

Highland City Planning Commission

May 23, 2006

Present:

Commissioner: Steve Draper
Commissioner: Mike Walch
Commissioner: Brian Braithwaite
Commissioner: Jennifer Tucker
Commissioner: Bryce Flanary

City Administrator: Barry Edwards
City Engineer: Matt Shipp
City Planner: Lonnie Crowell
City Planner: Hannah Dick
Secretary: JoD'Ann Bates

Meeting convened at 7:10 pm
Prayer given by Bryce Flannary
Pledge given by Trevan Asay

Visitors: Chris Dalley, Daniel Asay, Trevan Asay, Wendy Asay, David Hoyal, Stephen Hoyal, Christina Hoyal, Jacob Delano, Cindy Delano, Noah Delano.

Item 1: Conditional Use Permit - Code Amendment & Public Hearing

Lonnie Crowell stated the conditional use language is in the development code several times and would suggest having the public hearing and over time work on what the commission would like to see as a conditional use.

Steve Draper agreed to the commission having additional time to look over the proposed amendment.

Steve Draper opened the public hearing. Hearing no comments, Steve closed the public hearing.

Barry Edwards stated that he would like to recommend the commission take the information provided, look through it and make a note as to what they feel needs a conditional use. Once things have been narrowed down, we can bring it back for further review. Barry stated this is going to be a longer process than just a few meetings.

Lonnie Crowell suggested the commission consider keeping the public hearing open throughout the process.

Motion by Mike Walch, Planning Commission moves to continue the public hearing to run concurrent with the discussion of this item.

Second by Jennifer Tucker.
Unanimous vote, motion carried.

Motion by Brian Braithwaite, Planning Commission moves to continue the Conditional Use Code Amendment until such time that a final recommendation can be reached for the City Council.

Second by Bryce Flanary.
Unanimous vote, motion carried.

Item 2: Days Meadow Plat B - Final Approval

Steve Draper reviewed the background of the proposal. Steve read a letter from Mr. Croft regarding a concern of a current ditch.

Steve Hoyal stated that he and Mr. Croft are the only residents that continue to use the ditch mentioned in Mr. Crofts letter. Steve stated that he has been working with the irrigation company and staff to resolve the condition placed on him by the commission at their last approval. The irrigation company has requested that those two ditches be combined. Steve continued to describe what they are doing in order to accommodate the irrigation company request. Steve continued to state that they have both the approval of the irrigation company and city staff for the combination of those two ditches. Steve concluded that they will also be piping the ditch to the south side of the property enabling them to continue providing water to Mr. Croft and himself.

Brian Braithwaite inquired if they had any letters from the irrigation company approving those changes to the ditches. Steve Hoyal stated that he has provided those letters to staff for their review. He will continue to work with the irrigation company and continue to update the city staff as to their progress.

Motion by Brian Braithwaite, Planning Commission recommends City Council grant Final Approval for the Days Meadows Plat B Subdivision based on the following conditions, 1) All conditions of staff and Planning Commission be met 2) A suitable switch gate be placed at the north west corner of lot 4, 3) Verification from the irrigation company regarding combining the two ditches to the north and the piping of ditch to the south.

Second by Mike Walch.
Unanimous vote, motion carried.

Item 3: Public Institution Zone - Code Amendment

Steve Draper reviewed background information regarding the proposed code amendment. Steve commented that they had reviewed this at the last Planning meeting and there was a discussion regarding what can and cannot be done.

Mike Walch discussed information regarding what content has been allowed, limitations on commercial speech and how hard it is to meet the government standard. Mike continued to discuss issues regarding public signs. Mike feels that what he has reviewed is in line with what staff is proposing.

Review of the proposed Public Institution Zone Amendment ensued.

Motion by Brian Braithwaite, Planning Commission recommends City Council approve the Public Institution Zone Code Amendment as amended by Staff and Planning Commission.

Second by Mike Walch.

Unanimous vote, motion carried.

Item 4: Definition of a deck - Discussion

Steve Draper reviewed the background information.

Lonnie Crowell stated the city building inspector and himself have tried to understand the ordinance regarding the 8 feet indicated in the ordinance. Steve Draper feels that all decks over 5 feet in width should be regulated by the setbacks.

Discussion ensued.

Barry Edwards commented that if it is greater than 8 feet away from the home it would have to comply with the home setbacks.

Steve Draper indicated that would be his understanding.

Further discussion ensued.

Motion by Brian Braithwaite, Planning Commission determines that in the Development Code Section 10-102 (53) the language of 8 feet is to be considered a horizontal measurement.

Second Bryce Flanary.

Unanimous vote, motion carried,

Item 5: Approval of Meeting Minutes for May 9, 2006

Motion by Mike Walch, Planning Commission approves the meeting minutes for

May 9, 2006 as amended.

Second by Brian Braithwaite.
Unanimous vote, motion carried.

Meeting adjourned at 9:00 pm