

Highland City Planning Commission

October 25, 2005

Present:

Commissioner: Steve Draper
Commissioner: Mike Walch
Commissioner: Larry Mendenhall
Commissioner: Brian Braithwaite
Commissioner: Jennifer Tucker
Commissioner: Jeff Clyde

City Council: Gwyn Franson
City Administrator: Barry Edwards
City Engineer: Matt Shipp
City Planner: Lonnie Crowell
Secretary: JoD'Ann Bates

Meeting convened at 7:07pm
Prayer given by: Jeff Clyde
Pledge given by: Jennifer Tucker

Visitors: Chris Dalley, McKay Christensen, Matt Brown, Bob Augenstein, Andrea Augenstein, Connie Strang, Robert Strang, Claudia Stillman, Ken Berg, Dan VanWoerkom.

Item 1: Beacon Hills Plat G - Final Approval & Public Hearing

Steve Draper inquired regarding the status of the water line. Barry Edwards stated that this is something the city and the developer will need to work together on. What has to happen is that the developer needs approval of the plat in order to get the water and the city needs the water in order to approve this plat, it will need to be done hand in hand. The city would like to be able to work with the developer to have them install the water line for the city.

Steve Draper inquired to the applicant if they had received a copy of the staff conditions. McKay Christensen stated that he didn't have any problems with the conditions. Steve inquired regarding the open space reference in condition #16. Barry Edwards stated what they would prefer to see the developer do is move the smaller pieces of open space into one larger piece. The city is finding that the smaller pieces do not have as much value as the larger pieces. Steve asked the developer if they were aware of that suggestion. McKay stated that they had discussed the issue and they would be willing to work with staff on resolving the placement of that open space. Steve stated that he feels

they would allow staff and the developer come to a resolution to that issue.

Lonnie Crowell stated that there was a concern brought to his attention regarding the road of 6160 West. At one point it was platted so that the road split the property line of the Augenstein and Strange properties to the south. It has since been moved so that it does not split those two properties. Lonnie proposed to have them move the road back to where it was previously designed. Makay stated that he was aware of that information and would be willing make that correction by moving the road back to where it was previously platted.

Steve Draper opened the public hearing. Robert Augestein being the property owner to the south of this proposal stated that he wanted to make sure that the road issue was addressed and corrected before the final plat. Steve Draper assured Mr. Augestein that it would be part of the recommendation that the road be positioned as previously platted. Hearing not further comments, Steve closed the public hearing and brought it back to the Planning Commission for further discussion.

Motion by Jeff Clyde, based on the finding of fact that the applicant met the guidelines of the ordinance, Planning Commission recommends City Council grant final approval for the Beacon Hills Plat G Subdivision based on the following conditions, 1) Staff Conditions, 2) A resolution to the supply of water with city staff, having no building permit issued until such time that water is supplied, 3) A resolution of the open space areas as discussed, eliminating open space "D" by moving or combining that with another open space area, without altering the open space calculations, 4) The road 6160 West be relocated to split the property line to the south against the Strange and Augestein property, 5) The frontage of lot 13 be increase to meet minimum requirement.

Second Mike Walch.

Unanimous vote, motion carried.

**Item 2: Sunset Mountain Properties - Conditional Use /Site Plan
Amendment/Code Amendment & Public Hearing**

Mike Walch stated that he would need to recuse himself from the discussion of this issue.

Steve Draper inquired to the developer as to what had prompted the change. Dan VanWoerkom stated that as they started with the process the developer felt that it would be better to move the wall and felt that the open space was not functional. Barry Edwards stated that the small peninsulas of open space are a problem and feels that they need to square it off more. Steve feels that there should be some buffer to the future development. Dan stated that Lehi City does have an easement that runs through the site, and feels that the road to the north will give them the access to the easement.

Discussion ensued regarding open space location, boundary line locations and setbacks.

Steve Draper inquired as to the amount of acreage allowed for the storage units. Dan VanWoerkom stated that they would remain under the allowed amount per the ordinance.

Steve Draper stated that on the east wall of the storage units there are specific trees along there that are indicated that would look like toothpicks in the middle of a large opening. In looking out for future development to the east, the trees being proposed at either end are good fill-ins but as they get to the middle it ends up being too large of an opening due to the smaller trees.

Steve Draper inquired as to what type of storage was being proposed for building A. Dan VanWoerkom stated that building is the climate controlled storage unit's. Dan stated that there seems to be an increasing demand for climate controlled storage. All of the units would be enclosed in one building. Dan continued to stated that as you walk in there would be rows of closet size doors within the building approximately 5'x5' in size. Steve inquired if staff was aware that this had been proposed and approved under one roof and building. Steve stated he feels that now it is not just storage units, they are now looking at one large building. Steve is unsure if the commission had seen an elevation for that building. Barry Edwards stated that it would be appropriate for the Planning Commission to require the applicant to provide them with an elevation of the large building. Dan stated that they would be happy to present that information to the Planning Commission for their review.

Steve Draper stated the height of the wall is shown as 8-12 feet and the landscape plans show the same. Ken Berg stated that the 12 foot high part would be along west side due to a retainage issue. When the wall gets more to the natural grade it would be 10 foot high. Ken reminded the commission the wall is part of the storage unit not an additional wall.

Steve Draper opened the public hearing. Hearing no public comment, Steve closed the public hearing and brought it back to the Planning Commission for further discussion.

Steve Draper inquired as to when the median would be completed in Highland Blvd. Dan VanWoerkom anticipates the installation would begin as they start construction on the professional office building and be finished at the start of the construction of the storage sheds. Steve felt that it needs to be installed at the time of the commencement of any construction regardless of the professional office or storage units. Larry Mendenhall stated that the road connecting to Sunflower drive also needs to be completed. Dan stated that they would not have a problem with that requirement due to the fact that they already have the building permit for the first professional office building. He commented that it could be imposed on the second office building and the storage units.

Motion by Brian Braithwaite, Planning Commission recommend City Council approve the Highland Ridge Storage Units Site Plan Amendment, Conditional Use Amendment and Code Amendment subject to: 1) Staff and Planning Commission recommendations, 2) The landscaping on the east side change replacing the Poplar

Trees to Norway Maple Trees, making all trees designated as PXC's as identified on the landscaping plan to become APEDQ's as identified on the landscaping plan, 3) The medians along the Highland Blvd. begin construction upon the commencement of construction to the second professional office building or the storage units, 4) Applicant provide additional information representing the elevation and design of the climate controlled storage units, 5) Staff to verify that the required amount of storage unit acreage and open space calculations are being met.

Second by Jennifer Tucker.

All in favor with Mike Walch abstaining, motion carried.

Item 3: Sign Ordinance - Code Amendment & Public Hearing

Steve Draper reviewed the proposed sign ordinance amendment. Steve stated that in the sign ordinance for Temporary Signs section 3-710 (5)(c) the City Council feels that because the ordinance limits garage sale signs to the citizens own yard, to charge a fee to have that sign on their own yard was not prudent and it has been recommended that the language be removed after the word permit. Steve continued addressing the language in section 3-710 where it states, "A person or business applying for a temporary sign must possess a current business license within Highland City". He feels that that language should also be stricken.

Steve Draper opened the public hearing. Hearing no public comment, Steve closed the public hearing and brought it back to the Planning Commission for further discussion.

Motion by Mike Walch, Planning Commission recommends City Council Amend the Sign Ordinance 3-710 deleting the sentence reading "A person or business applying for a temporary sign must possess a current business license within Highland City" and in subsection (5)(c) deleting all language after "Garage sale sign shall require a temporary sign permit."

Second by Larry Mendenhall.

Unanimous vote, motion carried.

Item 4: Subdivision Ordinance Hearing Requirements - Code Amendment & Public Hearing

Steve Draper stated that the State Legislature recently amended the Land Use Management Act. In so doing it is forcing the municipalities to hold a public hearing at the final approval process unless otherwise defined by ordinance. Steve continued to state that staff is recommending that that public hearing be held at the preliminary process. Lonnie Crowell stated that by law the Planning Commission has to hold a public hearing, and feels that by changing this to be held at the preliminary process rather

than the final process any public comments made can be incorporated sooner in the process.

Steve Draper opened the public hearing. Hearing no public comment, Steve closed the public hearing and brought it back to the Planning Commission for further discussion.

Motion by Brian Braithwaite, Planning Commission recommends City Council approve the code amendment for the following sections: 5-4-206, 5-4-207, 5-4-305, 5-4-315, 5-4-408 within Chapter 5-1 “General Provisions” as proposed by staff.

Second by Jennifer Tucker.

Unanimous vote, motion carried.

Item 5: General Plan Update - Discussion & Recommendation

Steve Draper stated that the City Council requested that the Planning Commission consider a comprehensive General Plan Review. There are 4 basic requirements from recent legislation which the General Plan needs to include. They are Transportation, Moderate Income Housing, Zoning Map, General Plan Land Use Map and the Refusal of low level nuclear waste facilities. Staff is recommending that the commission look outside of this body and the City Council and bring in an independent professional staff to help make that review and changes. Steve stated that he feels there are things that this body and staff could do as far as simple changes before they involve and outside source.

Barry Edwards stated the city would like to recommend they develop and RFQ requesting services, information and numbers. There is a lot of mapping and services that staff do not have the time or resources to accomplish at this time.

Discussion ensued.

Steve Draper stated that he feels the commission is comfortable with going forward in soliciting proposals for services to Update and Amend the General Plan.

Motion by Larry Mendenhall, Planning Commission recommend City Council develop and RFQ requesting services to update and amend the General Plan as per staff recommendations.

Second Jeff Clyde.

All in favor with Brian Braithwaite abstaining, motion carried.

Item 6: Infill Overlay Zone - Code Amendment - Review & Recommendation

Steve Draper stated that this item has been continued from several Planning Commission agendas. With the recent discussion of amending the General Plan this item may be taken care of or incorporated. It is staff’s recommendation that this item be resolved with

the amendment of the general plan, therefore there is no need for an Infill Overlay Zone at this time.

Motion by Brian Braithwaite, based on the finding of fact that that the Infill Overlay Zone will fall under the future amendment to the General Plan, Planning Commission not recommend the Infill Overlay Zone code addition at this time.

Second by Mike Walch.

Unanimous vote, motion carried.

**Item 7: Approval of Meeting Minutes for September 27, 2005
 Approval of Meeting Minutes for October 11, 2005**

Motion by Jeff Clyde, Planning Commission approved the meeting minutes for September 27, 2005 as amended.

Second by Mike Walch.

Unanimous vote, motion carried.

Motion by Brian Braithwaite, Planning Commission approved the meeting minutes for October 11, 2005 as amended.

Second by Jennifer Tucker.

Unanimous vote, motion carried.

Meeting adjourned at 8:45 pm