

HIGHLAND CITY PLANNING COMMISSION
MAY 17, 2005

Present:

Commissioner: Steve Draper
Commissioner: Mike Walch
Commissioner: Larry Mendenhall
Commissioner: Jennifer Tucker
Commissioner: Bryce Flanary

City Council: Gwyn Franson
City Administrator: Barry Edwards
City Engineer: Matt Shipp
City Planner: Lonnie Crowell
Secretary: JoD'Ann Bates

Meeting convened at 6: 07pm
Prayer given by: Bryce Flanary
Pledge given by: Jennifer Tucker

Visitors:

Steven King, Jim Gillman, Pam Smith, Jeff Atkinson, Shawn Taylor, Chris Dalley.

**Item 1: General Plan Amendment for 10790 North 6000 West –
Public Hearing**

Steve Draper stated that the Planning Commission had reviewed this item at its regularly held meeting on May 26, 2005. The Planning Commission deliberated and a vote was made with a 3 to 3 split. Steve stated that this meeting was to hold a public hearing and receive any public comments regarding an amendment to the general plan to the property located at 10790 No and 6000 West. Steve introduced Rob Clauson as the representative of the property owner.

Rob Clauson thanked the commission for holding the special Planning Commission meeting for this hearing. Rob felt that the biggest concern and question was if rezoning that property would fit the overall theme of the city and the possibilities of opening the door for more request. Rob stated that he physically counted the lots that border this property and there was only one (1) lot that was one (1) acre in size, the majority was under 20 thousand square feet. Rob continued reviewing the information provided regarding comparison of lots sizes. (See Attached). He feels that they would be consistent with what is already there.

Barry Edwards stated that the re-zoning portion of this property has already been moved forward to the City Council, all the Planning Commission needs to consider at this time is

if they want to recommend the amendment to the general plan.

Steve Draper thanked Rob for the information and proceeded by opening the public hearing. Hearing no comments, Steve closed the public hearing and brought the discussion back to the Planning Commission.

Mike Walch stated that he felt the zoning that is being proposed would match with the surrounding areas.

Motion by Bryce Flanary, Planning Commission recommends the City Council remove the Town Center Overlay that covers the property of the Stoneshire Subdivision, make a General Plan Amendment and a Master Plans Use map amendment making that property an R-1-20 zone.

**Second by Jennifer Tucker.
Unanimous vote, motion carried.**

Meeting adjourned at 6:25pm