

Highland City Planning Commission
Oct. 12, 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 Council: Gwyn Franson
City Asst. Zoning Admin: Lonnie Crowell
Secretary: Aubrey Bevan

Meeting convened at 7:01
Prayer given by Mike Walch
Pledge given by Larry Mendenhall

Visitors: Chris Dalley, Jim Huggard, Anne Sward Hansen, Dan VanWoerkom, Josh Coates, Poncho Avila, Kenneth Goodman, Clint Taylor, Avery Mortensen

Item 1: Highland Ridge Estates - Preliminary

Mike will recuse himself from voting on this Preliminary.

Dan VanWoerkom had no concerns about the staff comments and requested a copy of what Ivory is proposing for the fence. Dan stated as far as the trails and buffers go, he is willing to do just about anything the city wants and would like to know what the city is requesting. Steve asked where the berm on the south side would drain. Avery Mortensen stated it will drain to the ponds. Larry asked where the water from the ponds will go when they fill up. Avery stated the drainage will stay the same as it is now. Barry stated anything coming from the north goes into the bull river ditch and that is how it has always been. Barry stated he doesn't feel any of their water will go into the Bull River ditch. Barry asked if they are going to pipe any of Bull River ditch, Avery stated they will not piping the ditch and it is outside of their property.

Ann Hansen stated they are concerned with their septic tanks getting flooded. Avery stated nothing that they are doing is going to affect Bull River. Avery stated the detention ponds are designed to hold a 100 year flood so there will be no flooding from the ponds. Larry stated with all the landscaping that is going in it

will reduce the flow of the water and if they don't exceed the 100 year runoff they will be just fine. Larry asked about the detention pond on the west side. Dan stated it is only to retain the water from part of the road and it is Highland Blvd's detention pond. Matt stated this subdivision will take care of all the water and detention issues.

Larry asked if they are going to put trees on the east side. Dan stated the elevation is low enough that trees won't serve the purpose that Larry is looking for in blocking out the view. One resident stated he would like trees to block out the new houses. Dan stated they have always wanted to block the views, but he doesn't think trees would help a lot in some places. Ann asked about the size of the trees. Dan stated they are not huge but they will be substantial in size. Dan stated they are not opposed to planting trees in the easements but it will be the city's responsibility to take care of them or they will die.

Steve stated the 80' no build zone will be a good buffer. Steve stated they think they could come up with a good way to buffer the houses and make everyone happy. Ann asked about the open space and if it is an easement. Lonnie stated this is an R-1-40 and they are not required to dedicate any open space. Ann asked about the elevations. Avery stated they are at grade, below grade, or slightly above grade, but nothing will be very much above grade. She also stated the highest point is 1.5 feet above grade.

Ann asked about the dust control. Dan stated they will get the plan from the city and follow that plan. Ann asked if they are limited to how much they can excavate at a given time. Lonnie stated they don't have any restrictions. Ann asked about the trail. Barry stated the developer will provide the right of way for the trail and the city will be obligated to put the trails in. Barry stated they will probably put the trail in towards the end of building. Ann asked about the average size of the dwellings. Dan stated homes are usually fairly large because of the lot price but he doesn't know for sure how big they will be. Ann stated Bull River has animal rights and wants to secure their rights and is concerned that the new residents will complain about their animals. Avery stated they can make a note on the plat, and these lots have animal rights also. A resident asked if they could make the lots bigger than back Bull River for a better transition. Steve stated 25% of the lots can be smaller and this layout is the best that was presented to satisfy everyone and they have the right to the amount and the size of the lots they have presented. Dan stated they probably won't be making any changes to the plat. Larry stated they have the 80' no build zone that is a huge gesture by Patterson for the Bull River residents and compromises have been made to satisfy everyone.

Larry asked about the third comment and the footprints. Avery stated they have plenty of building room for all the lots.

Steve stated they should change the fence ordinance along the trail because the residents will have animal rights. Brian stated they will be able to build a fence on their property line which is on the outside of the 80' unbuildable space. Ann requested they have a three rail fence rather than a closed fence. Larry stated it is a safety issue and it will be 66% open.

Motion by Larry Mendenhall, Planning Commission grants preliminary approval for Highland Ridge Estates, subject to all staff and Planning Commission comments and conditions, noting the applicant will be required to comply with city dust control and they will note on the plat that the adjacent Bull River subdivision has animal rights and there will be sights, smells and sounds that come with animals. Planning Commission also grants a variance for lot 1-22 to allow a 6' open fence.

**Second by Brian Braithwaite.
Motion carried, with Mike abstaining.**

Item 2: Cottonwood Meadows Phase II - Preliminary

Steve asked if Jim Huggard has seen the staff comments. Jim stated he had a question on lots one and four and the way the houses would face. He stated if they face north they won't need a meandering sidewalk and if they face inside they will need a meandering sidewalk. Steve stated they will need to know by Final which way they will be facing the houses. Larry asked if they can face it either way and Steve stated they can face it either way, they will just need to know by final.

Motion by Brian Braithwaite, Planning Commission grants preliminary approval for Cottonwood Meadows Phase II, subject to all Planning Commission and staff comments and conditions, with the condition that the direction of the homes for lots one and four will be determined before they come in for final.

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

Item 3: Approval of meeting minutes for September 28, 2004

Motion by Brian Braithwaite, Planning Commission grants approval of the meeting minutes for Sept. 28, 2004 as amended.

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

Meeting adjourned at 8:11 pm.