

Highland City Planning Commission

September 24, 2019

APPROVED October 22, 2019

The regular meeting of the Highland City Planning Commission was called to order by Planning Commission Vice Chair, Ron Campbell at 7:00 PM on September 24, 2019. An invocation was offered by Commissioner Abbott and those assembled were led in the Pledge of Allegiance by Commissioner Carruth.

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

EXCUSED: Commissioner: Christopher Kemp

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

OTHERS: Sterling Gardner, Deborah Llewellyn, John Janson, Megan Ryan, Nancy Snell, Sandra Lucas

PUBLIC APPEARANCES

Commissioner Campbell asked for public comment. None was offered.

PUBLIC HEARING ITEMS

1. FP-19-04
Sterling Gardner is requesting approval of a Preliminary/Final Plat approval for a 2-lot subdivision of approximately 1.68 acres to be known as Arabian Meadows Subdivision. The property is located at approximately 10530 N 6000 W.

Ms. Tannahill presented the details of the Preliminary/Final Plat application. She said the proposal met the requirements for a 2-lot subdivision in the R-1-40 district.

Commissioner Campbell opened the public hearing at 7:05 PM.

Resident Deborah Llewellyn was in favor of the project as long as it followed city ordinances.

Commissioner Campbell asked for additional comments. Hearing none, he closed the public hearing at 7:06 PM. He called for a motion.

MOTION: Commissioner Wright moved to accept the findings and recommend approval of the Preliminary/Final Plat subject to the three following stipulations recommended by staff:

1. The recorded plat conforms to the final plat date stamped August 27, 2019 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.

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

2. GP-19-01

In accordance with SB 34, Highland City is requesting to amend the Moderate Income Housing (MIH) section and qualified subsection of the General Plan.

Consultant John Janson explained that in 2019 the Legislature passed SB 34 which added to the foundation of HB 259 and SB 136. He said it added elements that reinforced transportation-efficient land use into cities' general plans and provided specific strategies cities must consider adopting in their MIH (Moderate Income Housing) plans. He presented proposed revisions to sections of Highland's 2008 General Plan which included revisions to the Executive Summary, Glossary of Terms, Community Profile and Demographics, Land Use Element, Affordable Housing Element, and Senior Housing sections. He mentioned that each city was required to submit their revised housing plan to the State by December 1. He reviewed four suggested strategies:

1. Examine regulations for Senior Housing projects in the land use code and the specific examination of parking requirements for such.
2. Examine the regulations in the mixed-use zones in the land use code to provide for a variety of housing types.
3. Examine any potential programs or partnerships with MAG (Mountainland Association of Governments).
4. Examine the regulations in the Accessory Dwelling Unit ordinance in the land use code for potential modifications and incentives to encourage a variety of housing options for residents.

Mr. Janson explained that the expectation was the city would work on the four strategies and make progress. He explained that at least three strategies were required.

Commissioner Campbell opened the public hearing at 7:26 PM and asked for public comment. Hearing none, he closed the public hearing at 7:27 PM and asked for comments from the Commissioners.

Commissioner Wright ask if the proposed goals addressed attached and detached accessory dwelling units. Ms. Tannahill pointed out that the city was looking at updating the basement

apartment ordinance. Mr. Janson explained that there might be a variety of things that could be done and that reviewing building codes could be part of that. Mr. Crane explained that the proposed amendments were an example of things that Highland could consider while writing the MIH plan. He explained that Highland was unique with large lots and that an accessory building could potentially be a full-sized home. He said the suggested amendments needed to be applied uniquely to the city. He pointed out that Highland did not currently allow detached accessory dwelling units. Mr. Crane suggested updating the code for basement apartments then consider detached buildings. Commissioner Abbott pointed out that the square footage of an accessory building would also effect rent and that it was something to keep in mind for the MIH plan.

The Commissioners reviewed each goal:

1. Examine regulations for Senior Housing projects in the land use code and the specific examination of parking requirements for such – The Commissioners discussed the potential to review parking requirements associated with senior housing projects which might then allow additional units within the projects.
2. Examine the regulations in the mixed-use zones in the land use code to provide for a variety of housing types – Commissioner Abbott thought the city was already working towards this goal with recently approved developments. He did not think the goal meant for the city to rezone everything.
3. Examine any potential programs or partnerships with MAG (Mountainland Association of Governments) – Mr. Crane explained that the goal meant that Highland would reach out to MAG to see if there were any potential programs. Commissioner Campbell thought working with MAG would be a win/win situation.
4. Examine the regulations in the Accessory Dwelling Unit ordinance in the land use code for potential modifications and incentives to encourage a variety of housing options for residents – The Commissioners discussed how this might be a subset of the goal #2.

Commissioner Bills thought the goals were good planning and that it was a good idea to constantly consider goals for the city. She thought Highland was already doing some of the things listed. She said the goals were good to consider as they re-evaluated planning Highland in the best way for residents.

Commissioner Campbell asked for additional comments. Hearing none, he called for a motion.

MOTION: Commissioner Jones moved that the Planning Commission accept the findings and recommend approval of the proposed amendment. Commissioner Abbott seconded the motion. Commissioner Campbell, Commissioner Abbott, Commissioner Ball, Commissioner Bills, Commissioner Carruth, Commissioner Jones, and Commissioner Wright were in favor. None were opposed. The motion carried unanimously.

APPROVAL OF MINUTES

MOTION: Commissioner Abbott moved to approve the July 9, 2019 and the August 27, 2019 minutes. Commissioner Wright seconded the motion. All were in favor. The motion carried unanimously.

ADJOURNMENT

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

The meeting was adjourned at 7:48 PM.