

Highland City Planning Commission

June 27, 2018

Approved August 28, 2018

The regular meeting of the Highland City Planning Commission was called to order by Planning Commission Chair, Christopher Kemp at 7:01 PM on June 27, 2018. An invocation was offered by Commissioner Bills and those assembled were led in the Pledge of Allegiance by Commissioner Day.

PRESENT: Commissioner: Christopher Kemp
Commissioner: Brittney Bills
Commissioner: Ron Campbell
Commissioner: Abe Day
Commissioner: Tim Ball

EXCUSED: Commissioner: Sherry Carruth
Commissioner: Jerry Abbott
Commissioner Alternate: David Harris

STAFF PRESENT: Community Development Director: Nathan Crane
Planning Coordinator: JoAnn Scott
Planning Commission Secretary: Heather White

OTHERS: *See attached attendance list*

PUBLIC APPEARANCES

Commissioner Kemp asked for public comment. None were offered.

PUBLIC HEARING ITEMS

1. PP-18-01
Request by Darin and Stephanie Juncker for Preliminary Plan approval of a 7-lot single family subdivision named Juncker Estates Plat A. The property is a 5.48 acre parcel located at approximately 5959 West 10100 North.

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

Mr. Crane reviewed the background and history of the property. He mentioned that the Council previously approved the property to be rezoned R-1-20. A citizen group wanted to file a referendum and the Council reconsidered their decision. The zoning was then changed to R-1-30.

Mr. Crane mentioned that no public comment had been received since the notice for this meeting was sent out and posted.

Commissioner Campbell thought the staff report had a typo and it should read that the proposed density was 1.28 units per acre. He thought the city was avoiding cul-de-sacs and asked about the proposed cul-de-sac for the project. Mr. Crane explained that Highland tried to do through connections whenever possible and that there were development standards that needed to be followed. He said in this particular case both property owners approached the city with preliminary plans. Both property owners understood the limits of the infrastructure and both want to do the cul-de-sac which followed the requirements of the development standards.

Commissioner Kemp asked for public comment. Hearing none, he closed the public hearing at 7:08 PM and called for a motion.

MOTION: Commissioner Day moved that the Planning Commission recommend approval of the Juncker Estates Plat 'A' Preliminary Plat subject to the following three stipulations recommended by staff:

1. The final plat shall be in substantial conformance with the preliminary plat dated May 15, 2018.
2. Final civil engineering plans are currently under review by the City Engineer.
3. All required public improvements shall be installed as per City Engineer's approval and Highland City Standards and Specifications.

Commissioner Campbell seconded the motion. All present were in favor. The motion carried.

2. FP-18-01

Request by Scott Wilkinson for The Church of Jesus Christ of Latter-Day Saints for Preliminary Plat approval of a 1-lot subdivision named Highland Boulevard Church Subdivision. The property is a 4.68 acre parcel located at approximately 11300 North Highland Boulevard.

Commissioner Kemp opened the public hearing at 7:09 PM.

Mr. Crane reviewed the background information. He said the site was currently under construction and this approval was needed to be done as part of the requirements for the Certificate of Occupancy.

Commissioner Kemp asked for public comment. Hearing none he closed the public hearing at 7:11 PM and called for a motion.

MOTION: Commissioner Campbell moved that the Planning Commission accept the findings and recommend approval of the Preliminary Plat subject to the following four stipulations recommended by staff:

1. The recorded plat conform to the final plat date stamped January 2018 except as modified by there stipulations.
2. Water shares shall be dedicated, or documentation of dedication shall be provided, prior to recordation of the final plat as required by the Development Code.
3. All public improvements shall be installed as required by the City Engineer.
4. The civil construction plans shall meet all requirements as determined by the City Engineer.

Commissioner Bills seconded the motion. All present were in favor. The motion carried.

3. CU-18-01/SP-18-02

Highland Hideaway Storage is requesting Conditional Use and Site Plan approval for the expansion of their existing site within the Professional Office (PO) zone. This property is located at 11251 North Sunset Drive.

Commissioner Kemp opened the public hearing at 7:12 PM.

Mr. Crane explained that the request was to expand Highland Hideaway Storage. He reviewed the details of the request and the history of the approved PO (Professional Office) District. Mr. Crane reviewed the proposed site plan. He pointed out that outdoor storage was allowed in the PO District, but it would be covered with a canopy. He mentioned that the current 10 foot side yard setback requirement was not required when the project was originally approved in 2003. He said it was not typical to have a building setback in storage uses because the exterior walls were used as part of the storage structure. Mr. Crane mentioned that the PO District did not mention a specific standard for a mini storage, however, it was on the plans when the district and development agreement were first approved. Mr. Crane mentioned that there had been code enforcement issues in the area, but the city could not stop a developer application based on performance on other sites.

Commissioner Kemp asked for public comment.

Resident Manuel Bueno mentioned that he sent an email to the city. He said it was nice that the storage units were hidden a little from the road and that the area looked decent. He thought there was foresight in the original planning and hoped that the new part could be as "hideaway" as possible and not go above the other buildings. He talked about the unfinished medians in the area on Highland Boulevard and requested that the developer be required to finish them. He wasn't sure the original and current conditions were being met with lights, etc. He suggested that the owner and developer be made to fulfill their obligations. Commissioner Kemp said the current issues with the property would be turned over to code enforcement to take care of. He said it was not the first time the city had received complaints with lights and other things they had agreed to but not followed through on.

Resident Spencer Shin wondered what the area on the right side of the plans would be. He said it was different than what was presented in the neighborhood meeting. Commissioner Kemp

explained that it was a covered outdoor storage area and that it met the code standards as long as it was covered.

Commissioner Kemp asked for more public comment. Hearing none, he asked for comments from commissioners.

Commissioner Day wondered what the outdoor storage be used for. He wondered why there was a 10 foot setback on the west but not on the north side of the property and wondered if setbacks should be required for the new storage units. Developer Andrew Patterson explained that they were only seeking approval for Highland Hideaway Phase 3 Plat A, which did not include the area that Mr. Shin was speaking of. They wanted to talk to the church more before they did anything with it. He said if it were to be developed, it would be used for storage of extra equipment that could not easily fit in units. Mr. Patterson was not sure of the reason for the different setbacks. Mr. Crane explained that the staff did not know the reason for the different setbacks because the record of the property was not clear. He said the code for the PO District was silent on setbacks and mini storage was part of the allowed uses in the PO District.

Commissioner Kemp said the city had received three or four complaints about the lights and asked Mr. Patterson to find out what was happening. Mr. Patterson explained that the lighting system was malfunctioning, but had since been fixed. He said they switched to a digital lighting system which would be easier to maintain and control. He mentioned that they would use LED lights for future phases which would keep light pollution down.

Commissioner Ball was concerned about the traffic impact, especially at peak times. He wondered if a traffic and safety study had been done to ensure sufficient access. He asked about the impact to city infrastructure and if the development would generate revenue. Mr. Crane said the project would use the same access points that were currently used with nothing additional provided. He was not sure if a traffic study was done at the time of the original approvals, but staff believed the current access was sufficient. He said the expansion would not have additional impact on city infrastructure. Mr. Crane said revenue from the storage units would be mainly property tax with the possibility of some sales tax.

Mr. Bueno asked about the access points and specifically an existing dirt road. Mr. Crane explained that the dirt road was used to access an existing water line. He said the general public would have access off the main road.

Commissioner Kemp closed the public hearing at 7:35 PM. He asked for comments from the commissioners.

Commissioner Day talked about the history of the development. He said many years ago the city received complaints from residents on the north because the facility was allowing storage of items that weren't permitted without being covered. He wondered if the planning commission should recommend the type of covering to be used because there were homes on the hill that looked into the facility. He suggested using a covering that looked like a home roof so it blended into the rest of the environment. Commissioner Day wondered if the developer was required to finish the medians. Mr. Crane explained that the church would be doing some of the

improvements. He said the general understanding was that Patterson development would make improvements as development occurred. He said there would be some xeriscape landscaping but no trees because it was a drainage area. He explained that it was on MAG's (Mountainland Association of Governments) long-range plans to widen the road so the city didn't want to pay for and install a lot of improvements because it would be taken out in the future.

Hearing no additional comments, Commissioner Kemp called for a motion.

MOTION: Commissioner Campbell moved that the Planning Commission accept the findings that recommend approval of the Conditional Use and Site Plan approval for Highland Hideaway Storage subject to the following four stipulations as recommended by staff:

1. The development shall conform to the site plan dated September 21, 2017 except as modified by these stipulations.
2. In accordance with Section 4-109, the Conditional Use Permit will expire if a building permit is not issued within one year of approval by City Council.
3. The outdoor storage yard shall include a canopy as required in Sections 3-4913.2 and 3-4929.
4. All lighting shall meet the requirements of Section 3-49-15 with the exception that the foot-candle shall not exceed one foot candle at the property line.

Commissioner Day asked to possibly amend the motion. He wondered if the city should look more into the setback and the reasons why it was only on one side. Mr. Crane explained that setbacks were usually used for aesthetics, fire separation, access to backyards, and safety. The separation of buildings and the wall were used as fire barriers in this case. He said an access road was on the other side of the development. Commissioner Kemp suggested looking into setbacks in the future and considering whether the code needed to be amended or not depending on the use surrounding it. Commissioner Day thought the motion was sufficient as stated.

Commissioner Bills seconded the motion. All present were in favor. The motion carried.

APPROVAL OF MINUTES

MOTION: Commissioner Day moved to approve the minutes from the May 22, 2018 Planning Commission meeting. Commissioner Campbell seconded the motion. All were in favor. The motion carried.

PLANNING STAFF REPORT

Mr. Crane mentioned that the next Planning Commission meeting would be on July 18th at 7:00 PM. He said a neighborhood meeting would be held on July 26th at 6:30 PM for the Dry Creek Lake Park. Regarding city staffing, Planner Tara Tannahill was hired and will begin on July 2 and Operations and Maintenance Director Justin Parduhn resigned and last day is be July 5th. Mr. Crane said Mr. Parduhn did a good job and his institution and knowledge will be missed.

Mr. Crane said the Council wanted to do a General Plan update during the next fiscal year and members of the Planning Commission will be asked to be involved with a technical advisory committee. The city would also work with a consultant. He asked commissioners to let him know if they wanted to be involved with choosing a consultant or the RFP for the General Plan update. Mr. Crane mentioned that members of the Council also wanted to create an Economic Development plan.

Mr. Crane reviewed current road construction and repair projects around Highland. He mentioned that the State property by the high school was being marketed for sale or lease.

ADJOURNMENT

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

The meeting was adjourned at 7:54 PM.