

HIGHLAND CITY PLANNING COMMISSION

May 25, 2004

Present:

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

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

Visitors: Chris Dalley, Al Call, Vern Matthews, Tommy Howell, Jared Whitmer, Mitchell Call, Draden Day, Jake Wright, Lorin Beus, Anders Rosdahl, Nate Garrett, Dan Broadbent, Jordan Griffiths, Jess Adamson, Stephen Store, Dan VanWoerkom, Bill Souvall, Greg Hales

Meeting convened at 7:00
Prayer given by: Brian Braithwaite
Pledge given by: Michael May

Item 1: Sunset Properties - Architectural Approval

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

Dan VanWoerkom stated the lighting they would suggest keeps the lighting off the streets and properties behind their land. They chose the bollard lights that can have a 360 degree lighting affect in some places, but block some lighting when needed. This type of light pole is only 4 feet tall and would keep a lot of the lighting out of the neighbors sight.

Mayor Adamson stated this type of lighting creates a soft atmosphere and would be very appealing. Jennifer Tucker asked what color they would chose, Dan stated they would go with whatever the city prefers. Dan stated he was in favor of the bronze color.

Steve asked about the wattage they will use for the bulbs. Dan stated they will keep it as low as possible while keeping the safety of the building and the parking lot. Steve asked about the lighting on the building. Dan stated they will have a few lights on the front lawn and soffit mounted lighting.

Discussion ensued.

Larry Mendenhall suggested lowering the wattage on the patio and deck lighting to keep the safety, but decrease the lighting that could invade the neighbors. Brian Braithwaite stated he had a concern with the proposed lights and how they will be seen from anywhere, if they chose a light that will be in a cap, it will force the light to direct down. Dan stated if the bulbs were in the cap of these light poles, they would not illuminate the parking lot enough for safety. The foot candles of those lights will be at a zero just over half way into the parking lot, so there will be no light entering the neighbors yards. Larry stated he felt the light would get lost over 400 feet.

Larry asked if the city would have any street lights. Barry Edwards stated they will just have lighting at the intersections.

Steve stated they would like to see most of the lighting turn off after business hours except for a few of the lights at the entrances to the building for safety. Dan stated if they have lights on at each entry way that should be sufficient enough for safety and security needs and there is probably no need to have parking lot lighting on after business hours.

Discussion ensued.

Motion by Larry Mendenhall, Planning Commission grants final approval for architectural review for Sunset Properties, subject to staff comments and recommendations with the following conditions, 1) lighting will be subject to zoning ordinance change, to allow for parking lot lighting, 2) the parking lot and soffit lights will turn off at 11 p.m, 3) bollard specified on page 613, directional bollards identified in BR16-162 16-163, be the specified bollards, 4) lights from the parking lot bollards be blocked on the east side with the provided shield included with the light package, 5) the two lights on the front and rear of the building be illuminated all through the night for safety, 6) the materials used will be consistent with the materials board presented at Planning Commission on May 11, 7) the landscaping conform to the plan presented including a solid row of vegetation to the east of the bollard lighting on the east side of the parking lot, defined as a hedge row, 8) the rendering presented is for this building only and the applicant will apply for the Lance Turner renderings that were presented at a previous Planning Commission meeting for the other buildings, 9) Opaque glass and limiting wattage of 100 watts will be used at the entry's for safety, 10) the parking lot lighting will be limited to not exceed 100 watts per bulb, 11) signage will include two monument signs, one at the entry at Highland Blvd and 11000 N. and one in front of the building behind the sidewalk, illuminated from the ground, there will be no shingle or plaque signage on the building, 12) signage approved in this meeting will be consistent with what was presented in the Planning Commission meeting on May 11.

Second by Jennifer Tucker.

Motion carried, with Mike Walch abstaining.

Item 2: Highland Hills Plat D - Final

Bill Souvall stated he reviewed the staff comments and was fine with everything. He stated the roadway would be developed to the city standards. Barry reviewed the open space and they resolved it with the swap. Steve asked if Plat C was affected as far as the density goes. Barry stated Plat C still meets the density requirements.

Bill stated their trail system will coincide with the master trail system. The trail system will tie all the open space together from Plat C and Plat D.

Mike stated lots eight, ten and sixteen should have driveway access on the inner street and not on Cyprus Drive.

Motion by Brian Braithwaite, Planning Commission recommends City Council grant final approval for Highland Hills plat D, subject to all staff comments. With the following conditions, 1) number 2 of staff comments will allow the applicant 600 ft of asphalt, 2) number 7 of staff comments will identify the trail plan according to the master trails plan before it is presented to City Council, 3) there will be no driveway access onto Cyprus Drive for lots 8, 10, and 16, 4) applicant agrees to thirty feet width for the park detail on the final plat.

Second by Mike Walch.

Unanimous, motion carried.

Item 3: Highland Village - Revised Plat Review and Recommendation

Greg Hales stated they have been working with Barry and David Church to revise the plat, because they are finding there is a problem with twin home projects. Greg stated they have building pads. He also stated most of the residents would like the maintenance of a twin home in a detached home. He stated the idea of the plat is to allow the twin homes to be split.

Discussion ensued.

Barry stated it comes down to whether they want 45 houses on one common ground or 45 houses on 45 different lots. Barry stated the houses will be smaller with the change.

Discussion ensued.

Steve stated the approved plan was something that would be good for the developer and the city. He stated they went through a lot to come up with something sufficient for everyone and the Planning Commission is not going to just change their minds in one meeting.

Barry stated the ordinance would have to be redefined if they change the plan because they are all tied together. Barry also stated it comes down to them wanting or not wanting single lots.

Barry stated with the condo rather than a single dwelling, the city can enforce the ordinances better.

Jennifer stated the condo is definitely the way to go and fee simple is going to make it a mess. Mayor Adamson stated that if they have one house on one lot, they have the mentality of ownership, where if they have a condo or twin home will give the mentality that it is a common ownership.

Steve stated they are leaning toward the condo mentality. Steve invited the applicant to come back with a proposed plan, so the commission can get an idea of exactly what he wants it to look like.

Gwyn stated she doesn't feel the council will be in favor of a plat change, but they wouldn't be opposed to starting over, however that could be a very long process. Barry stated he doesn't feel there are enough votes on city council to approve this.

Mike stated they don't want a lot of little houses on a lot of little lots to a point where they look like starter homes. He also stated he is in a PUD and though there are ordinances, residents will still do what they want because it is their lot.

Steve stated they are going to have to come back with something that will convince the Planning Commission that changing the plan would be a win-win for the developer and the city.

Motion by Mike Walch, Planning Commission recommends Highland Village be continued to June 22 or until more information is gathered.

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

Item 4: Approval of meeting minutes for May 11, 2004

Motion by Jennifer Tucker for the approval of the meeting minutes for May 11, 2004.

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

Meeting adjourned at 9:09.

