
6 Jerry Gorrell pointed out that the Town Center Overlay is different than the CR
7 and C-1 zones, because the Town Center is a whole street.

8
9 Roger Dixon observed that the commission needs to ensure that business owners,
10 such as Mr. Uzelac, don't come back to the commission with a complaint because
11 there's another type of signage elsewhere.

12
13 Barry Edwards observed that under the ordinance Mr. Uzelac could have a
14 monument sign but he's chosen not to. He added that the Town Center Overlay is
15 different because it doesn't have the depth that the other commercial zones do. It
16 isn't just a retail district but will be where the city offices are located. Therefore
17 the sign isn't for a specific business, but to announce the whole area. He added
18 that in the Town Center there isn't any commonly owned property where a multi-
19 store sign could go, observing that there are five or six different property owners
20 in the Town Center Overlay.

21
22 Barry Edwards also added that there was no guarantee that five or six years from
23 now someone in Town Center won't ask for a tall sign, and observed that the
24 decision then would be up to future planning commissions.

25
26 Larry Mendenhall said he thinks the commission has established viable guidelines
27 for the CR and C-1 zones. He pointed out that the fact that the TCO zone doesn't
28 allow freestanding signs allows the commission to stay on the same course, and
29 that down the road, the question of whether freestanding signs will be viable in
30 Town Center could be revisited.

31
32 Roger Dixon asked whether the commission could establish consistency of
33 materials among the CR, C-1, and TCO zones. Jerry Gorrell answered that they
34 could, but wondered whether they would want the community center to be the
35 same as a retail center.

36
37 Brian Braithwaite said he didn't think people will differentiate among the
38 commercial centers, and that it will all look like Town Center to most people.
39 Jerry Gorrell conceded that might be true but observed that the signs that aren't
40 commercial are more intended to send the message, This is where I go to find the
41 library and the fire station.

42
43 Brian Braithwaite said he liked the idea of there being an identifying sign near the
44 fire station and observed that it isn't possible to stop people from asking for signs.

1 Larry Mendenhall agreed and said the ordinance as agreed upon will allow the
2 commission to exercise future control over Town Center signage.

3
4 Lonnie Crowell reminded the commissioners that they have already recommended
5 approved of this site plan, and that the City Council has already approved it with
6 changes. Therefore, the focus should primarily be on the changes to lot 2.

7
8 Larry Mendenhall suggested, therefore, that the commission look at the proposed
9 site plan. He asked the commissioners if they had any issues with the buildings,
10 parking, parking flow, the placement of buildings, or lighting, or any questions for
11 Mr. West.

12
13 Brian Braithwaite expressed concern that there will be a lot of light spilling over
14 onto the residential property to the south.

15
16 Discussion ensued about the property to the south of Highland Square and the
17 parking design on the new site plan. Brent Wallace asked why the parking doesn't
18 all go in the same direction, and Brian Braithwaite suggested turning the parking
19 so the spaces are parallel instead of perpendicular. He also stated that the
20 proposed layout doesn't make any sense to him. Lonnie Crowell indicated that the
21 site plan looks the way it does because the commission and staff asked Bill West
22 to do it that way.

23
24 Larry Mendenhall asked for input from Bill West, who suggested that the spaces
25 in question could be marked as temporary parking. He said he'd done a project in
26 American Fork with no curb and all painting, and it worked fine. He suggested a
27 bond could be put up so that concrete could be put in later if necessary.

28
29 Larry Mendenhall asked if the commissioners wanted to see an 18-inch planter in
30 the parking lot. Jerry Gorrell said it would make sense to put something there, so
31 cars don't run into each other. However, Brian Braithwaite added that it would
32 only be needed on one side. Larry Mendenhall asked if the suggestion was for a
33 curb on the east side and an 18-inch barrier on the west side and Brian
34 Braithwaite indicated it was.

35
36 Jennifer Tucker said she had some concerns about lighting. She thinks there will
37 need to be more of a buffer and also wants to know what kind of trees will be
38 planted and how tall the wall is.

39
40 Bill West said the only light from headlights should be from cars parked at the
41 credit union's ATM, but Jennifer Tucker indicated that if people visit the
42 businesses in buildings 1 and 2 at night, there could be an issue with their
43 headlights as well.

44

1 Bill West said some cars are already pulling in and parking at night, and that it
2 isn't creating a light pollution issue, and reiterated that he doesn't want to cause
3 trouble for residents.

4
5 Brent Wallace asked if the commission could hear from the public but Larry
6 Mendenhall said he'd like the commissioners to complete their comments first.

7
8 Elizabeth Macfarlane stated that parking couldn't be removed from the credit
9 union. Roger Dixon pointed out that all the parking for the credit union is on the
10 west side of the building. Larry Mendenhall said the suggestion he had heard was
11 that an additional parking space and an 18-inch curb should be added to the east.

12
13 Barry Edwards pointed out that the road needs to be left where it is, so that later
14 when someone buys the Spykes property, they have room to put a building in,
15 and reminded the commission that there is already an approved site plan.

16
17 Brian Braithwaite observed that the road on the site plan doesn't match the road
18 to the south. Barry Edwards disagreed, but Brian Braithwaite reiterated that the
19 Utah Community Credit Union road doesn't match up with the one on the site
20 plan.

21
22 Bill West stated that the road west of Utah Community Credit Union goes clear of
23 the Highland Square property. Brian Braithwaite said he understood this, but
24 pointed out that there is a stub, and asked how traffic is going to flow.

25
26 Brent Wallace asked Lonnie Crowell if he had something with him that showed
27 both properties, but staff did not.

28
29 Barry Edwards warned that moving the road would diminish what could be done
30 with the Spykes property in the future. Brian Braithwaite said he understood.
31 Larry Mendenhall asked what would be accomplished by moving the road and
32 Brian Braithwaite indicated additional parking could be provided.

33
34 Larry Mendenhall asked Bill West what he was thinking. Mr. West agreed that
35 they want as much parking as possible but said he thought they would be okay
36 with the road as is. He said they might consider parking on the east side of the
37 Alpine Credit Union as well.

38
39 Larry Mendenhall suggested leaving the road as is. Willard Spykes mentioned that
40 the credit union in Lehi has a house next to it, and that there is a brick wall
41 between the house and the credit union. He said he was thinking of putting a
42 fence in so the lights from Highland Square don't shine on his horses. However,
43 he pointed out that when people park against a curb, there is generally part of the
44 vehicle that overhangs the curb, and sometimes it can be as much as 24-30 inches.
45 If that were the case, he feared that the cars would be hitting his fence.

1
2 Bill West said he understood Mr. Spykes' concern but that he believes they've left
3 enough room, at about three feet.

4
5 Willard Spykes said this was his only concern, that he could put a 4-foot fence in
6 so the lights won't shine over. Larry Mendenhall said it was a good idea. Brent
7 Wallace asked Mr. Spykes if he was asking for three feet, a fence, or a fence plus
8 three feet. Willard Spykes replied that he wanted to be sure there was enough
9 room for him to put a fence up if the developer didn't.

10
11 Brent Wallace asked if that meant Mr. Spykes wanted three feet more than he
12 wanted the fence. Mr. Spykes said this was not the case. Larry Mendenhall said
13 the commission would make this a condition of approval.

14
15 Discussion ensued about the types of fencing that might be used.

16
17 Jerry Gorrell asked about the possibility of a landscape barrier, such as trees or
18 shrubs, between the development and the Spykes property. He suggested it might
19 be cheaper, and would be easier to remove later. Willard Spykes answered that a
20 landscape barrier would take up more room than a fence, and that Bill West was
21 already concerned about fitting his parking in. Jeannie Spykes also pointed out
22 that it could take five years or more for the shrubs to grow enough to provide an
23 adequate barrier.

24
25 Larry Mendenhall asked the commissioners if they had any other comments about
26 the site plan or the landscape plan. Roger Dixon asked if the sidewalks included
27 trees. Lonnie Crowell replied that they did, and that he had already reviewed with
28 Mr. West that the trees should be up against the curb, rather than in the middle.
29 He added that there were streetlights in the sidewalk, too. Roger Dixon asked if
30 they would line up with the trees and Lonnie Crowell assented.

31
32 Larry Mendenhall summarized the issues the commission had discussed regarding
33 the site plan: the road running north-south, curbs and their dimensions, the lights,
34 and possibly having a fence to eliminate light pollution.

35
36 Lonnie Crowell observed that it was a condition of the conditional use permit for
37 Alpine Credit Union that the developer meet with him to plant shrubs to eliminate
38 light pollution.

39
40 Matt Shipp asked if the commission would be willing to leave it to staff's
41 discretion to find the right curb. He said if the commission would specify that an
42 APWA (American Public Works Association) standard curb should be used, staff
43 would find an appropriate one.

44

1 Larry Mendenhall observed that Mr. West will do the curb on half of Parkway
2 Street, and try to do a trade to have the other side completed. Brent Wallace
3 added that the commission had also discussed directional lighting so light won't
4 spill onto the Spykes property.

5
6 Brian Braithwaite asked Bill West if, as the developer, he had any suggestions
7 about protecting the Spykes property.

8
9 Bill West responded that he'd done several things already to try to mitigate the
10 situation. He thought a fence with vines growing on it might be a good idea. He
11 doesn't think a concrete wall makes sense, and thinks a hedge could work but
12 would take time to grow.

13
14 Discussion resumed about the materials that might be used in the fence. Lonnie
15 Crowell observed that if the property is developed later, the fence will be
16 removed.

17
18 Brian Braithwaite asked Willard Spykes if he would be okay with a vinyl fence.
19 Mr. Spykes said his only concern would be that they can create a lot of wind.

20 Larry Mendenhall asked that in their motion the commissioners call for a fence
21 and leave it to the discretion of staff, who will also work with the property
22 owners. He also asked staff if they are okay on the utility easement. Lonnie
23 Crowell indicated that there is some concern about the landscaping strip, which
24 has no purpose. He added that the easement would be recorded on the plat.

25
26 **Motion by Brian Braithwaite, Planning Commission to grant Site Plan approval for**
27 **lot two (2) of the Highland Square subdivision per the conditions and**
28 **recommendations of staff, and with the following additional stipulations: that the**
29 **developer will put a 6-foot fence on the south side of the property to prevent light**
30 **pollution toward the property owner to the south, materials of this fence to be**
31 **worked out by the developer with staff and the property owner to the south; that**
32 **light will be masked so that it won't spill to the east or the south; that an 18-inch**
33 **island using an APWA curb will be created; that the owner continue the road and**
34 **stub it for future development into the Spykes property; and that if the property**
35 **owner to the north does not agree to help complete the road, developer will put**
36 **in a minimum of 50 feet of improvements.**

37
38 **Seconded by Brent Wallace.**

39 **Unanimous vote, motion carried.**

40
41
42 **Item 3: Professional Office Assisted Living ~ Code Amendment, General**
43 **Plan Amendment and Zoning Map Amendment ~ Discussion**

1 Larry Mendenhall briefly reviewed this item, which would allow a senior housing
2 element in the PO Zone. The request is for a 10-lot subdivision that will include a
3 church and an assisted living facility. He asked Dan Van Woerkom to provide a
4 summary of the request in 50 words or less.

5
6 Dan Van Woerkom indicated that the developer has gone through several
7 different ideas, including condos, but that finally they went back to the drawing
8 board and designed a traditional, single-building facility. He showed pictures of
9 what they've done in Alpine, which is a 22-unit assisted living facility.

10
11 Elizabeth Macfarlane asked if the units are purchased or rented. Dan Van
12 Woerkom replied that Alpine requires the facility to be maintained under a single
13 owner, so they are rented. He added that they'd started to picture a retirement
14 community, but there'd been some resistance.

15
16 Jennifer Tucker indicated displeasure with the appearance of the Alpine facility.
17 Lonnie Crowell remarked that he's visited the facility and that the interior
18 finishwork is beautiful, but Brent Wallace agreed with Commissioner Tucker that
19 the pictures of the exterior were not impressive and make the facility look like
20 low-income housing. Lonnie Crowell pointed out that the facility wasn't finished
21 when he took the pictures. Dan Van Woerkom explained that Alpine has design
22 standards for their commercial zone and wanted this look.

23
24 Brent Wallace commented that for the proposed Highland facility, there seemed
25 to be a bit of an identity crisis, since retirement homes, assisted living, and
26 nursing homes are completely different.

27
28 Dan Van Woerkom explained that research indicates people want "aging in place."
29 They want a place where they can go from one level of support to another
30 without having to move. He added that it can be difficult to accommodate all the
31 levels in one building.

32
33 Discussion ensued about existing local facilities. Brent Wallace asked what would
34 be the starting age. Dan Van Woerkom indicated that rather than specifying an
35 age, the trend now is to talk about three levels. Level One is largely independent
36 living, but with access to some services. Level Two is non-invasive care—no IVs or
37 anything of that sort. Levels Two and Three will both involve minor nursing care.
38 A need for real nursing will require transfer to a nursing home.

39
40 Roger Dixon asked what would happen with the other larger lots in the
41 subdivision. Dan Van Woerkom indicated the developers had originally thought
42 housing, but now they're thinking the assisted living facility plus a charter school
43 and a church. He added that they would like to do a design of row houses or
44 bungalows for the assisted living, as those units are the most popular ones at the
45 Alpine facility.

1
2 Dan Van Woerkom said the other side of the issue, though, is preventing the
3 standalone units from turning into apartments. Elizabeth Macfarlane agreed. She
4 expressed concern that at the Seville in Orem, for instance, people end up
5 subletting their apartments. She also expressed concern that the facility in Alpine
6 is very crowded, with the units right on top of each other.

7
8 Dan Van Woerkom agreed about the Alpine facility. He said they met all of
9 Alpine's requirements, but didn't foresee how tight it would be. He stressed that
10 the developer would like guidance on what the commission wants to see in
11 Highland, in terms of layout and whether ownership should be single user, sold
12 off, or some combination.

13
14 Brian Braithwaite expressed concern that it would not remain a senior citizen
15 area. Jennifer Tucker agreed. She expressed concern about stating an age
16 restriction, saying that anytime you're discriminating, even if it's reverse
17 discrimination, an attorney is likely to get involved.

18
19 Brent Wallace said he's had experience with assisted living recently, as both his
20 parents have gone into facilities, and his father passed away in one two weeks
21 ago. He observed that the average age in that facility is 78, and that four residents
22 passed away in one month. He added that they have an Alzheimer's unit, and that
23 it might be the case that one spouse would have to move to that unit while the
24 other stayed in the lower level unit.

25
26 Discussion ensued about the agreement with Ivory Homes and the amount of
27 control they have over the outcome of the development. Barry Edwards observed
28 that Patterson doesn't want a protracted legal battle with Ivory when they can do
29 a nice large assisted living center.

30
31 Jennifer Tucker asked if Ivory is saying that if Patterson can do little houses, they
32 want to, too, and Barry Edwards agreed that yes, that was the gist of it.

33
34 Brent Wallace observed that even in one large building, assisted living isn't cheap
35 housing, and Barry Edwards agreed, observing that often the units are small but
36 expensive. He added that his mother just went into such a facility and that if
37 Highland can build a facility that is nicer and with more amenities, we will be
38 doing a service to the community.

39
40 Brent Wallace pointed out that assisted living can offer the elderly activities, and a
41 nice living space. Barry Edwards agreed. Jennifer Tucker said her grandmother
42 had been in a facility that was beautiful.

43

1 Lonnie Crowell reminded the commission that this is just the beginning of the
2 process of planning the assisted living facility and said if they want a different
3 architect, they should just say the word.

4
5 Dan Van Woerkom said he thought the proposed design is on par with the
6 Wentworth facilities. Discussion ensued about the number of rooms there will be.
7 Dan Van Woerkom indicated it will be in the ballpark of 45, with a dining room
8 and library on the main floor. He observed that the trend is for people to want
9 bigger rooms.

10
11 Brent Wallace observed that at Wentworth they don't have enough parking to
12 accommodate the visiting families. Dan Van Woerkom replied that they were
13 thinking of having underground parking.

14
15 Discussion ensued about the rest of the subdivision, and the suggestion that it
16 would be a church and a charter school. Brian Braithwaite observed that the PO
17 zoning wouldn't allow a church, but Dan Van Woerkom clarified that the request
18 is not for the PO Zone to be extended to cover the whole property, only the
19 assisted living portion.

20
21 Jerry Gorrell observed that the landscaping at many assisted living facilities makes
22 them feel like professional buildings, and that it would be preferable to have
23 landscaping that suggested a residential space and gave the residents some nice
24 public space.

25
26 Dan Van Woerkom emphasized that the draft presented tonight was done for
27 discussion purposes only and said that Lance Turner will be drawing the next set
28 of plans. Brent Wallace mentioned that a nice design he'd seen for an assisted
29 living facility has just one building, but with a courtyard in the middle, so that
30 residents on both sides of the building have windows that look out on
31 landscaping.

32
33 Elizabeth Macfarlane asked if all the units on the upper floor will have windows
34 and Dan Van Woerkom said they will.

35
36 Larry Mendenhall stated that in order to accommodate a charter school, some
37 ordinances would need to be modified. Lonnie Crowell indicated that according to
38 the current ordinance, it's done under a conditional use permit, but that as of
39 2006 this contradicts state law. He said that under the new law a charter school is
40 treated the same as a public school and that all the city can control is things like
41 traffic flow.

42
43 Larry Mendenhall summarized plans for the development. He said the church will
44 be handled by a conditional use permit. The other 8 – 10 lots in the R-1-40
45 portion of the subdivision could be morphed into anything. He said others might

1 have an issue with a charter school, but he would not. The charter school aside,
2 then, the real issue is the assisted living facility.

3
4 Larry Mendenhall continued, mentioning that Jennifer Tucker had just reminded
5 him that in early discussions about this project the commission talked about
6 having people go into the units and staying until they pass away. He added he
7 wasn't sure that could be accomplished, but that maybe the commission could
8 work with the three-level concept and define another level of occupancy that
9 would cover two or three levels down from nursing or hospice care.

10
11 Dan Van Woerkom cautioned the commission that nursing homes are controlled
12 by state or Federal money and that he would not be able to build one. Jennifer
13 Tucker wondered if it could be called something else, such as a surgery recovery
14 center, and asked Larry Mendenhall if that's what he had in mind.

15
16 Larry Mendenhall responded that he was thinking of a place for people who are
17 relatively high functioning but have some dementia and need someone to check in
18 on them. He added that he when we remove independence from the elderly, we
19 hasten their demise. Elizabeth Macfarlane agreed with this idea.

20
21 Brent Wallace suggested that the level 1, 2 and 3 designations might be enough to
22 cover the category that Commissioner Mendenhall is thinking of.

23
24 Larry Mendenhall replied that the focus should be on something that allows the
25 dignity of the elderly. Roger Dixon agreed and said he likes the "aging in place"
26 concept. He suggested that perhaps, as residents advance through the levels, they
27 could move from a duplex to a row house and then into the large main building.
28 He asked why the previous commission objected so strongly to duplexes.

29
30 Jennifer Tucker explained that the commission had approved it, but then it had to
31 be tweaked because of the agreement with Ivory. She added that Patterson was
32 going to retain ownership of the units under the original concept.

33
34 Brent Wallace added that they didn't want it to turn into low income apartments.
35 Elizabeth Macfarlane observed that common ownership makes sense because it
36 allows Medicare to step in and help when necessary.

37
38 Roger Dixon asked if that meant the commission had approved the concept and
39 Ivory blocked it. Larry Mendenhall pointed to the letter on page 28 of the agenda
40 indicated that Ivory is in favor of the agreement, but Dan Van Woerkom clarified
41 that what Ivory agreed to was the plan with the church and one big facility for the
42 assisted living project.

43
44 Larry Mendenhall reiterated that the commission's focus should be to come up
45 with a center that will preserve the dignity and maintain the independence of the

1 elderly. However, he added that he doesn't know what that is, and asked Dan Van
2 Woerkom whether he did.

3
4 Dan Van Woerkom replied that if you group together dementia patients, levels 1,
5 2, and 3, and more independent functioning, you can have separate levels where
6 groups eat and recreate together.

7
8 Roger Dixon asked whether people who drive could be included and Dan Van
9 Woerkom answered yes, by having a separate parking level.

10
11 Elizabeth Macfarlane said she doesn't object to the proposal but thinks a public
12 hearing is necessary. Larry Mendenhall reiterated that he is okay with the church,
13 okay with leaving the fate of the other lots a mystery for now, and thinks the main
14 issue before the commission is to make the assisted living facility attractive and
15 make it meet the basic needs.

16
17 Roger Dixon asked if the facility would be exclusively for people in Highland.
18 Larry Mendenhall replied the previous conclusion had been that there wouldn't be
19 sufficient population in Highland. It was observed that it's nice to be able to have
20 elderly relatives nearby, and that no matter how much space is in the home,
21 caring for an aging parent is uncomfortable.

22
23 Larry Mendenhall said the issues of ownership and restrictive covenants need to
24 be addressed so that ownership can be restricted without running afoul of the
25 law. Dan Van Woerkom clarified that the contract with residents will be more like
26 a rental agreement, and that the residential levels will be defined to comply with
27 state-defined levels.

28
29 Larry Mendenhall thanked Dan Van Woerkom for assisting with the discussion.
30 Dan added that there's a nice new assisted living facility called Sunrise in Sandy,
31 in case the commission wanted another point of comparison. He also informed the
32 commission that Medicaid in Utah County doesn't pay for assisted living, and that
33 flex care requires the resident to be in a nursing home for 90 days first.

34
35 Larry Mendenhall let Dan Van Woerkom know that for future discussions, an
36 overlay of levels 1, 2 and 3 would be helpful. He added that the other two items
37 were cut and dry. Dan Van Woerkom indicated they might not process the other
38 lots right away. Larry Mendenhall said that was fine and asked Dan Van Woerkom
39 to help the commission understand what the options are and what he is proposing
40 in future discussions.

41
42
43 **Item 4: Approval of Meeting Minutes for February 27, 2007**

1 **Motion by Roger Dixon, Planning Commission to approve the Meeting Minutes for**
2 **February 27, 2007 as amended.**

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4 **Seconded by Elizabeth Macfarlane.**

5 **Unanimous vote, motion carried, with Brian Braithwaite abstaining as he was not**
6 **present at the February 27, 2007 meeting.**

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8 **Meeting adjourned at 9:30 p.m.**