

Highland City Planning Commission

July 28, 2020

APPROVED August 25, 2020

The regular meeting of the Highland City Planning Commission was called to order by Planning Commission Chair, Christopher Kemp at 7:12 PM on July 28, 2020. An invocation was offered by Commissioner Abbott and those assembled were led in the Pledge of Allegiance by Commissioner Jones.

PRESENT: Commissioner: Christopher Kemp (*electronically*)
Commissioner: Jerry Abbott (*electronically*)
Commissioner: Claude Jones (*electronically*)
Commissioner: Chris Howden (*electronically*)

EXCUSED: Commissioner: Ron Campbell
Commissioner: Sherry Carruth
Commissioner: Mino Morgese
Commission Alternate: Audrey Wright

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

OTHERS: Resident Merrilee Fairbanks (*electronically*), Applicant Troy Ferran (*electronically*), Engineer David Jankins (*electronically*)

PUBLIC APPEARANCES

Chair Kemp asked for public comment. None was offered.

PUBLIC HEARING ITEMS

Preliminary Plat approval for 4-lot subdivision to be known as Spruce Subdivision (PP-20-04)

The Planning Commission will hold a public hearing to consider a request by Ferran Construction for Preliminary Plat Approval of a 4-lot subdivision to be known as Spruce Subdivision located approximately at 4562 W 11000 N.

Commissioner Kemp opened the public hearing at 7:13 PM.

Ms. Tannahill reviewed the details of the application and explained that a 20-ft sanitary sewer easement was located on lot 4. She said staff requested that the easement was a dedicated parcel to the city to maintain access to the property. She said the developer was working with the city

engineer for different sewer alignments so the easement might not be needed. She also mentioned that UDOT (Utah Department of Transportation) requested that lot 4 not be granted access onto Timpanogos Highway.

Resident Merrilee Fairbanks wondered what the process was for considering alternatives to the 20-ft easement. Ms. Tannahill explained that during civil review the city engineer and the developer's engineer would work through the options.

Applicant Troy Ferran explained that a revised plan was given to the city engineer today regarding the utility easement. He said the new plan moved the manholes out of the proposed easement. He thought lot 4 could now have a standard public utility easement. Ms. Tannahill explained that when the utility lines were in an easement staff generally requested that the city maintain ownership in case emergency access was needed. She said the city would maintain the easement and keep weeds down.

Project Engineer David Jenkins said he had been in contact with the city engineer. He said they removed the sewer manhole to the road and there was a 20-ft easement for the sewer to cross through. He said in other municipalities it was very common to have easements that would be maintained by the property owner. His recommendation was not to dedicate the property.

Mr. Crane confirmed that the city received a revised plan today. He said staff did not have a chance to thoroughly review it yet, hence the stipulation in the staff report. He explained that the standard was to require public infrastructure and tracks. He said the developer was correct in that the city might not have to get on the property to maintain the sewer line, unless there was a break or replacement. He said staff was still discussing the new plan internally to see if it was something that would be accepted.

Commissioner Kemp asked for additional comments. Hearing none, he closed the public hearing at 7:25 PM and called for a motion.

MOTION: Commissioner Abbott *MOVED* to accept the findings and recommend approval of the proposed plat subject to the following 5 stipulations recommended by staff and one additional stipulation:

- 1. The final plat shall be in substantial conformance with the preliminary plat received May 19, 2020.*
- 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. No access to lot 4 shall be provided from SR92/Timpanogos Highway. A 1-ft. NVAE (non-vehicular access easement) shall be added to the south lot line and a note shall be placed on the plat.*
- 5. The 20-ft Sanitary Sewer and PUE demonstrated on lot 4 shall be a dedicated open space public utility parcel dedicated to the City or an alternative location approved by the City Engineer that is located within city-owned property or right of way.*

6. *City staff shall review the new manhole location and alternative utility plan submitted by the developer on July 28, 2020.*

Commissioner Howden 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>Absent</i>
<i>Commissioner Carruth</i>	<i>Absent</i>
<i>Commissioner Howden</i>	<i>Yes</i>
<i>Commissioner Jones</i>	<i>Yes</i>
<i>Commissioner Morgese</i>	<i>Absent</i>

The motion carried 4-0 with 3 absent.

APPROVAL OF MINUTES

***MOTION:** Commissioner Kemp moved to approve the June 23, 2020 minutes. Commissioner Abbott seconded the motion. All present were in favor. The motion carried unanimously.*

ADJOURNMENT

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

The meeting was adjourned at 7:33 PM.