

Highland City Planning Commission
Nov. 9, 2004

Present:

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

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

Meeting convened at 7:05 pm
Prayer given by Lonnie Crowell
Pledge given by Nolan Walch

Visitors: Chris Dalley, Rick Carlton, Nolan Walch, Corey Devenport, Steven Maddox, Zack Wade, Jacob Zylanpaa, Brennan Stratton, Erik Kujanpad, Steven Rodriquez, Michael Evins, PJ Kujanpaa, Jess Adamson, Jared Bishop

- Item 1:** Town Center Business Park Retail -
- a) Site Plan Approval
 - b) Architectural Review & Recommendation

Rick Carlton stated the color photo that was provided in the Planning Commission packet is not to scale and he has provided a new layout that is to scale. He stated there is 24' between parking lanes and the stalls are 10' wide. The street lights will not be any taller than 15'. There will be planter boxes in the front of the building. There will be overhangs over each door and there will be outside seating at the south unit where there will be a restaurant. Rick stated they went to City Council and the City Council didn't feel any changes needed to be made to the building.

Steve asked if the sidewalk would go in front of the stores. Rick stated it will run in front of the stores and he thinks they might put it underneath the awning, rather than closer to the parking lot. He is fine with whatever the Planning Commission recommends. Steve stated he would like it closer to the store front.

Steve asked about some of the parking. Rick stated the parking on the west and north side would be mostly for the employees. The piece on the east end of the

parking lot is an easement and will just be part of the parking lot, there will be no barrier.

Rick stated the planter strips would be big and would probably be high enough for people to sit on. Steve stated he feels that they like the idea of having trees in the planter strips rather than just shrubs. Rick stated he was fine with the planter strips being close to the parking lot.

Steve stated he doesn't feel they have received enough information to recommend site approval to the City Council. The Commission hasn't received a landscaping or lighting plan and the site plan they have was just received tonight and they haven't had time to digest it. Rick stated he really just wanted to make sure the Planning Commission like this plan and Rick will bring the detail in later.

Discussion ensued.

Larry asked where the dumpster will be. Rick stated they will either put it in the north median or in the northern parking stall. Rick stated they will come up with that when they bring in all the detail.

Rick stated they will have lighting on the building and they would like to have some ground lighting close to the building.

Motion by Mike Walch, Planning Commission moves to continue Site Plan approval for Town Center Business Park Retail until further information has been provided.

**Second by Larry Mendenhall.
Unanimous vote, motion carried.**

Rick stated they added a bank of windows on the south elevation. Everything else is still the same from the previous presentation to the City Council. Steve asked if it would be possible to add another bank of windows on the south end. Rick stated that would be the kitchen area and would not really be workable from the inside. Steve stated they should be able to do something on that side to make it look a little nicer.

Dale Triptow presented the material board. The framing will be steel and the interior walls will be movable. The roof will be a bar tile that is a grey composite and the flat roof areas will be a light or white rubber. There will be one color of rock and three colors of stucco and two colors for the accent bullets.

Steve asked what type of windows they will have. Dale stated the frames are bronze and the pane is tinted. There is no obscured glass. Steve asked if there is any way to break up the bullets on the west side. Dale stated they could put

coins on the corners of the far south and far north part of the building. Steve feels they need to do something to break it up a little.

Motion by Brian Braithwaite, Planning Commission moves to continue Architectural approval for Town Center Business Park Retail until further information has been provided.

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

Item 2: Westwood Acres - Preliminary Approval

Jared Bishop stated the intersection just had to be at least 120' away from the existing road and it is. He also stated they can shift the lots a little to give more frontage to lots 5 and 6. Lonnie stated Rick would like to keep his detached garage where it is and the commission would have to grant it as non-conforming since it does not apply with the current setbacks. Steve stated he feels the need to be consistent and would probably require him to take it down. Steve stated they can propose another plan with a road shift if they want to go that route. Mike doesn't feel that he would like to approve a non-conforming use.

Motion by Mike Walch, Planning Commission grants preliminary for the Westwood Subdivision, subject to all following staff and Planning Commission comments, with the following conditions, 1) lot lines will have to be realigned to allow bigger frontages for lots 5 and 6, 2) the existing garage on lot 8 be removed or relocated to comply with the current setback ordinance.

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

Item 3: Approval of meeting minutes for Oct. 26, 2004

Motion by Jennifer Tucker, Planning Commission grants approval of the meeting minutes for Oct. 26, 2004 as amended.

**Second by Larry Mendenhall.
Motion carried, with Brian Braithwaite abstaining.**

Meeting adjourned at 8:00 pm.