

Highland City Planning Commission

August 27, 2019

APPROVED September 24, 2019

The regular meeting of the Highland City Planning Commission was called to order by Planning Commission Chair, Christopher Kemp at 7:08 PM on August 27, 2019. An invocation was offered by Commissioner Jones and those assembled were led in the Pledge of Allegiance by Commissioner Ball.

PRESENT: Commissioner: Christopher Kemp
Commissioner: Jerry Abbott
Commissioner: Tim Ball
Commissioner: Ron Campbell
Commissioner: Brittney Bills
Commissioner: Claude Jones
Commission Alternate: Audrey Wright

EXCUSED: Commissioner: Sherry Carruth

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

OTHERS:

PUBLIC APPEARANCES

Chair Kemp asked for public comment. None was offered.

TRAINING

Members of the Planning Commission were given instructions on how to use the electronic voting system.

PUBLIC HEARING ITEMS

1. TA-19-07
A request by Cynthia Thorsen to amend the R-P Zoning district to allow Reception and Event Centers as a Conditional Use.

Open ph at 7:07?

Tara reviewed the application details. Requested amendment is for section 3-2502. She stressed that the pc should discuss parking requirements in second 3-509.2. No written correspondence.

Cynthia, has an event planning company. For the dentist that they share the building with, they don't work Friday. They can work with calendar event to make sure that parking is adequate.

Kemp said the parking was the main issue and don't want parking in neighborhoods.

Ball, max occupancy from fire? Cynthia, don't know 200-250 and does include the exterior. They won't have two events at the same time.

Abbott, only when dentist is closed? Cynthia, we will work with dentist and sometimes he's not working. They can transport from other locations and don't have to use parking. Transport from airport, and point of the mtn.

Aud, dentist owns the building and will rent to Cynthia. Yes.

Campbell, other location? Cynthia, don't have locations. They customize the event for clients. Campbell, what is adequate parking for reception? Cynthia, it depends on clients and venue is needed. Bring vendors together. Doing it for 20 years.

Bills, size? Cynthia is getting 2500 sf.

Campbell, there are portions of the building that will be vacant and has parking needs.

Aud, ????? eventing and day time events. Cynthia, training, craft, etc.

Three companies will need coordinate with each other.

Kemp asked for public comment. None was offered. He asked for questions.

Pc discussed the other areas that it would apply to. One was too small and the other location would possibly fit.

And the parking requirements that would be appropriate for the use. They were concerned that there would not be enough parking if all tenants were using the parking at the same time.

Ball, do they need a variance in hours of operation? Crane, check on that.

Kemp, why this location? Cynthia, locations are difficult to find. When you can rent small spaces like this, it allows to bring in own vendors, etc. good access. It's fantastic space. There are neighbors that you have to pass, it's a huge parking lot because it's farther away from neighbors. Has a wall that would help with noise.

Aud, what other venues? Cynthia, it's not finished at the moment and do not plan on adding kitchen, etc. most vendors she works with are self contained.

Kemp asked for more questions, none.

Bills, concerned with the specific home owners and they were concerned with the noise. It's hard to find a space. Her responsibility is to the neighbors. Would have to see what the benefit is to highland and residents.

Aud, concern with changing natural code for other locations.

Abbott, areas that are developed with parking already there. Don't see use and changing the code.

Campbell, one had two phases of calculations. 1. Per person and 2. Per sf. For this particular application it would work, but don't know about the other locations.

Kemp asked crane, commission made good observations. Parking issues are a challenge. Event centers in general have a large parking demand. Once you allow the use, it's done.

Kemp, something that we want in highland. Maybe in future areas we can make it work? Campbell, any provisions to shuttle in? crane, any time you look at parking and having requirements that are different than standard, it comes down to enforcements.

Comments? Cynthia, benefit of the city, most want to be local and stay close to home. Buying local. Having police and shuttle options. The sandy parade 65,000 people. keep contain people . kemp, not issue with this spot, but concerned with other areas by changing the code.

Campbell, move to deny ta-19-07 based on findings. Problems with parking, hours of operation and the expectancy of buffer zone, aud second. All in favor, sherry absent. Motion carried.

- Commissioner Abbott pointed out that the results of the electronic voting showed that he voted no, but he was actually in favor of the motion.

Alison Larson, dr Larson wife. Property is 10,000 sf. They talked to property owner in the vacant lot. Would vacant lot be able to use for parking. would it work? Kemp, don't want to put in bind for the other spots. Would like to talk to neighbors and see if they were okay with lights and noise until 10:30 on a Saturday. Alison, they considered to not rent the other space. Neighbors said they love the lights.

Pc talked about other options and ways to make the use fit for this particular space. They agreed that they would like more information to see if they could make it work.

Close ph at 7:47 PM

2. PC-19-03

McKay Christensen is requesting approval of a Planned Development (PD) District of approximately 5.80 acres named Apple Creek. The property is located approximately at 5532 W Parkway West Dr. The planned development will include a 10,200 square feet commercial space and a maximum of 121 residential units.

Open ph at 7:48 PM.

Tara reviewed the details of the PD application. She said 20.72 units per acre. 66 parking stalls for commercial. 2 stalls for two bed. 234 parking stalls for residential. She talked about amenities. 3.7 acres for commercial. Heights is 45 feet with up to 50 feet allowed. 87 residential units. Access from 10700 n. modern farmhouse style architecture. Commercial access will be alpine highway and shared with **ace hardware**. Traffic study said light would not be needed. Two written correspondence. She reviewed the required finding for the pf district to be approved.

Mckay, plan to partner with Holmes homes. He reviewed the history of the applications. Similar to last application except its pd. After turning in application, city staff had 38 comments, and they made all changes. Any questions?

Campbell, who made decision on the light? It doesn't make sense to him. It's already a problem and how can there not be a light there. Kemp, that has always been a concern.

Mckay, met with udot today. Mckay commissioned the traffic study. If only commercial site, it would double. It's zoned commercial right now. Met with udot and they are in favor of one access point on ??? udot said the signal intersection would not ever happen because they would have to purchase property. All retail would not go to the intersection. Some would go to 10700.

Campbell, can't fathom a interection without a light. Crane, any changes to the road, it would have to do through udot process. Udot controls the road. Would need approval from udot.

Mckay, traffic study would increase traffic on sr 74 by 7.6 %. If only commercial, 2000 trips, but this would generate 1200 trips. The entrance and exit will not go through the intersection.

Abbott is there anything that bothers you? Crane, tara addressed that if the report with parking, building height, density. Tara reviewed. Building height and density.

Kemp asked for comments.

Sara mcgill, there were lot size restrictions and //// don't think anything is changed from the last option. Lighting is an issue from what is there now. Highland vista (blackstone) isn't completed and traffic is an issue. It inhibits getting out of her neighborhood. Think they have taken one for the team with the developments. feel like cramming everything around city center. Lighting and traffic are main issues. It would be a huge impact on the neighborhood. The proposed building is 10 ft higher. Move things out of the city center and spread out.

Amber gardner, don't want high density here. 7 % is a lot. She talked about traffic and having to turn right out of the neighborhood. Three teenage drivers and little terrifying. Not opposed to town houses, but concerned with light, high density and /// all together.

Michelle riley, agree with sarah and amber. Know that it's zoned for high density, but don't have to be so high. Have hard time believing the traffic won't have an impact. Doesn't have to be all in one location. She and her husband are opposed. Trees and median are trouble. Traffic, have to turn right and make a u turn.

Welsey mooring, talked about reading the general plan about the town center. He read that high density, commercial, mixed use was encouraged in town center. High density in town center invigorates the area. Parks, open space, trails, //// thought it was a good opportunity to make the area more walkable. Pointed out that it was important to keep the town center consistent walkable. Encourage less traffic other ways.

Kay therman, traffic is horrible and hate it. Talked about the city wanting a rural community. Feels like it's going away. Opposed.

Bryce //// there were areas for big parks in town center area with more rural location.

Mckay, lighting plan with shielded low voltage. No lighting on 2 and 3 levels. The homes are just barely 500 feet. Lighting is pushed back from the road. The property is zoned town center overlay for 20 years. It was created with express purpose for high density. Udot with solution for the intersection.... Udot would like to see the median taken out. He could pull out and turn into turning lane to their development. Crane, need to refer to udot and city engineer.

Mckay, he compared density with Toscana and said their footprint is smaller. Height, commercial will have 16 ft ceilings. The ground floor is higher. 3-4 restaurants, //// exercise facility but if it's a parking issue they will get rid of it. He talked about the open space and amenities. Real tenets for commercial. Raising value of homes in area because of commercial is nice. He talked about possible uses that area permitted right now (gas stations, car dealer, etc.), but thought their development was better. Everything face out. 8000 sf of patio space. More open space than any other development.

Claude, if all units were full, how many people? mckay, intended to be for single working highly educated. Town homes, wide variety, seniors, married no kids. Claude, are all 50 feet? Mckay, no. no more than 3 stories. Don't think they need to go 50 ft, they can stay 45.

Aud, are they to be owned? Mckay, no, they are rentals????? Plus nightly rentals. With property manager with hoa.

Abbott, son was in one of these. Parking is very restricted. Mckay, that's correct. He talked about parking – two car garage, with two in drive way. 26 stalls for visitor parking, plus commercial when they shut down. Jerry, even though it's less, it is very controlled. He talked about what could be put in, compared with what is proposed. Concerned with parking and height and thought it was mitigated well.

Ball, what could go in? mckay, communal, black sheep, Penguin brothers is like Rockwell ice cream, yummys, Korean bbq, gourmet grilled cheese. Ball, town homes and twin homes are sold. He wondered about the price points. //// with holmes homes talked about their product. Rentals, \$850 per month.

Bills, traffic concerns. Mckay, talked about the egress and ingress. Commercial will bypass the intersection. Think the intersection traffic will be southbound traffic. Don't see a lot. She was

thinking about how the development will affect the neighbors. Wondered if the noise will carry and look into the neighbor's property. McKay, deck is divided by corridor. West is bigger. East is maybe 500 sf. It's passive space with fire pits and chairs.

Ron, concerned with traffic and neighbors. Look at what's best for highland. He thought it seemed to be the best use of the property. The decision for the location for town center property was made a long time ago.

Aud, see that all the things that talked about have been addressed and superior to what is there. Better than Toscana. Open space is addressed. Commercial will be there anyway. Appreciate the buffer with residents. Love to have open space, but know it might change. Very concerned with traffic. Don't think it's ideal with traffic aspect. She talked about traffic. Think it's good to disperse the traffic.

Campbell would love to have authority to do traffic light, but can't. there are so many options for the development, but you presented a plan that would be least impactful. Minimal impact.

Kemp, hedges or burms? McKay, trees, shrubs, /// kemp, would like to look at burms , recommend taking out median. Traffic is already here. Plan is well thought out. Appreciate all the time and effort to make good for community. Think it's unique.

Resident talked about the ///// He's owner to the north. Crane talked about ability to access. Streven Christensen (mckay's father), /// bought it as part of the town center. We have incorporated into the plan. Willard and Marsha were taken into consideration. He talked about release points on the west to drive different ways. The footprint of the project///

Close ph at 9:08. And asked for comments.

Jerry, move to recommend approve pd zoning district with six stipulations. Jones second. Campbell in favor. Ball and bills no. all others yes.

Campbell would like consideration for median removal.

DISCUSSION ITEMS

3. Review and discussion of current and conditional permitted uses.

Crane, said they needed to go through the permitted uses and put a mark through uses that they don't want. Get it to staff by end of next week. Tara will email excel file to commissioners. Commissioners can also add uses.

4. Review and discussion of Article 3 Appeal Authority

Last time there was an appeal, the city attorney and appeal hearing officer had concerns. Need to update the code.

APPROVAL OF MINUTES

Campbell move to continue july . Abbott second.

ADJOURNMENT

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

The meeting was adjourned at 9:17 PM.