

Highland City Planning Commission

July 18, 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 7:00 PM on July 18, 2018. An invocation was offered by Commissioner Ron Campbell and those assembled were led in the Pledge of Allegiance by Commissioner Tim Ball.

PRESENT: Commissioner: Christopher Kemp
Commissioner: Ron Campbell
Commissioner: Sherry Carruth
Commissioner: Abe Day
Commissioner: Tim Ball

EXCUSED: Commissioner: Jerry Abbott
Commissioner: Brittney Bills
Commissioner Alternate: Brady Brammer
Commissioner Alternate: David Harris

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

OTHERS: Meghan Bond, Phillip Winston, and Adam Watts

PUBLIC APPEARANCES

Commissioner Kemp asked for public comment. None was offered.

PUBLIC HEARING ITEMS

1. TA-18-03
Text amendment to Section 3-705 of the Development Code relating to the placement of signs on public property.

Commissioner Kemp explained that the public hearing for TA-18-03 was continued to a future meeting at the request of the city council.

OTHER BUSINESS

2. SP-18-03

Request by Northstar Builders for Site Plan approval of a 10,000 square foot two-story professional office building located in the Town Center Overlay-Flex Use Zone at 10907 N. Alpine Highway.

Ms. Tannahill reviewed the details of the proposed site plan.

Commissioner Day arrived at 7:05 PM.

Ms. Bond mentioned that the building would have medical offices. She said the landscape would be xeriscape on the whole site. Commissioner Campbell was in favor of the xeriscaping and hoped there would be more in the future.

Commissioner Ball asked what the potential financial impact would be on the city in terms of net revenue. Commissioner Kemp said there were no projections done to determine the impact to the city.

Commissioner Day wondered if the design and elevation of the building fit with the others in the area and asked about a sign. Ms. Bond said the building elevation was consistent with other buildings in the area. She said a monument sign would be in the northeast section.

MOTION: Commissioner Campbell moved that the Planning Commission accept the findings and recommend approval of the site plan for Case SP-18-03 subject to the following four stipulations recommended by staff:

1. Development of the site shall comply with the site plan and building elevations dated July 16, 2018 except as modified by these stipulations.
2. All signage shall require a separate permit and meet the requirements of the Development Code.
3. Prior to issuance of a building permit, the applicant shall revise the lighting to meet the requirements of the Development Code.
4. Final civil engineering plans shall be reviewed and approved by the City Engineer. The site shall meet all requirements of the City Engineer.

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

APPROVAL OF MINUTES

Commissioner Kemp mentioned that the approval of the June 27, 2018 minutes would be continued to the next meeting.

PLANNING STAFF REPORT

Mr. Crane reported that the city council approved the plat for the Junker Estates, the one-lot subdivision for the LDS church on Highland Blvd., and the site plan and conditional use permit for Hideaway Storage. Mr. Crane mentioned that the city was trying to get an agreement with UDOT to construct the Murdock Connector then turn it over to Highland. He reported on current road construction projects and said the south side of 6000 West was repaved. He mentioned that Patterson Construction had not yet submitted a revised plan for the Groves project.

COMMISSION COMMENTS AND SUGGESTIONS

Commissioner Campbell mentioned that he thought there needed to be a serious discussion in the future regarding xeriscaping. Mr. Crane agreed and said there was a big push for water conservation. He thought it could be addressed as a broad policy in the General Plan, but the regulations would be addressed in the Development Code.

ADJOURNMENT

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

The meeting was adjourned at 7:16 PM