

Highland City Planning Commission

May 10, 2005

Present:

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

City Council: Gwyn Franson
City Administrator: Barry Edwards
City Engineer: Matt Shipp
City Planner: Lonnie Crowell
Secretary: Jennifer Davis

Excused:

Meeting convened at 7:07
Prayer given by: Larry Mendenhall
Pledge given by: Stephen Lyman of troop 1117

Visitors: David B. Carter, Steven Lyman, Blake Tolley, Kelvin Landen, Dilworth Lyman, Matt Brown, and Mayor Jess Adamson.

Item 1: Culinary Water Tanks (2) - Conditional Use & Public Hearing, Site Plan Review & Recommendation

Highland City is requesting a Conditional use permit for 2 water tanks to be built. The 250,000 gallon tank will serve Viewpointe development, and a 2 million gallon tank will replace the tank in the West Rock Pit. Staff commented that both tanks will be buried. Steve Draper opened the hearing to the public. With no comments from the public, Steve closed the public hearing. Steve asked if the tanks would be visible. Staff replied that they are to be buried, but it will have some reveal due to the need for the vents to be exposed, as well as the landscape near the tanks will be leveled. Steve asked if there would be landscaping to help camouflage the tanks. Staff commented that they didn't want to interfere with the existing natural landscaping.

Mike Walch asked about the safety of bringing the pipes over the fault line. Matt Shipp stated that the Geotech representatives stated that it would be safe to cross the fault. Larry asked if there could be a draining ditch placed that would divert the water if the tank or lines were to be compromised. Staff replied that it would not be feasible because

there would be no way to predict where the break would take place.

Viewpointe is participating in the funding for the upper tank. Steve asked how these tanks will be constructed. Staff commented that they would be cast in place. Steve also questioned if the tank plans were available for review. Matt Shipp has the plans available at the Public Works Office.

Motion by Larry Mendenhall to recommend to City Council to approve the conditional use Permit for the 250,000 gallon tank, and the 2 million gallon tank subject to conditions noted by Planning Commission and Staff recommendations.

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

Motion by Mike Walch to recommend to City Council to approve the site plan review for the 250,000 gallon and the 2 million gallon water tanks subject to conditions noted by Planning Commission and Staff recommendations.

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

Item 2: Cingular/AT&T Wireless co-location cell tower - Conditional Use & Public Hearing

David Carter is requesting a conditional use permit to install an antenna on an existing mono pole. David explained that he is an independent contractor working with Cingular to provide better cellular reception for customers.

David also commented regarding the size of the shelter that it would be 11.5" by 20", which is smaller than originally requested. The antenna would be placed at the 90' level on the existing tower.

Steve Draper opened the public hearing. With no comments from the public, Steve closed the public hearing.

Steve asked regarding the height of the ice bridge. David replied saying that the ice bridge height will come out of existing portals at approximately 8' and that the structure will be 10' tall. Steve asked if David had reviewed the recommendations regarding landscaping. David expressed concern for Cingular landscaping the property because they are sub-leasing the 270 feet of space. Steve stated the goal of the Planning Commission is to provide for the betterment of the citizens of Highland, and that landscaping should be provided possibly using vines on fences and other landscaping design to mask the utility areas, and soften the starkness of the area, and minimize the impact.

David suggested different ideas of landscaping the proposed area which included screening of the area by placing slats in the fence, this would obstruct the view into the area. Another suggestion was for a cash bond to the city to aid in the landscaping. Barry preferred to work with a cash bond that would be given to the Tree Committee to help enhance the area. Barry also said that the bond in the amount of \$1000 would be an appropriate estimate.

Larry Mendenhall asked if the city needs to approve the sub-lease? Barry commented that the city does not have the ability to approve whether the property here is sub-leased.

Motion by Mike Walch, to recommend to City Council that they grant a Conditional Use Permit for the Cingular/AT&T Wireless cell antenna to be co-located on an existing monopole at approximately 5600 West and 11000 North subject to conditions noted by staff and as amended as follows: 1) Applicant to provide a bond in the amount to be determined by Staff for landscaping screening. 2) That the plans reflect the change of building size to be 11.5' X 20' instead of 28'.

**Second by Brian Braithwaite.
Unanimous vote, Motion passes**

Item 3: Alpine School District - Site Plan Review & Recommendation

No representation from the Alpine School District.
Steve Draper discussed that the vegetation notations for South Boundary have not been included in the given representation. But it has been included in the Conditional Use permit granted by the City Council.

Motion by Brian Braithwaite to recommend City Council approve the Alpine School District, North Highland Elementary Site Plan subject to conditions of staff, including the condition landscaping trees be provided on the south side as previously approved in the Conditional Use Permit.

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

Item 4: Family Video & Latter Day Saint Specialties - Architectural Review Sign Approval

With no representation from Family Video & Latter Day Specialties, Steve Draper reviewed the request by Family Video & Latter Day Saint Specialties for signage. Lonnie Crowell commented regarding the requirements set forth by the CC&R's.

Steve commented that there should be clarification in the sign ordinance that would prohibit any owner with tow adjoining businesses from being able to share store front

footage that would allow for one small sign and one larger. Steve also reiterated the use of neon signs is not permitted.

Motion by Larry Mendenhall to continue the Architectural Review Sign Approval to the next Planning Commission Meeting when the applicant can appear to give information regarding the color and placement of sign.

Second by Jennifer Tucker

Further discussion by Brian Braithwaite stating the condition if the applicant does not appear at the next Planning Commission Meeting, the request would be moved to the following Planning Commission Meeting.

Amended Motion by Larry Mendenhall that the Architectural Review Sign Approval continue to the next Planning Commission Meeting when the applicant can appear to give information regarding the color and placement of sign. Should the applicant not appear at the next Planning Commission meeting, the request would be moved to the next Planning Commission Meeting.

Second by Jennifer Tucker

Unanimous vote, continued to next meeting.

Item 5: Beacon Hills Plat G, H & J - Final Approval

Barry Edwards wanted to make sure that the open space requirements have been met. Steve commented and questioned the need for approval due to Plat H not being in Highland. Plat H is actually located within Draper boundaries.

Steve Draper asked Matt Brown what effect it would have upon their development if the Planning Commission were to continue this item. Discussion ensued regarding the recommendation to approve segments that are identified specifically within Highland City. Staff suggested to the Planning Commission that approval for Plat J would be appropriate, while continuing the discussion at a forthcoming Planning Commission meeting for Plat G and H.

Motion by Larry Mendenhall to recommend to City Council that they grant final approval to Beacon Hills Plat J only, and subject to conditions 1,3,5,7 of staff report, in addition to recommendations and conditions from Planning Commission and Staff. Also finding of fact that condition 2 and 4 of staff recommendations are not relevant to Beacon Hills Plat J.

Second by Brian Braithwaite.

**Vote in favor by Jennifer, Brian, Larry, Steve, and Mike.
Bryce Flanary abstained.**

Motion passes.

Motion by Brian Braithwaite to continue discussion for plats G and H in subsequent Planning Commission Meetings as suggested by Staff.

Second by Larry

Vote in favor by Jennifer, Brian Larry, Steve, and Mike.

Bryce Flannary abstained.

Motion to continue passes.

Item 6: Zoning Map Amendment - Review & Recommendation

Lonnie Crowell talked about the recent legislation approved by SB 61 to rezone an area to protect "sensitive land" from development. Lonnie also mentioned that there is a need to gather more information and present to Planning Commission.

Larry Mendenhall asked what is sensitive of the proposed area. Lonnie replied that the flood zone would be considered sensitive land. Barry clarified that current zoning could allow for development, bringing in fill above the flood level and build upon this property. The goal is to protect these areas from development. Lonnie also commented that most of this property is noted on the general plan as conservation area.

Steve Draper commented that there would be no need to delay the vote by the Planning Commission to recommend to City Council for this proposed zoning map amendment if commissioners were satisfied with the presentations by staff.

Motion by Larry Mendenhall to recommend to City Council for approval the Open Space Zone as outlined and recommended by staff and presented to the Planning Commission.

Seconded by Mike Walch

Unanimous vote, motion passes.

Item 7: Approval of meeting minutes for April 26, 2005

Motion by Mike Walch, Planning Commission approves the meeting minutes for April 26, 2005 as amended.

Second by Brian

Vote in favor by Brian, Larry, Steve, and Mike.

Jennifer and Larry abstained

Motion carried

Note special Planning Commission Meeting scheduled for Tuesday, May 17 at 6pm to review the General Plan Amendment for 10790 North 6000 West.

Meeting adjourned at 8:41 pm.