

# Highland City Planning Commission

## May 11, 2004

### **Present:**

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

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

**Visitors:** Chris Dalley, David Fotheringham, Brian Boulter, Neal Evans, Brett Johnson, Ron Nielsen, DeAnn Nielsen, Todd Day, Stephanie Day, John Adamson, Doug Harris, Gary Cooper, Kurt Jewkes, Mike Hatch, Jerry Hatch, Ellen Orchard, Dan VanWoerkom

Meeting convened at 7:05  
Prayer given by: Jennifer Tucker  
Pledge given by: Mike Walch

### **Item 1: John Grobber - Conditional Use & Public Hearing**

David Fotheringham stated they would be putting a photography business called Accent Photography where Kanga's is currently. David stated they would like to put in a mini lab for developing pictures, have a few things, photograph related, for resale and a small studio for picture taking.

Steve opened the public hearing.

Having no public comment, Steve closed the public hearing.

Brian asked if there would be any hazardous waste or materials that would need to be disposed of. David stated there is not hazardous waste and it won't require a hazardous waste license.

Steve asked about the hours of operation and the number of employees. David stated they would be open 10-7 and would have 4 employees to start. Steve also asked about the signage. David

stated it would look similar to the signage that is already present on the building. Steve mentioned they need to look at the sign ordinance to comply.

**Motion by Brian Braithwaite, Planning Commission recommends City Council grant Conditional Use for Accent Photo with the recommended staff comments and conditions.**

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

**Item 2: Brett Johnson - Fence Variance**

Steve stated Brett Johnson is on a corner lot on Alpine Highway and would like a fence variance to allow for an 11' setback rather than a 14' setback, with a finding fact that there have been previous discussions for several years concerning the fence setback. The existing homes on Alpine Highway were allowed a 14' setback for a fence. Refer to previous minutes for previous comments and discussions with Brett Johnson.

**Motion by Larry Mendenhall, Planning Commission approves the fence variance for Brett Johnson, subject to staff and Planning Commission recommendations.**

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

**Item 3: Mystic Cove/Neil Evans - Minor Subdivision**

Barry stated, Neal Evans combined two lots anticipating he would build a home on it. He is now wanting to subdivide the lots back to the way it was originally approved so he can sell the two lots.

**Motion by Brian Braithwaite, Planning Commission grants preliminary and recommend City Council grant final approval for Mystic Cove minor subdivision, lots 13 and 14, subject to staff comments and recommendations.**

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

**Item 4: Sunset Mountain Properties - Architectural Approval**

Mike will recuse himself from voting on this matter due to conflict of interest.

Steve asked Dan Van Woerkom if he had a chance to review staff comments. Steve asked how the look changed from concept to final. Dan stated they only had a design for a one story building and they didn't have a design for every building they would be building. Dan stated the first building will look like what is presented.

Steve asked Barry and Lonnie their feelings about the current rendering and the previous rendering. Barry stated he thinks the building will be unique and will have the same theme but won't look exactly the same. Barry stated the commission is approving the rendering for only this building.

Dan presented a material board to the commission. Dan stated he thought the intent was always to have stucco on the back. Steve stated the rear elevation is very flat and maybe they could come up with a way to break up the back of the building a little. Steve stated he felt they need to continue with the hardy plank on the sides and the commission agreed they should go with stucco on the back.

Discussion ensued.

Steve asked Dan to present his plan for signage. Dan stated the first (monument) sign will be at the entrance of Highland Blvd. and 11000 N at a 45 degree angle, the second sign, which will state the individual businesses in the building, will be right in front of the building behind the sidewalk. Steve stated he doesn't think they need a shingle sign on this building because it only has one entrance, but it could be considered for the buildings with more than one entrance.

Steve asked Dan about the lighting. Dan stated the architect only had three pole lights in the parking lot. Dan stated having the lights on the building won't light the parking lot and it wouldn't be sufficient enough for security.

Discussion ensued.

Barry and Lonnie both stated they would prefer 4' light poles in the parking lot. Dan stated they might consider placing the 4' light poles to illuminate the building and the parking lot and avoid as many lights on the building as possible.

Steve suggested they would like Dan to come back to the Planning Commission with a lighting plan before granting architectural approval.

**Motion by Brian Braithwaite, Planning Commission moves to continue discussion on Sunset Mountain Properties until the next meeting, May 25, 2004 to finalize lighting matters.**

**Second by Larry Mendenhall.**

**Motion carried, with Mike Walch abstaining.**

**Motion by Brian Braithwaite, Planning Commission recommends City Council amend the Professional Office Zone code, to allow for parking lot lighting.**

**Second by Bryce Flanary**

**Unanimous, motion carried.**

**Item 5: Sierra Trails Plat C - Preliminary/Final**

Steve invited the applicant to come forward. John Adamson stated the property has been purchased by Dan Richards, he stated there is a home and out building on the property and Dan would like to demolish the house, fence, and out building and split the property to make two lots.

**Motion by Mike Walch, Planning Commission recommends City Council grant final approval for Sierra Trails Plat C minor subdivision subject to staff comments and conditions.**

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

**Item 6: Stowe Subdivision Plat B - Preliminary/Final**

Ron Nielsen stated they would like to subdivide the property and sell their lot.

Steve asked about the fence. Lonnie stated they can address the fence issue when a building permit is pulled.

**Motion by Larry Mendenhall, Planning Commission grants preliminary approval and recommends City Council grant final approval for the Stowe Subdivision Plat B, subject to staff comments, with a note on the plat stating the fence will be modified or removed to comply with the current fence ordinance prior to a building permit being issued.**

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

**Item 7: Ridgewood - Preliminary**

Mike Hatch stated they made the changes that were recommended by Planning Commission at concept. Mike Hatch stated one of the recommendations by staff was to shift the cul-de-sac according to the alignment of the east/west corridor.

Discussion ensued.

Mike Hatch stated there is a dispute on the back lots and that will basically be up to the judge as to who owns that piece of property, whether it is Elizabeth Lether or Gary Cooper. Mike Hatch asked about approving it in phases to speed up the process of the lots that are not in dispute.

Discussion ensued.

Steve asked Barry about approving preliminary with there being a dispute over the back property. Barry stated that would be fine and they would want to note in the motion that they will not be able to come back for final until the ownership of the rear property is resolved. The commission concluded that any approval would be limited to Phases 1 and 2, where the applicant has clear title.

**Motion by Mike Walch, Planning Commission grants preliminary approval for the Ridgewood Subdivision Phases 1 and 2, assuming the applicant has clear ownership of the phases, subject to staff comments. With the following changes to staff comments, 1) item number twelve should read that lot 1, not lot 9, will access directly onto 6800 W, 2) item number 23 the reference will be to Mr. Cooper, not to Mr. Day, 3) the applicant will redraw the cul-de-sac and work with the engineer for the placement of the road that will connect to the east/west road.**

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

### **Item 8: Beacon Hill Setbacks - Review and Recommendations**

Steve asked Kurt Jewkes why they are requesting a setback change. Kurt stated most other open space subdivisions have 25' setbacks and he doesn't understand why they are being required 30' setbacks for Beacon Hills. Kurt stated with 30' setbacks, that really doesn't allow a very workable building envelope especially on a corner lot.

Discussion ensued.

Bryce suggested a 25' setback for all lots with the longest being 125' or less. Larry stated they should go with 25' on all the lots except for the ones that staff outlined.

**Motion by Brian Braithwaite, Planning Commission approves a change of setbacks in the Beacon Hills Subdivision. The previous approval stated there would be a 30' setback, the setback will be reduced to 25' for any lot for which the shortest side is 125' or shorter, and remain at 30' for any lot that's shortest side is longer than 125'.**

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

### **Item 9: Code Amendment - Public Utilities**

Barry stated they would like to change the public utility code to allow us to force all utilities into the public utility zone.

**Motion by Mike Walch, Planning Commission recommends City Council amend the public utilities code, sections 3-41-08 and 3-42-08, subject to staff comments and conditions.**

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

**Item 10: Approval of Meeting Minutes for April 27, 2004**

**Motion by Larry Mendenhall for the approval of the meeting minutes for April 27, 2004.**

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

Meeting adjourned at 9:12