

Highland City Planning Commission
Nov. 23, 2004

Present:

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

City Engineer: Matt Shipp
City Planner: Lonnie Crowell
City Council: Gwyn Franson
Secretary: Aubrey Bevan

Meeting convened at 7:05 pm.
Prayer given by Jennifer Tucker
Pledge given by Asa Draney

Visitors: Chris Dalley, DaLynn Rodabeck, Avery Mortensen, Rick Carlton, Michelle Jentzsch, Dale Triptow, Dan VanWoerkham

Item 1: Utah Power & Light - Conditional Use & Public Hearing

Dalynn Rodabeck stated this is a continuation of the upgrade for the power poles on 6000 West south of 9960 North. They will be replacing the existing poles with new 45' poles, wood and steel. Steve asked why they are putting in 45' poles as opposed to 40' poles. Dalynn stated 45' is the standard now.

Steve opened the public hearing.

Hearing none, Steve closed the public hearing.

Steve asked about the number of notices that went out to the surrounding properties. Notification was sent out to about 100 residents.

Motion by Mike Walch, Planning Commission recommends City Council grant Conditional Use for Utah Power and Light to replace existing poles along 6000 W, subject to all conditions and comments from Planning Commission and staff, noting that the poles will go approximately where the existing poles are and the steel poles will be painted brown and set the in the ground 5' to be the same height.

Second by Brian Braithwaite.
Unanimous vote, motion carried.

Item 2: Highland Estates Plat A&B - Final Approval

Mike will recuse himself from voting on the item.

Dan VanWoerkham stated they took one phase and split it into two phases. Steve asked about the open space being a part of both phases, he requested the open space be part of phase A.

Steve asked about the landscaping plan and if they will be putting in trees. Larry stated Bull River requested they plant some trees on the northern boundary of Bull River so there is access to water. Dan stated it was discussed but nothing was ever finalized concerning this matter. Larry stated he would like to see some landscaping on the south and east side in the 80' no build zone. Dan stated in some places if they plant the trees they won't serve the purpose the Bull River residents are looking for. Larry stated they would like the trees planted in a strategic way to block the view of the homes from the Bull River residents. Steve stated he would like the landscaping plan to be complete when it goes to City Council.

Dan stated if they want them planted before the lots are sold, the Bull River residents will have to water the trees.

Motion by Brian Braithwaite, Planning Commission recommends City Council grant final approval for Highland Ridge Estates Plats A and B, subject to all staff and Planning Commission comments and conditions and preliminary comments, noting Patterson will meet with the Bull River HOA to identify where the additional trees will be placed on the eastern boundary, also noting the maintenance of the trees will be the responsibility of the Bull River residents. Also noting all the open space will be apart of phase A, the number of trees will be approximately 25.

Second by Jennifer Tucker.

Motion carried, with Mike Walch and Bryce Flanary abstaining.

Item3: Highland Ridge Storage - Preliminary and Final Approval

Steve stated this is for the subdivision, not the building itself.

Lonnie stated the open space will be deeded to the city. Dan stated the county made the division when the road was came in. It was always one property until the road came in. Lonnie stated that is correct information. Steve asked if they have any property outside of the storage units. Dan stated they don't have ownership of any other adjacent property.

Larry asked if they will ever connect to Bull River. Dan stated it will happen, but he doesn't know when for sure. The Mayor stated he feels the Bull River residents should state that they desire that road to be put in. Dan stated if they would like that soon, they should probably start discussing it soon.

Motion by Larry Mendenhall, Planning Commission approves preliminary and recommends City Council grant final approval for Highland Ridge Storage subject to all staff and Planning Commission conditions and comments, with a note that it is going to be a two lot subdivision.

Second by Brian Braithwaite.

Motion carried, with Mike Walch abstaining.

Item 4: Town Center Retail Building - Revisited

Rick Carlton and Dale Triptow presented a new site plan with landscaping and lighting plans. Rick stated they would just like the Commission to recommend an illumination and wattage for the lighting as there are four different kinds for that light. Larry and Steve stated they approve of the lighting they have chosen that shine straight down. Dale stated the smallest pole that that light comes with is 16' and the city only allows 15'. Steve asked what the difference is between the lights presented here and the lights at the Kounty Korner. Dale stated he hasn't really looked at the lights at the Kounty Korner. Steve stated they might want to look at those ones since they come in 15' and look very similar. Dale said if it has to be 15', they will pick a different light.

Dale stated the decorative light has minimal amount of light and wouldn't really be good enough for the parking lot. Rick asked if it is 15' to the top of the pole or to the light. Lonnie stated it is 15' to the light. Dale said he will have to check and see if the 16' is to the top of the pole or to the light. Lonnie stated he doesn't feel anyone would be able to tell if the pole is 15' or 16'. Rick stated he feels they could stick the lamp at 15'.

Steve stated staff had a question about the dumpster location. Rick stated the outside of the dumpster will be the same material as the building. Lonnie stated he felt the pizza place to the south will have the most garbage and the dumpster will be farthest away from them. Rick and Dale decided this was the best place so the northern offices can use it also and to reduce visibility from people. Dale stated the dumpster is enclosed with a block wall and has shrubbery to make the block wall look better.

Mike wanted to confirm that the sidewalk will connect to the sidewalk running west and east. Rick stated the sidewalks do connect.

Steve asked if the lights on 10700 North will be the same as the ones in the Town Center. Steve stated they should try and keep it looking the same throughout the Town Center. Rick and Dale stated they will see what is on 10700 North and have their exterior lighting match.

Motion by Larry Mendenhall, Planning Commission grants site plan approval, subject to all staff and Planning Commission conditions and comments, with a note that the dumpster will be enclosed with a block wall that will match the building, the parking lot lights will be 15' and will match the lights on 10700 North, the barrier strip on the West side will be extended to tie in with the streetscape and

sidewalk.

Second by Mike Walch.

Unanimous vote, motion carried.

Steve stated he was very pleased with the changes that were made. Dale presented a sample of the window treatment and stated the windows will be tinted. The Commission agrees they like the changes and are very happy with the building.

Motion by Brian Braithwaite, Planning Commission grants architectural approval, as shown, subject to all changes from the last meeting and staff and Planning Commission conditions and comments.

Second by Jennifer Tucker.

Unanimous vote, motion carried.

Item 5: Highland Hills Plats B & C - Plat Amendment

Steve stated plat B and C has to be recommended by Planning Commission for City Council to approve the amendment. Steve stated the red line is what has been approved and recorded with the county and the green is what they are projecting. Bill Souvall stated they would like to change some of the open space in plats B and C to work with the zoning better. He stated they are basically putting it back to the way it was. Larry asked if it will change the amount of open space. Lonnie stated they will have the same amount of open space. Bill stated the old open space wasn't very good anyway and the new open space has better landscaping.

Motion by Brian Braithwaite, Planning Commission recommends City Council grant approval for the plat amendment to Highland Hills Plats B & C.

Second by Mike Walch.

Unanimous vote, motion carried.

Item 6: Approval of Meeting Minutes for November 9, 2004

Motion by Mike Walch, Planning Commission grants approval of the meeting minutes for Nov. 9, 2004 as amended.

Second by Brian Braithwaite.

Unanimous vote, motion carried.

Meeting adjourned at 8:20 pm.