



HIGHLAND CITY

AGENDA

HIGHLAND CITY PLANNING COMMISSION

Tuesday, May 22, 2018, 7:00 p.m.

Highland City Council Chambers, 5400 West Civic Center Drive, Highland Utah

CALL TO ORDER: Chris Kemp, Chair

- Attendance – Chris Kemp, Chair
- Invocation – Commissioner Tim Ball
- Pledge of Allegiance – Commissioner Ron Campbell

APPEARANCES:

Time has been set aside for the public to express their ideas, concerns, and comments on non-agenda items. Speakers will be limited to three (3) minutes.

PUBLIC HEARING ITEMS:

1. **PD-18-01:** Meadowbrook Properties is requesting approval of a rezone from R-1-40 to a Planned Development (PD) District to allow for a mixed use development. This item is being presented for direction only. *Legislative*

OTHER BUSINESS:

APPROVAL OF MINUTES:

- Approval of the April 18, 2018 meeting minutes

PLANNING STAFF REPORT:

COMMISSION COMMENTS AND SUGGESTIONS:

ADJOURNMENT:

NEXT MEETING: *June 27, 2018* at 7:00 pm City Council Chambers

Legislative: An action of a legislative body to adopt laws or polices.

Administrative: An action reviewing an application for compliance with adopted laws and policies.

FOR SPECIAL ACCOMMODATIONS

Any individual with a qualified disability may request a reasonable accommodation by contacting the City Recorder at (801) 772-4506 at least 48 hours prior to the Commission meeting.

CERTIFICATE OF POSTING

The undersigned does hereby certify that the above agenda notice was posted in three public places within Highland City limits on this 17th day of May, 2018. These public places being bulletin boards located inside the City offices and located in the Highland Justice Center, 5400 W. Civic Center Drive, Highland, UT; and the bulletin board located inside Lone Peak Fire Station, Highland, UT. On this 17th day of May, 2018 the above agenda notice was posted on the Highland City website at www.highlandcity.org.

JoAnn Scott, Planning Coordinator

DRAFT

Highland City Planning Commission April 18, 2018

The regular meeting of the Highland City Planning Commission was called to order by Planning Commission Chair, Christopher Kemp at 7:03 PM on April 18, 2018. An invocation was offered by Commissioner Jerry Abbott and those assembled were led in the Pledge of Allegiance by Commissioner Brittney Bills.

PRESENT: Commissioner: Christopher Kemp
Commissioner: Ron Campbell
Commissioner: Brittney Bills
Commissioner: Jerry Abbott

EXCUSED: Commissioner: Sherry Carruth
Commissioner: Abe Day
Commissioner: Tim Ball
Commission Alternate: Brady Brammer
Commission Alternate: David Harris

STAFF PRESENT: Planner: Victoria Kemp
Planning Coordinator: JoAnn Scott
Planning Commission Secretary: Heather White

OTHERS: Travis Taylor

PUBLIC APPEARANCES

Commission Chair Kemp asked for public comment. None was offered.

PUBLIC HEARING ITEMS

1. TA-18-02
Text amendment to the Residential Uses portion of the Town Center Overlay section of the Development Code relating to balconies, windows, and minimum residential height.

Commissioner Kemp opened the public hearing at 7:04 PM. Planner Victoria Kemp reviewed the purpose of the Town Center Overlay District and the Flex-Use District.

Applicant Travis Taylor reviewed the history of the Blackstone project. He said it was previously approved to have the same style as the Tuscana development, but they would

DRAFT

1 like to build it more like the Coventry development and thought it would be a better fit
2 for Highland. The new design would decrease density, lower building height, and exceed
3 landscaping requirements.

4
5 Mr. Taylor mentioned that they brought the idea to the city council and had public input
6 from some of the residents of Toscana. One person had concerns with the not being able
7 to park along the town center and recommended that the development not be mixed use.
8 Mr. Taylor explained that the parking ordinance had become more restrictive since the
9 Toscana development. He said the new design complied with and exceeded the parking
10 requirements.

11
12 Commissioner Kemp voiced concern with the number of reviews city staff had done for
13 the property and the costs to the city because it changed hands so many times. Mr. Taylor
14 talked about the meetings and revisions he had with Highland staff. He talked about the
15 timeline for the project. He said they were the builders and wanted to close on the first
16 units in September or October. He briefly showed road alignments, exits, and the parking
17 plan.

18
19 Commissioner Campbell asked why they requested a text amendment to the window
20 details in Section 3-4716(1)(c). Mr. Taylor explained that they would use regular vinyl
21 low-E windows within the development. They wanted to use regular residential
22 construction. He said they read the current code as needing to provide a special storefront
23 glass or window that was recessed three inches. The planning commissioners agreed that
24 windows should look like regular residential windows. They thought that the new design
25 was a better product for Highland.

26
27 Commissioner Kemp asked for public comment. Hearing none, he closed the public
28 hearing at 7:17 PM and asked for a motion.

29
30 **MOTION:** Commissioner Campbell moved that the Planning Commission accept the
31 findings as identified in the staff report and recommend approval of the proposed text
32 amendment. Commissioner Abbott seconded the motion. Commissioner Kemp,
33 Commissioner Bills, Commissioner Campbell, and Commissioner Abbott were in favor.
34 None were opposed. The motion carried with three absent.

35 36 37 **APPROVAL OF MINUTES**

38 39 Approval of the March 27, 2018 meeting minutes

40
41 **MOTION:** Commissioner Abbott moved to approve the minutes from the March 27,
42 2018 Planning Commission meeting. Commissioner Campbell seconded the motion. All
43 present were in favor. The motion carried.

DRAFT

1 COMMISSION COMMENTS AND SUGGESTIONS

2
3 Ms. Scott mentioned that a request for conditional use and site plan approval for
4 Highland Hideaway might be presented at the next meeting.

5
6 Commissioner Campbell voiced concern and disappointment that the City Council did
7 not take the Commission's recommendation on some of the development projects. He
8 said there was very little discussion by the council as to why projects were approved
9 regardless of the Planning Commission's recommendation. He wondered if
10 recommendations were valued and asked to have an audience with the Council. Ms. Scott
11 mentioned that a joint work session was scheduled for May 8th and suggested that
12 Commissioner Campbell talk to the Council at that meeting.

13 14 15 ADJOURNMENT

16
17 **MOTION:** Commissioner Bills moved to adjourn the meeting. Commissioner Abbott
18 seconded the motion. All present were in favor. The motion carried.

19
20 The meeting was adjourned at 7:22 PM.