

Highland City Planning Commission

June 23, 2020

APPROVED July 28, 2020

The regular meeting of the Highland City Planning Commission was called to order by Planning Commission Chair, Christopher Kemp at 7:02 PM on June 23, 2020. An invocation was offered by Commissioner Howden and those assembled were led in the Pledge of Allegiance by Commissioner Morgese.

PRESENT: Commissioner: Christopher Kemp (*electronically*)
Commissioner: Sherry Carruth (*electronically*)
Commissioner: Chris Howden (*electronically*)
Commissioner: Claude Jones (*electronically*)
Commissioner: Mino Morgese (*electronically*)

EXCUSED: Commissioner: Jerry Abbott
Commissioner: Ron Campbell
Commission Alternate: Audrey Wright

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

OTHERS: Dalton Beck, Tyrell Grey, Scott Blackburn (*electronically*), David Lind (*electronically*), Blackburn Guest (*electronically*), Adele and Don (*electronically*), Jon Fatheringham (*electronically*)

PUBLIC APPEARANCES

Commissioner Kemp asked for public comment. None was offered.

PUBLIC HEARING ITEMS

2. *Preliminary Plat Approval for 10-lot subdivision to be known as Evergreen Subdivision (PP-20-01)*

Commissioner Kemp opened the public hearing at 7:05 PM. Ms. Tannahill reviewed the location of the proposed subdivision and said the property was 10.2 acres in the R-1-40 zoning district. She explained that staff requested the 20-foot public utility and trail property be dedicated to the city, rather than having an easement, because of needed access to utility lines. She explained that all lots met the frontage requirements in the zoning district except Lot 5 because of the city dedication. She mentioned that 2 written correspondence were received expressing concern about

trees and fencing. She said the developer would try to keep as many trees as they could but pointed out that it was the property owners' rights to do what they want.

Commissioner Morgese asked for clarification with the trail location. Ms. Tannahill said it would be on the west side of the property and would connect to 11350 North.

Commissioner Jones asked about the trees on the property. Ms. Tannahill explained that the property had been used as a tree farm and that the trees were throughout. She said some surrounding property owners wanted the trees gone but others wanted them to stay.

Mr. Dalton Beck, neighboring property owner to the west, was concerned about a proposed roadway that would cut through his property that was not deemed a public right of way. Mr. Crane explained that the developer would put in their portion of the road to the property line. In the future, if the decision was made to extend the road, the city would talk to Mr. Beck about purchasing the property for the road extension. Mr. Beck wondered if the property would have access to utilities once the road was extended. Mr. Crane said the property within Highland City boundaries would likely have access to Highland utilities.

Commissioner Kemp wondered what the developer thought about the residents' requests. Ms. Tannahill explained that the developer intended to keep as many trees as possible. Trees on the dedicated city property would be kept as much as possible but would be determined by access to utilities. She talked about fencing along the property by the trail. She said there were concerns about sidewalk tie-in, however, the developer would only be required to install a sidewalk to the Alpine border. She said the developer would not be required to repair sidewalk outside of the development. Referring to a resident request, she mentioned that the city did not like to install speed bumps because of snowplows and emergency vehicles. Commissioner Morgese asked about a "Children at Play" sign. Ms. Tannahill said the sign would need to be reviewed by the city engineer. Commissioner Morgese asked about a neighbor's request for the developer to allow excess water run-off onto the developer's property. Mr. Crane explained that it was an agreement between the owner and the developer. City requirements were that property owners needed to retain water on their own site.

Commissioner Kemp closed the public hearing at 7:22 PM.

MOTION: Commissioner Jones ***MOVED*** to accept the findings and recommend approval for the Preliminary Plat subject to the five stipulations recommended by staff:

- 1. The recorded plat conforms to the final plat date stamped February 27, 2020 except as modified by these stipulations.*
- 2. All public improvements shall be installed as required by the City Engineer.*
- 3. The civil construction plans shall meet all requirements as determined by the City Engineer.*
- 4. A six-foot (6') fencing along the trail shall be installed on the boundary of the property and fencing shall comply with all of Highland City fencing standards.*
- 5. The 20' public utility and trail will need to be a dedicated parcel to Highland City.*

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

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

The motion carried 5-0 with 2 absent.

APPROVAL OF MINUTES

MOTION: *Commissioner Morgese moved to approve the May 26, 2020 minutes. Commissioner Carruth seconded the motion. All present were in favor. The motion carried unanimously.*

PLANNING STAFF REPORT

Mr. Crane asked the commissioners to let city staff know their thoughts about in-person meetings. He explained that the governor's executive order allowing electronic meetings without an anchor location ended soon. The commissioners asked how many individuals in Highland tested positive for COVID-19. Mr. Crane suggested that they look on the Utah County Health Department's website for the most updated information.

ADJOURNMENT

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

The meeting was adjourned at 7:28 PM.