

Highland City Planning Commission

May 26, 2020

Approved June 23, 2020

The regular meeting of the Highland City Planning Commission was called to order by Planning Commission Chair, Christopher Kemp at 7:00 PM on May 26, 2020. An invocation was offered by Commissioner Campbell and those assembled were led in the Pledge of Allegiance by Commissioner Jones.

PRESENT: Commissioner: Christopher Kemp (*electronically*)
Commissioner: Jerry Abbott (*electronically*)
Commissioner: Sherry Carruth (*electronically*)
Commissioner: Ron Campbell (*electronically*)
Commissioner: Claude Jones (*electronically*)
Commissioner: Mino Morgese (*electronically*)

EXCUSED: Commissioner: Chris Howden
Commission Alternate: Audrey Wright

STAFF PRESENT: Community Development Director: Nathan Crane
Planner: Tara Tannahill
Planning Commission Secretary: Heather White

OTHERS: Resident Cole Peck (*electronically*), Drew Dixon (*electronically*),
Resident Whittington (*electronically*)

PUBLIC APPEARANCES

Chair Kemp asked for public comment. None were offered.

PUBLIC HEARING ITEMS

2. Public Hearing/Ordinance: Amend multiple sections for the development Code relating to Accessory Buildings (TA-20-12)
The Planning Commission will hold a public hearing to consider a request by Cole Peck to amend multiple sections of the Highland City Development Code relating to Accessory Buildings. The Planning commissioner will take appropriate action.

Commissioner Kemp opened the public hearing at 7:03 PM.

Ms. Tannahill reviewed the discussion and motion from the last meeting. She reviewed Mr. Peck's request and said that he wanted to build a 35 ft (foot) tall, 10,000 sf (square foot) accessory garage to park various trailers. She reviewed the changes as directed by commissioners during the previous commission meeting. She said there were potentially 117 lots in Highland that could be affected by the proposed amendments. She mentioned that accessory buildings were subordinate to the primary use of the property and asked the commissioners to consider at what point would the sizing change the use. Ms. Tannahill reviewed what was permitted in Alpine, Lehi, American Fork, and Cedar Hills.

Mr. Peck said he wanted to build a nice size building to store all of his trailers and other things in, so they were not out in the weather. He said he liked a steep pitch on roofs but did not have a problem with the 25 ft eave height. He said he was an excavation contractor and would not have the equipment at his house. He said he was not trying to conduct business at his house. He talked about the kind of building that the current code allowed him to construct and said he wanted to do something nicer. Mr. Peck said his neighbors would like the trailers in the shop rather than on the property.

Commissioner Kemp pointed out that the city would have to allow him plus 117 others to build a 10,000-sf building if the amendment was approved. He voiced concern with the size of the building.

Mr. Peck talked about the difference of connecting a garage to the house compared to having an accessory building. He said he was trying to find a workable solution with the city.

Commissioner Jones asked if heavy equipment would go in the building. Mr. Peck said he would not be parking heavy equipment in the accessory building. Commissioner Jones pointed out that even though Mr. Peck would not, others might want to.

The commissioners discussed average roof pitches, setbacks, and larger attached garage options. Commissioner Abbott suggested having an average height of 25 ft that would impact the roof pitch and setbacks. Commissioner Campbell thought a stipulation to increase setbacks would have to be included.

Commissioner Abbott thought the code didn't need to define acreage relating to the size of the building. He thought generally the building grew with the lot size so instead of defining 2.9 acres in the code he suggested having 5% coverage regardless, an average 25 ft in height and every foot above 25 ft would add 2 ft additional rear and side setbacks. He also suggested that 8% would require a minimum 60 ft rear setback and minimum 30 ft side setback.

Commissioner Kemp preferred that the code stay at 5% and have residents build a bigger garage. He suggested adding the average height of 25 ft.

Commissioner Jones liked the suggestions by Commissioner Abbott, although he was concerned with what it might do in the future.

Commissioner Morgese agreed with Commissioner Kemp’s suggestions and thought it could accommodate other residents with smaller lots.

Commissioner Kemp asked for additional comments from the public. Hearing none he closed the public hearing at 7:44 PM and called for a motion.

MOTION: *Commissioner Abbott MOVED to change the ordinance to allow the following:*

- *25 ft average height with maximum of 35 ft*
- *Every foot above 25 ft increases rear and side setbacks 2 ft per foot*
- *Size may be increased to 8% as long as the rear setback is a minimum 60 ft and side setback is minimum of 30 ft, and 25 ft average height will still apply.*

Commissioner Campbell SECONDED the motion. The vote was recorded as follows:

<i>Commissioner Kemp</i>	<i>No</i>
<i>Commissioner Abbott</i>	<i>Yes</i>
<i>Commissioner Campbell</i>	<i>Yes</i>
<i>Commissioner Carruth</i>	<i>Yes</i>
<i>Commissioner Jones</i>	<i>Yes</i>
<i>Commissioner Morgese</i>	<i>No</i>

The motion carried 4-2.

3. Public Hearing/Ordinance: Amend Section 3-621 & 10-102 of the Development Code relating to Xeriscape Landscaping (TA-20-13)

The Planning commission will hold a public hearing to consider a request by Highland City Staff to amend Section 3-621 and 10-102 of the Highland City Development Code relating to Xeriscape Landscaping. The Planning Commission will take appropriate action.

Commissioner Kemp opened the public hearing at 7:46 PM.

Ms. Tannahill explained that the ordinance for Parks or Planter Strips was approved in 2008. She reviewed the proposed changes to the code.

Commissioner Jones asked why the changes were proposed now. Ms. Tannahill explained that staff was trying to be more conscientious about the amount of water that was being used. She said people asked if the city allowed xeriscaping landscaping however the current landscaping definition did not state minimum requirements and didn’t define xeriscaping. She said there were plants listed in the code that were not water-wise.

Commissioner Campbell thought the changes made the code more clear and better defined.

Commissioner Morgese wondered if there was a definition for shrub height in the park strips. Ms. Tannahill explained that it was defined under Sight Triangle and was 36 inches. She said the height in the code could be changed.

Commissioner Jones wondered if the changes would apply going forward. Ms. Tannahill explained that the city would not make anyone change current landscaping if approved by the city council.

Commissioner Kemp asked for additional comments. Hearing none, he closed the public hearing at 7:51 PM and called for a motion.

MOTION: Commissioner Campbell MOVED that the Planning Commission accept the findings and recommend approval of the proposed amendments to Section 3-621 & 10-102 of the Development Code. Commissioner Jones SECONDED the motion. The vote was recorded as follows:

<i>Commissioner Kemp</i>	<i>Yes</i>
<i>Commissioner Abbott</i>	<i>Yes</i>
<i>Commissioner Campbell</i>	<i>Yes</i>
<i>Commissioner Carruth</i>	<i>Yes</i>
<i>Commissioner Jones</i>	<i>Yes</i>
<i>Commissioner Morgese</i>	<i>Yes</i>

The motion carried 6-0.

APPROVAL OF MINUTES

MOTION: Commissioner Morgese MOVED to approve the April 28, 2020 minutes. Commissioner Carruth SECONDED the motion. All present were in favor. The motion carried unanimously.

ADJOURNMENT

MOTION: Commissioner Campbell MOVED to adjourn the meeting. Commissioner Abbott SECONDED the motion. All present were in favor. The motion carried unanimously.

The meeting was adjourned at 7:54 PM.