

Highland City Planning Commission

May 22, 2018

Approved June 27, 2018

The regular meeting of the Highland City Planning Commission was called to order by Planning Commission Chair, Christopher Kemp at 7:05 PM on May 22, 2018. An invocation was offered by Commissioner Tim Ball and those assembled were led in the Pledge of Allegiance by Commissioner Ron Campbell.

PRESENT: Commissioner: Christopher Kemp
Commissioner: Ron Campbell
Commissioner: Abe Day
Commissioner: Jerry Abbott
Commissioner: Sherry Carruth
Commissioner: Tim Ball
Commissioner Alternate: Brady Brammer

EXCUSED: Commissioner: Brittney Bills
Commissioner Alternate: David Harris

STAFF PRESENT: City Administrator/Community Dev. Director: Nathan Crane
Assistant City Administrator: Erin Wells
Planning Coordinator: JoAnn Scott
Planning Commission Secretary: Heather White

OTHERS: *See attached attendance list*

PUBLIC APPEARANCES

Commission Chair Kemp asked for public comment. Mayor Mann encouraged courteous behavior. He mentioned he did not agree with accusations about "bait and switch" with information. He said information was presented and sent out as it was received. He mentioned there was concern with a 2016 traffic study. Mayor Mann said that the study was not being used to calculate traffic controls. He personally used it to compare and think about the kind of impact the development would make on any given road. He mentioned that the impact study along with his summary was available online.

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 was presented for direction only.

Commissioner Kemp encouraged everyone to respect other opinions and suggestions. He opened the public hearing at 7:15 PM.

Mr. Crane explained that the purpose of the meeting was to receive public input and give direction to the developer. He talked about the roles of city staff, planning commission and city council during the review process. He talked about the purpose, reasons of use, and requirements of a PD (planned development) district. He said it allowed the city to address very specific things and reduced the unknown of a development. He reviewed the details of the proposed development which consisted of 78 acres on the northwest corner of 6000 West and SR-92. Mr. Crane reviewed the project land use summary which consisted of 9.5 acres of retail, 10 acres of office, 7.6 acres of senior community, and 50.6 acres of residential. He reviewed the details of the two residential components, Executive and Cottage, as well as the senior community area. He talked about the retail and office components and mentioned that no users had been identified. He said the office component could accommodate medical or insurance offices. He mentioned that the developer was proposing almost 22 acres of recreational areas which would include a 1 1/2 mile linear park and trail with outdoor work stations, benches, a "hidden forest", and a club house.

Applicant Ross Welch representing Patterson Construction mentioned there would be no underground parking in the assisted living area. He said that Envision Utah predicted Utah's population to double by 2050 and a large portion would be in Utah County. He talked about the vision for the property when they purchased it 23 years ago and how the 2008 General Plan helped shape the proposed development. He said they were trying to create a buffer from the 5-lane highway. He read from the General Plan saying, "The interface between residential neighborhoods, open space, roads, and other features is of particular importance and should be given special scrutiny as the city continues to evolve. In particular, adjustments should be considered that ensure adequate opportunities exist to meet the diverse housing and land use requirements of the community." He said there was a need for a diverse product that did not currently exist in Highland. Referring to the density, Mr. Welch said they were trying to create a product that had high-end amenities and by spreading it over more homes the HOA fees would be more affordable. He said the retail component would allow for a mid-box retailer. He talked about water right requirements for 1-acre lots vs residential homes and said nine smaller homes could be supplied with water for the amount of water for one acre of grass. Mr. Welch mentioned that 18 acres of the property was requested for a George Washington museum. Mr. Welch talked more about the business frontage. He said they were looking for an exception on the condo height of 44 feet with a high-end condominium product with underground parking. He the product would probably need to be changed if the exception was not granted. He said a standard 2-story professional office was planned for the area. 1-story buildings would be next to Gamble Oak.

Commissioner Brammer wondered if they already had approval from UDOT (Utah Department of Transportation) for access to SR-92. Mr. Welch said they had one approval across from the cemetery entrance. He said there was an existing stop light at 6400 West.

Commissioner Abbott verified that even if the zoning did not change, a conditional use permit application could still move forward for the museum. Mr. Crane agreed.

Commissioner Brammer wondered to what extent Mr. Welch thought his development was consistent with the General Plan. Mr. Welch thought it was very consistent. He quoted from the

General Plan and said it was "a living document in response to changing conditions". He thought there were dramatic changing conditions with the 5-lane highway and significantly greater traffic flows. He thought significant changes needed to the intersection at 6000 West could be done as part of the development. He thought the development would enhance Highland by providing senior housing, improving traffic, increasing property tax money that would go to schools, and providing diverse opportunities or options for citizens.

Commissioner Ball stated that R-1-40 district did not mean a 1-acre lot; it was one lot per acre. He said it took into consideration greenbelts, roads, parks, and everything else that created a community. He thought it changed the tone of the discussion.

Commissioner Kemp asked for public comment.

A Highland resident who lived east of the proposed retail said he was surprised that Mr. Welch talked about a buffer being good for the community by putting a mid-box retail across from the development. He disagreed that it was a good buffer.

Resident Cody Yeck wondered what would happen if the city approved a changed the property and then the developer decided to change the design or plan. Commissioner Kemp explained that a rezone change on the property would be based on the current plan.

Resident Curt Wankier mentioned that a meeting was held with neighbors in his area. He said the Patterson property ran into the middle of one of their roads. Protecting the roads and landscape was important to them. He said their community would go from one of the lowest densities to one of the highest if the development was approved. He gave a copy of a letter from the Gambol Oak Circle Homeowners that listed concerns and suggestions that they felt would help retain property values and give privacy. Day Christensen reviewed the letter and said the most important element was a wall separating Bull River and the landscape easement from the new development due to safety concerns because of ponds and steep topography. They asked that buildings along the Bull River border be 1-story buildings with homes being more appealing. He talked about preserving the landscaping, using minimal lighting, and resolving issues related to the ravine.

Resident Tina Grundmann said that anyone wanting a walkable community should go to Daybreak. She did not think anyone wanted any more commercial in Highland. There were assisted living options by the high school and that it didn't need to be in the heart of Highland. She thought younger couples wouldn't be able to afford the homes in the proposed project. She talked about general safety and traffic safety with more people in the community. She said taxes would not be lowered with more commercial. She said if Patterson cared about the community they would keep the property R-1-40 with a landscaping buffer on SR-92.

Resident Ronell Hugh moved to Highland a couple years ago. He said when he hears about a museum built to represent George Washington he thinks about slavery. He talked about diverse individuals who may move to the community. He said he wasn't giving direction to build the museum or not, but having a museum for George Washington, who was a great man who had slaves and passed them to his wife after his death, was something the planning commission should consider. He wondered if the museum would be used as an opportunity to communicate to people about something that impacts the country. He talked about the article he wrote for the Deseret Morning News about how the Utah community celebrated Black History Month. Mr.

Hugh said a museum would be a good opportunity to give exposure to a community that was predominately white by directly addressing what slavery was. He hoped it would create dialog. He thought the notion of diversity and inclusion was best addressed by showcasing the country's history, celebrating an individual who was great for the nation, while also disclosing what happened during that time and what George Washington was a part of. He thought not disclosing George Washington's history of slavery was under representing who he was as an individual and what that means for the country.

Resident Claudia Stillman wondered if the museum was nonprofit and what the area was with the line on the southeast corner of the map. Mr. Welch said the museum was nonprofit and the area was commercial property. Ms. Stillman talked about the process of adopting the Highland Master Plan in 1997 and then the current General Plan in 2008 when she served on the city council. She talked about the plan for 4800 West and SR-92 as both being 5-lane arterial roads with parkway detail. From the Glossary of the General Plan, she read the sections of "Corridor Treatment" and "Sense of Arrival". Ms. Stillman pointed out that the General Plan referred to two mixed use zones in Highland; the Town Center Area and the State School site. She talked about two of the design ideas in Section 7: Community Design Concept; "Improve the sense of arrival into the community" and "Create appropriate corridor treatments along key roadways". She talked about the goals and suggested policy under the Section of "Economic Element". For these reasons, she asked the planning commission to not approve the request to change zoning because it would change the look and feel of the community as well as increased costs to police, fire, roads, and utilities.

Resident Leslie Jarrett read part of the Vision Statement from the General Plan. She said she talked to many people who moved to Highland because it was a special place. She said many people wanted open space. She voiced a concern with traffic safety through the residential area to 6000 West and small lots. She voiced concern with the statement "like R-1-20" and said it was nothing like R-1-20. She was concerned that there were no fences in the development for child safety. Ms. Jarrett suggested having larger lots and a community park.

Resident Neal Evans urged the city to development as they have in the past. He talked about setting precedence for other properties in the future. He was concerned about the plan for smaller homes and 16 feet between them. He hoped the city saw the vision of Highland and makes the decision to kept Highland the way it was planned, the way it was developed, and the way it should remain in the future.

Resident Chris Clifford mentioned the population doubling in Utah by 2050 and wondered if people wanted it to occur in Highland. He mentioned that lot values were 68% higher than Lehi. He thought it was a great opportunity to continue to differentiate itself from other communities. He mentioned that Patterson Homes would do what was in their best interest, not in the city's best interest.

Resident Cathy Mead talked about "fighting a similar battle" a couple years ago. She wondered why the developer couldn't say "no" to the museum. She was opposed to the museum and asked the city to deny a conditional use application for it. She wanted to see the pasture remain but thought change was inevitable. She said it was the city's duty to smartly plan for the changing times that were coming. She thought the project had a lot of merit; however there would be things that needed to be changed. She thought senior housing was needed. She talked about living in a house with .06 acres and said she did not miss the big house and big yard. She thought

others might feel the same way. Ms. Mead said she agreed with Mr. Welch's statement that the plan represented changing conditions in the community and the world. She would love to see a greater buffer of landscaping along the main roads, less density, and more landscaping to create space for people to be able to gather.

Resident Brad Gilbert said he came from a house 10 years ago with a neighbor's house five feet away from his. He now had just over 1/2 acre and lived in Highland because of the open space community. He asked young adults in the area if they would go to the museum and one out of four said they would go one time. He said he liked living in a place with space. He said the park in the proposed development was not a community park. He voiced concern that the developer did not care for the community because the Patterson homes were built on sand in a different area.

Resident Stew Anderson said he moved to Highland almost five years ago. Three years ago his daughter was killed in a car accident at the corner of 11800 North and Highland Blvd. He thanked the city for making changes at the intersection and believed it made a difference. He said he and his wife felt strongly about having her buried at the Highland Cemetery. He said nearly everyday he traveled 6000 West from Alpine Hwy. He loved passing the cemetery, passing his daughter, and spending time there. The cemetery was a very peaceful and spiritual place for him. He thought the original plan for the community needed to be adhered to and asked to keep the property with the current zoning. He did not want businesses and high density complexes directly across from the cemetery. He said he was originally from Southern California and talked about the Rose Hill Cemetery. He said designed made it feel like it wasn't in the middle of L.A. County.

Resident Chris Lee appreciated the willingness of Mr. Welch to hear negative opinions about the development. He said he was also opposed to it. He said there was a misconception that Highland residents opposed change. He talked about the difference in home and land values between Highland and Lehi and thought one of the reasons was due to the security and consistency of residential zoning in Highland. He said changing the zoning could harm residential values and would grant a portion of homeowner's economic loss directly to the developer which could be considered an economic taking. He thought developers who purchased the property under one zoning regime should not benefit economically from a change to zoning without demonstrating a significant public benefit. He thought the development had not shown a public benefit. He thought costs of increased traffic, street maintenance, law enforcement, and sewer and water were not fully understood and could easily outweigh the city's tax revenue. He thought the engineering study underestimated the number of trips per day from the proposed development and thought it would increase vehicle trips per day by 900%. He thought mixed use zoning could be manipulated and asked to keep retail and mixed use in other designated areas.

Resident Tonya Colledge asked the city to revisit the Master Plan and not approve changes property by property in order for public input and residents to be on record as identifying the vision for the city. She said the developer knew at the time of purchase what the Master Plan looked like. She talked about the property around her being rezoned to higher density. She understood that not everyone wanted a full acre, but it was what she wanted. She voiced concern with the proposed density; police and fire safety issues; and variances for larger signs, taller buildings, light issues, and the rezone. Ms. Colledge voiced frustration with not being able to get the city to approve work needed on her property. She thanked the planning commissioner for

being willing to listen to residents and said she did not feel the same way about the city council. She asked the city to go back and revisit the Master Plan before approving anything.

Resident Matthew Schwarts said he was a CPA with 20 years experience with partnership and real estate. He said commercial sales tax would not make up for the services needed for the development. He talked about the process for deciding to purchase property in Highland. He said they were looking for a "bedroom community". He said there were great opportunities for people who wanted something different than Highland. He said there were very few opportunities like Highland. He asked that the city not change the zoning from R-1-40.

Resident Rob Crawley said he spoke for himself and his wife (Andrea Crawley) and that they were against any change from R-1-40. He talked about wanting to live in Highland while growing up in American Fork. He said his father-in-law, Jay Gammon, fought for large lot sizes for years while he was on the city council. He thought the developer's benefit was the residents' loss. He reminded the city was there for the residents.

Resident Teri Jerman wasn't sure why mixed use was being considered on a property right in the middle of the city. When she was on the city council, mixed used was intentionally kept in one area. Landscaping and trees along main roads were intentionally planned to take advantage of Highland's viewscape. She encouraged the planning commission to carefully review the plan because the green areas would not look the same as the map, the "forest" would not be a forest, and "golf" was a golf simulator. She said she was in real estate and no one 55+ had come to her asking to live in a condo or high rise. She said seniors were looking for the same feel that they had now in Highland with a little less property to take care of. She said the city already provided open space areas around smaller homes. She said people paid more money in Highland because it was worth it to them. She talked about how tax money was divided up within each city and said commercial areas were not necessary in order to have tax money for Highland. She said residents did not want the zoning changed.

Resident Josh Little had property bordering the north end. He said his front door would look at the development. His top eight objections of the proposed project were the following:

1. Incongruent with Highland,
2. Unsafe,
3. Traffic,
4. Did not add to the tax base,
5. Would create a strain on city services,
6. Did not comply with R-1-20,
7. Patterson did not do a lot of commercial and would sell off the property,
8. 3-story building with 24/7 lighting.

He proposed that the city wait to see if the museum received funding. If they did, then revisit the plan. He said out of respect, a parkway landscape was needed across from the cemetery.

Resident Eric Quigley talked about his experience living with commercial construction in Herriman six years ago before moving to Highland. He said his current house bordered and had an exit on 6000 West. He voiced concern that no consideration was taken for the single lane road further north on 6000 West. He said additional traffic created more risk for his daughter and other kids. He was not against change and welcomed R-1-40 development as long as there were sidewalks and the city could ensure that 6000 West was safe and protected pedestrians as well as drivers.

Nonresident Sally Brinton spoke about the character of Wayne Patterson. Mr. Patterson was recommended to her to build their custom home in 1986 in Salt Lake City and they were not disappointed. He was at their lot by 6:30 AM every day and even finished the house early. She was dismayed when she heard people saying that Mr. Patterson was greedy. She said he was one

of the most generous people she knew. He had donated money quietly to people who needed it, even in foreign countries. She thought people needed to show respect for him as a successful businessman. She said he was dependable and meticulous. She said her house turned out beautifully and she was excited about the proposed development because she would like to buy a house there. Ms. Brinton said she appreciated the professional buildings as a buffer because she would never purchase property that abutted Timpanogos Highway. She liked the idea of 22 acres of green space. Because she knew Mr. Patterson, she knew it would be a quality, beautiful, first class development.

Resident Ann Sward Hansen said she supported a town center with commercial and mixed uses instead of having commercial. She asked for clarification regarding the PD district and the area maintained by the HOA. Mr. Crane explained that the PD district was adopted by the council within the last five or six years. He said the proposed green space would be maintained and owned by the HOA. Ms. Hansen said saturation building benefited the developer, not residents. In the "worst case scenario", she only wanted to see medical and professional buildings. She asked to have dark sky ordinances. She did not understand the planning to accommodate all the egress to 6000 West and did not see how it could remain a 2-lane road. She said it was a very dramatic change for Highland. She liked the concept of the museum, but didn't know what Mt. Vernon had to do with Highland.

Resident Chris Howden said a home was a place for people, not a product. He hoped that the planning commission rejected the complete proposal. He said higher density senior homes could be built within R-1-40 by having significant portions of green space. He said he moved to Highland because it was a spectacular and charming place and residents were privileged to live in Highland. He said the residents made the decision long ago to have a "bedroom community" and not have a huge tax base. He hoped that the plan would be rejected and R-1-40 would remain.

Resident David Griffin said he was told by Patterson that the city asked him to do a commercial project. He said six years ago he was told that no retailer would come to the city. After the neighborhood meeting he was told by Patterson that it was still the case and that it probably would not change. Patterson representatives told him that if they couldn't get retailers to come, they would take out the commercial areas and add more residential. He said the project did not make sense if the point was to bring expanded economic opportunity to Highland when there were no viable options. He said if there was no substantial revenue to the city, there would be no benefit to Highland, and the project would be a detriment to the people and the city.

Resident Robert Uzelac said when he purchased his property in 1978 all he could see was black sky at night and beautiful stars; now they see lights. He liked the idea of a wall. He wondered where the water for the development would come from. He said several years ago he offered Highland 40 acre feet and was told that the city did not take well or ground water. He wondered if the city lied to him. He said if the development broke into the hardpan his water would end and the city would have a major law suit. He asked the planning commission to think about water and water rights. He said he was opposed to changing the zoning on the property.

Resident Jenny Reynolds lived in Highland her entire life and said people who already lived in Highland did not want to see it change. She said she represented most residents in Beacon Hill and mentioned that traffic on 6000 West would be horrendous. She said Beacon Hill was not built out and traffic was already terrible and had tripled since moving there 10 years ago. She did

not think the proposed development was good for senior housing and suggested that it be kept in the town center.

Resident Jim brown thought the city should wait to consider the plan once the proposal was more finalized. He said the Highland Cemetery was a beautiful place and thought it would be disrespectful to have commercial across the street and quirky to have the senior center look out over the cemetery. Mr. Brown suggested making the residential lots bigger and adding a park strip through the commercial in order to keep R-1-40. He urged the planning commission to vote against the project.

Resident Craig Peterson said he spent 35 years dealing with transportation infrastructure and design. He recently met with representatives and deputies with the Department of Transportation and will be meeting this week with deputies from Region 3. He said they were very concerned with traffic along SR-92 and had no desire to see additional accesses granted along SR-92. He said the museum was not viable without access to SR-92. Mr. Peterson said he spent the last 20 years in an advisement role to cities along the Wasatch Front on their issues of water, transportation, and infrastructure. He thought there were some "fatal" flaws associated with the traffic study. He said the timing of the traffic study was important. The traffic associated with the museum was a big deal and an entirely different model than residential traffic. He pointed out that the State owned about 140 acres just south of the high school and that the State did not have to abide by Highland's planning and zoning rules and regulations. Through discussions with Gary Thompson and the Board of Directors at the Utah Developmental Center, Mr. Peterson said it was the State's intent to develop additional commercial property and higher density property while taking every bit of tax money they could derive on the project. He thought the State's project should be a discussion along with the Patterson development and thought it was a major issue with the community. He strongly recommended that the city get an independent traffic analysis by someone who worked for the city and the community. He strongly urged the city to delve deeply and proactively on what was happening to the south end of the community because it would have a direct financial, commercial and economic impact on the citizens of Highland.

Resident Don Call wondered if Patterson had experience with commercial development and if Mr. Welch lived in Highland. He reminded the community that Mr. Welch was talking for the developer not the city. He encouraged the planning commissioners to listen to residents.

Referring to a comment about rezoning spreading to other areas, Resident Amy Curtin explained that four or five years ago, when development in the same area was considered, she had a friend that lived on the south side of SR-92. Her friend was approached by others interested in her lot for the purpose of a gas station. Ms. Curtin said at the neighborhood meeting Mr. Welch admitted that they never considered residential homes along SR-92. She talked about a community in Tennessee with large homes bordering a 5-lane highway. She said Patterson could build residential along SR-92 and commercial would be a bad decision.

Resident Summer Murdock agreed with many things had been said. She said the proposed development make her house look into an office building. She said people interested in buying homes in the Bull River area would not want to drive through an office park to get to their home. She asked the planning commission to consider what the development might do to home prices. She did not think she would have bought her home if she knew she might look at an office building.

Resident Gary Smith was opposed to commercial and voiced concern with the open space along SR-92 becoming commercial. He said Highland was a "bedroom community" and hoped that it would stay that way.

Resident Jaqui Howden wondered how many people walked home from Ridley's with groceries. She said the grocery store was within a mile from her home and she would never want to walk home carrying a gallon of milk. She said she saw many changes in the strip mall by Ridley's with stores coming in and leaving. She did not think retail did very well in Highland and did not think it would be better with the proposed development. She wondered if it would be viable to have part of the cemetery on the other side of the road to act as a buffer. She thought R-1-40 was still manageable.

Resident Curtis Garrick talked about a similar situation in California where a plan for a residential area with a lake, etc. ended up being HUD housing. He said when zoning changes it never stops. He said he didn't want to move to Utah until he saw Highland because of the structure of the homes and people. He said what was decided today could make it easy for developers to change it in the future.

A Highland resident thanked the planning commission and said they had an important decision to make on a signature piece of property. He thought it should remain as it was zoned.

Resident Robert Uzelac thought it seemed senseless to entertain a zoning change if the city did not know if the developer had enough water to develop it. He thought the city needed to wait on a decision until it was known if the developer had enough water.

Resident Delecia Mills voiced concern that rezoning the Patterson property would set a precedent for the State-owned property. She thought not rezoning the property might show the State what the city wanted.

Resident Helene Pockrus wondered if the developer would consider building senior housing without the commercial element. She said the water issue was a big one. She thought transportation needed to be handled before more building was approved.

A resident asked about how land use decisions were made. Commissioner Kemp explained that the planning commission made recommendations to the city council based on what was allowed in the current plan and what would be in the city's best interest. Commissioner Brammer explained that the city had a General Plan and Development Standards related to legislation. He said a legislative matter involving a rezone allowed for more citizen input to be part of the decision making process. The input could be the whole basis for the decision or it could be completely disregarded. He mentioned that the city council would decide separately. Commissioner Campbell added that public input was very critical in the process while also looking at the General Plan and the Development Code. He said the recommendation from the planning commission was intended to be nonpolitical and as objective as possible.

Commissioner Kemp closed the public hearing at 10:20 PM and asked for comments or recommendations from the commissioners for the developer.

Commissioner Brammer said the burden of proof was the responsibility of the developer to show they were in conformity with the General Plan, had adequate public facilities, had compatible

land use to the relationships and patterns around it, and that the quality would be the same prior to developing the PD zone. (Development Code, page 173; Section 3-510(3)) He thought the proposed development was a fairly significant departure from the General Plan. Commissioner Brammer pointed out that the corner of SR-92 and 6000 West was shown as a public park in the General Plan. (General Plan, page 51; Map 2-3) He said he read the information provided by the developer, but did not think it complied well with the General Plan. He said Highland was largely an R-1-40 community and had other areas that were designated for development similar to the Patterson project. He said it was clear to him that the General Plan was not congruent with the proposed zoning. He agreed with the statement that this was a significant piece of property for Highland. He talked about the transition when traveling in California from L.A. County to Orange County and thought Highland could have the same transition. Commissioner Brammer talked about adequate public facilities and said he had concerns with significant increased traffic use of lights on SR-92 at 6400 West, at 6200 West and possibly at 6000 West. He thought an independent traffic analysis was a good idea. Commissioner Brammer would like to see more assurances that the developer had enough water for the development. When considering compatible land use to the land relationships and patterns around it, Commissioner Brammer said he had concerns with the museum. He believed that if the museum was built, it would be perceived as Highland's museum. He thought it would create ownership issues as far as how Highland owned the issue of slavery. He thought it could be a wonderful learning opportunity, but there was also great risk of it being whitewashed unfairly or not addressed properly. He liked to understand the issue more before it came to Highland. Additionally, he said the plans did not show proper access for the museum. Commissioner Brammer thought there was a compatibility issue with the cemetery. He said he generally like senior living and addressing demographics that were needed, but did not believe that Highland residents were "going into this with their eyes shut". Based on Commissioner Brammer's own calculations, he did not agree with Mr. Welch's tax argument. He talked about the process for reviewing plans from developers and said the law allowed for public input for legislative matters to be the sole deciding factor. (*Harmon City, Inc. v. Draper City*, Utah Court of Appeals, 2000 UT App 31, 997 P.2d 321) He said once zoning changed the public voice became significantly different.

Commissioner Campbell liked the senior housing component of the development and thought having more places for senior housing was better. However, he had deep concerns about the retail, office, and high rise components of the development. He said he was open to reviewing a new plan. Commissioner Campbell hoped the developer would consider the feedback seriously. He said he was committed to taking the time needed to review each plan.

Commissioner Bell said that of the 60 people he talked to about the development, they were against a zone change 20 to 1. The few people who were in favor were reluctantly doing so because of financial considerations and expansion of the tax base. He thought a comprehensive and comparative financial analysis of the net tax effects of a residential development would have as opposed to a mixed use commercial development. He did not think a decision could be made without it. He pointed out that some people talked disparagingly about the Founding Fathers and thought that the Founding Fathers must be viewed through a lens of historical perspective. He said the contributions of George Washington and the expanding freedoms that ensued laid the foundation for the evolution of the American spirit and the American soul. He said going through the Civil War and the penance that was paid for the evil that was slavery, he thought it was simplistic to say that Highland shouldn't have the museum because they were slave owners. He did not know if he was in favor of the museum, but he was in favor of our Founding Fathers, our country, and the freedoms that we enjoy.

Commissioner Abbott preferred to see the property remain R-1-40. He liked the concept of the walking trails and the ability to move around the community. He said that if the council was to entertain a zone change, he would recommend making the trails available to the public and that the CCR's required maintenance to keep them nice. He was opposed to retail. He said he had been in development his whole life and when commercial pods were split off they start "eating each other up". He recommended that any plan from the developer did not have any retail component. He was not opposed to small offices if they were single level and looked like residential. He liked that small offices would generate traffic during the day when kids were at school and residents were at work. He voiced concern about the border along Bull River. He said with an R-1-40 there was no way to require the developer to create the wall that was needed for wildlife and kids. He recommended installing a gate at the entrance to Bull River along with landscaping. Commissioner Abbott said he received emails showing positive comments about senior housing so he would not be opposed to senior housing and assisted living if it was restricted to 100 beds. He was opposed to underground parking for 2-level condos and did not want 3-level condos. Commissioner Abbott thought small lots provided for the aging population in Highland. He said developers did not do a zone change unless it made more money. He said a zone change needed to be a "win/win" for the developer and the city. He recommended that the city ask to extract land specifically to make the intersection wider. He said the suggested center lane would not solve the traffic problem. Commissioner Abbott recommended to do research, as he did, regarding George Washington and slavery. He explained that George Washington was opposed to slavery and wanted to talk more openly about it during his lifetime, but was worried that it would cause a civil war at a time when the country could not handle a civil war. Commissioner Abbott appreciated Mr. Hugh's comments and believed that if the museum was built it should address George Washington and slavery. He said George Washington had over 300 slaves on Mt. Vernon and 100 of them were released then he died because that was how many were given to him at age 11 by his father. He said the other 200 were owned by his wife's previous husband and by law he could not release them. He said George Washington predicted the Civil War and knew it would become an issue in our country. Commissioner Abbott said he was sickened when looking back at what was done in the past with slavery, but it was part of the history.

Commissioner Day said in his review of the project he tried to look at the benefit to the Highland residents; senior housing and tax base. He talked about how Amazon had changed retail for cities and he saw this as a developing trend. He said online tax revenue was doubled in 2017. He thought that tax spent online in Highland needed to come to the city and it was like having retail at each house. Commissioner Day talked about the big aging population in Highland. He talked about the benefit of large lots in Highland and how it might allow other building options for an aging population who wanted to stay where they were.

Commissioner Carruth talked about doing what was best for the citizens and the community. She said she had not heard a compelling reason to change zoning.

Commissioner Kemp said it was clear that Highland residents wanted to stay with large lots and did not care about commercial. He thought the proposed plan would drastically change the feel of Highland, especially the entrance to the city. He did not think any potential tax increase was worth changing the feel of Highland. He did not think the commercial component was viable. He had traffic concerns. He would like to see 55+ housing in Highland because it was needed. He

thought large lots backing SR-92 would be a challenge with the property. He did not see a compelling argument to change the zoning.

Mayor Mann and Commissioner Kemp voiced appreciation for all public input.

APPROVAL OF MINUTES

The Planning Commission reviewed the minutes from the April 18, 2018 Planning Commission meeting.

MOTION: Commissioner Campbell moved to approve the minutes from the April 18, 2018 meeting. Commissioner Brammer seconded the motion. All were in favor. The motion carried unanimously.

ADJOURNMENT

MOTION: Commissioner Day moved to adjourn the meeting. Commissioner Carruth seconded the motion. All present were in favor. The motion carried.

The meeting was adjourned at 10:54 PM.