

**HIGHLAND CITY PLANNING COMMISSION
MAY 24, 2005**

Present:

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

City Council: Gwyn Franson
City Planner: Lonnie Crowell
Secretary: JoD'Ann Bates

Meeting convened at 7:05pm
Prayer given by: JoD'Ann Bates
Pledge given by: Bryce Flanary

Excused: Barry Edwards, Matt Shipp

Visitors:

Chris Dalley, Marvin Coomes, Greg Iverson, Glade Tuckett, Matt Patten, Kathryn Schramm, Steve Harris, Tai Ann Young, Jordan White, Zach Pierson, Jon Glenn, Devin Andrus, Layne Jensen, Bruce Tucker, Lyle Ball, Wayne Corbridge.

Item 1: Blue Fly LLC, First Choice Strategies, Inc. - Conditional Use & Public Hearing

Steve Draper stated that the commission would not take any action due to the applicant not being present.

Item 2: Family Video & Latter Day Saint Specialties - Architectural Review Sign Approval

Steve Draper stated that they the applicant is here to request architectural approval of a proposed sign to be placed on the side of a building. Steve stated that he had done some calculations and came up with a figure of 96.25 square feet to include the entire box.

Matthew Patton of graphic design commented that what he did was to square the box and then the logo in order to calculate the available space taking it down to about 85 square feet. The previous tenant which is the owner of the video store had two signs and they have now moved to a smaller area. Each separate letter is lit with a neon tube being the same as the video sign on the adjacent pad.

Steve Draper inquired regarding if there would be a wall separating the two businesses. Matthew stated that he was not certain on that, but felt that to some degree it would be separate from the video store. Steve Draper stated that he feels it would be appropriate for them to be separate.

Motion by Larry Mendenhall, Planning Commission grants Architectural Approval to the Family Video and Latter Day Saint Specialties second wall sign with the finding of fact that the Latter Day Saint Specialties store had been represented and the installation of the sign meets the requirements of the Highland City Development Code.

Seconded by Mike Walch.

All in favor, with Jennifer Tucker abstaining from the vote.

Motion carried.

Item 3: Highland Hollow - Final

Glade Tuckett stated that they had complied with the conditions of the preliminary approval and they are prepared to address any additional comments.

Steve Draper stated that the commission would like to review the additional staff comments with the applicant.

Glade Tuckett stated that they would comply with the 4 foot retaining wall and feels that the land owner would still be able to design the back yard. Steve Draper had a concern as to the cut and fill with the terracing. Steve inquired as to lot 32 in regards to the grading. As he looks at the topography it seems that there is 40 feet from the back of the lot to the front of the lot with the hill coming down to the front. Marvin Coomes of Stanley Engineering stated that as you come into the end of the cul-de-sac there would be approximately a 8-10 foot area that would be cut in at that point, they would extend that cut back into the lot to provide a build able area for that lot. Steve asked if that would still have a 40 foot up slope to the lot and how they are planning on not having that home sit on the top. Marvin stated that the cut would go back into the lot so the home would not sit on the top. Steve commented that he had a hard time seeing the slope in a front yard. Marvin Coomes stated that the cut would be into the build able area of the lot 30-40 feet. Lonnie Crowell stated that his concern is how they would fit a home within that build able space. Marvin Coomes stated that they feel the worst situation would be lot 8 as far as the build able lot.

Steve Draper stated another concern is delineation between private and public property. Glade Tuckett stated that there is to be a curb installed between private and public property. Lonnie Crowell explained that it is now an ordinance and policy that the developer install a 6" wide ground level curbing to delineate between those properties. Glade stated that he doesn't see a problem with installing that delineation curb.

Steve Draper inquired regarding the proposed fence that would be along 7200 West. Lonnie Crowell stated that the city does not allow front yard fencing, but that would be up to the Planning Commission. Glade Tuckett stated that their concern is they would have to take out some of the trees for the fence, they would like to save as many as possible. Glade stated that it was his understanding that the city of Lehi was looking at raising that road which would impact the trees and the fence. Lonnie stated that the city does not want the fence, it had been in the information that Glade had supplied as part of their matrix. Steve stated that he feels that this body does not want to see a fence be installed along 7200 West.

Steve Draper stated that there are some notes of significant nature to be placed on the final plat. Lonnie Crowell stated that there would be a few that staff would supply at a later date.

Steve Draper stated that he would like to discuss the conditions of approval starting with #9 the regarding springs and wells. Marvin Coomes stated that he has been in touch with Earthtec and they had given him a recommendation to take those areas and pipe the water out to a main line that would be in the road. They also propose a french drain to be installed to collect water to drain into the creek. Marvin continued that another provision is that a 4" lateral be installed from each lot in order for the property owner to tie into when digging their foundation. He feels that a note be placed on the final plat that a geotech be involved at the time on digging the foundation. Steve stated that he would have to agree that note be placed on the final plat. Lonnie stated that he would like to have the location of the springs on the plat. Mr. Iverson stated that he build his home right next to a spring and put a 4 foot drain around his home and has never has had a water problem.

Discussion ensued.

Steve Draper inquired about comment #11 regarding the grade of the road. Marvin Coombs stated that they have been in contact with Matt Shipp and they have agreed on a 10% natural grade for that road. Steve feels that a 10% grade is substantial and feels that in the winter it could prove to be a concern. Marvin feels that they could drop it to 8%. Steve stated that even an 8% grade would be steep. Steve continued to state that based on personal experience he is in favor of different cuts or fill in order to feel comfortable with the percentage of that road. Marvin stated that they are cutting less at 10% than they would be at 8% and there are many factors involved in that figure. Steve stated that then there is a concern that if they start cutting further down the hill if there would be a line of sight problem coming out of the subdivision, personally he is apposed to the 10% grade.

Steve Draper reviewed condition #19 in regards to the lift station. Marvin Coomes stated that the lift station will all be under ground with only a 10-12" concrete cap above the ground, the only thing taller would be a pole to provide electricity. There will be ample landscaping to conceal that cap area. Marvin stated that the noise is mitigated with it being underground.

Steve Draper inquired about comment #21 regarding off site improvements. Glade Tuckett stated that he feels if city would allow them to cash out on those off site improvements, they would prefer that option. Steve stated that he would prefer to see them cash out on those improvements and allow the city to go in and complete those improvements.

Steve Draper stated that in regards to comment #29 he wondered if it should be for the entire subdivision and not exclusive to just a few lots. Lonnie Crowell stated that he is trying to mitigate walls popping up that are not per city code therefore creating problems. Glade Tuckett inquired if they felt that a disclosure document provided from the developer would work. Lonnie stated that a disclosure document would work fine and suggested that it also be placed on the final plat. Steve stated that he feels that is should not be for certain lots but for the entire subdivision. Marvin Coomes suggested that it be subject to specific grading requirements and require approved grading plans for each lot.

Mr. Iverson stated that he had some concern regarding the delineation curb and inquired if there was something else other than the curbing that could be used. He feels that they need to be sensitive to the trees and the natural area. Steve Draper stated that the city council has looked at this issue at great lengths and had taken a lot of public comment. The City Council feels that the delineation curbing will be a very definite line that states this is city property and this is private property. Steve feels that the city will be very sensitive in this area.

Mike Walch would like to confirm the parking area for the open space and inquired if there are plans for the open space. Glade Tuckett stated that they have working with Scott Blake of Blake McCuthen. Lonnie Crowell stated that he had seen some of the plans and remembers that the pavilion had been called out as a typical size. Steve asked the developer to keep in mind the area as it is now when they are creating the pavilion and the area around the park. Steve continued to comment that the commission would like to see those designs regarding that open space area and pavilion.

Discussion ensued regarding the grading and cuts of the lots.

Marvin Coomes requested that the retaining walls be engineered to withstand tremendous loads. Steve Draper stated that he has a lot of concern in regards to those lots that would have this type of cut and slope. He feels that they could become an unstable area with that degree of slope. Marvin stated that there would be a need for some engineering to be done with the way the city requires the retaining wall only being allowed to be 4'.

Larry Mendenhall stated that they have not addressed the control of surface water, and feels that there needs to be some provision to direct it away from other homes. Marvin Coomes stated that some cities at building permit stage require a detailed grading plan for each lot. Larry suggested a note being placed on the plat stating that any lot requiring a retaining wall include engineering and include a drainage plan. Lonnie agreed. Layne Jensen, a resident in the Dry Creek Bench Subdivision stated that not all homes are built at the same time. As an engineer he personally built his home and landscaped his lot to control the water on his lot but the home above him did not account for his water running onto Laynes lot. When there was large storm he had 2' of water in his back yard. They were able to work together in installing a drain in a couple places in order for the water to run towards the road instead into of his yard. He would suggest that the drainage to the lots be done before hand allowing the drainage to be conveyed out to the road. Steve Draper stated that he appreciated Mr. Jensen's comments both as an engineer and as a citizen of Highland. Steve felt that the commission was in agreement that there should be some kind of drainage plan and be looked at on a case by case basis.

Lonnie Crowell stated the city had received a letter from the Mayor of Lehi regarding access onto 7200 West. This issue will have to be worked out with the developer, the engineers and Lehi City. Marvin Coomes stated that Matt Shipp had provided him a copy of that letter. Marvin continued to state that the original plan had the road from the subdivision onto 7200 West on the up hillside of the well station. They have since recommended moving the road to the lower side of the well station, giving them a better line of site out of the subdivision onto 7200 West. Marvin showed pictures to the commission of the road and how the change would effect that connection.

Motion by Mike Walch, Planning Commission recommends City Council grant final approval the to Highland Hollow subdivision subject to he staff report and the Conditions of Approval, with the following additional conditions, 1) Lots be shown with the existing springs and be required to have drainage under foundation before construction, 2) Developer maintain as many trees on site as possible, 3) This body retain right to approve the design for the pavilion, 4) All retaining walls require engineering approval from city staff, 5) Each lot be required to submit a surface drainage plan at building permit stage, 6) Individual lot grading plans required at building permit stage for those that included any retaining walls, 7) The fence along 7200 West not be constructed, 8) A geo tech firm be present at the time of foundation digging for those lots showing underground water, 9) A plat showing all existing springs, 10) A 4 foot drain foundation around the building envelope , 11) A maximum of an 8% grade on any road within the subdivision, 12) This body recommends applicant cash out for off site improvements, 13) Developer be required to work out any concerns and needs of the City of Lehi, 14) The developer be required to supply a disclosure statement and a copy of the Highland City Development Code regarding retaining wall requirements, 15) A master drainage plan be required, 16) A soil report be required at the building permit stage.

**Second by Brian Braithwaite.
All in favor, with Steve Draper opposed.
Motion carried.**

Item 4: Trophy Homes - Code Amendment

Steve Draper stated that Richard Mendenhall is requesting a site plan review and approval, architectural review and approval and approval for a new zone within the Town Center overlay zone for an alternate housing opportunity. Mr. Wayne Corbridge represents Trophy Homes and is a co- applicant for the request of the approvals. The applicant is proposing 45 units within 15 buildings on approximately 7.2 acres. Steve stated that previous work sessions had occurred and now the applicant is back before the commission.

Wayne Corbridge showed the commission the location of the property they are going to be discussing. Wayne stated that some of the concerns on the previous plats were the access roads. They have since met with the property owners to the south and have redesigned the site plan in order to accommodate those concerns and have changed the private street into a public street. Wayne continued to state that they have designed it to look like a custom home development with three (3) street trees in front of each home. They have five (5) different elevations with varying roof shapes, materials and colors. They will have each building in this development three (3) times but have tried to arrange the homes so that you would not see the same elevation along the same line of sight. They also have varying colors of stone and brick and feels that they have addressed the issues.

Steve Draper stated that he was impressed with what Wayne had presented and the layout of the plat. Steve had a small concern as to how some of the corner lots sit and their access to the garage; he feels that it looks to be congested. Wayne stated that the garages are from behind and some of the corner lots are tight but the turning radius does work. They would like to have had it more open but that meant they would have had to push the homes closer together and they wanted to keep the distance between homes. Wayne stated that they did lose some property due to the increase of the buffer along 5600 West that they were required to tie into with the subdivision to the south. Bryce Flanary had a concern as to the visitors parking and if there would be enough. Wayne stated that there would be public parking all the way around and through the middle of the subdivision.

Steve Draper reviewed the staff comments and the proposed ordinance. Planning Commissioners, staff and applicant reviewed and amended information as discussed.

Motion by Brian Braithwaite, Planning Commission recommends City Council grant approval for Town Center Transitional Housing Overlay Subdivision based on staff comments and planning commission revisions.

**Second by Mike Walch
Unanimous vote, motions carried.**

Item 5: Approval of Meeting Minutes for May 10, 2005

Motion by Brian Braithwaite, Planning Commission approves the meeting minutes for May 10, 2005 as amended.

**Seconded by Mike Walch
Unanimous Vote
Motion carried.**

Meeting adjourned at 10:28 p.m.