

Highland City Planning Commission

December 11, 2018

Approved January 29, 2019

The regular meeting of the Highland City Planning Commission was called to order by Planning Commission Chair, Christopher Kemp at 7:11 PM on December 11, 2018. An invocation was offered by Commissioner Tim Ball and those assembled were led in the Pledge of Allegiance by Commissioner Ron Campbell.

PRESENT: Commissioner: Christopher Kemp
Commissioner: Ron Campbell
Commissioner: Jerry Abbott
Commissioner: Tim Ball

EXCUSED: Commissioner: Sherry Carruth
Commissioner: Brittney Bills
Commissioner: Abe Day
Commissioner Alternate: Brady Brammer

STAFF PRESENT: Planner: Tara Tannahill
Planning Coordinator: JoAnn Scott
Planning Commission Secretary: Heather White

OTHERS: Nianne Young

PUBLIC APPEARANCES

Chair Kemp asked for public comment. None were offered.

PUBLIC HEARING ITEMS

1. FP-18-03
Clyn and Nianne Young are requesting approval of a 3-lot subdivision located approximately at 11144 N 5500 W.

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

Ms. Tannahill reviewed the history of the property. She mentioned that the previous property owner did two illegal subdivision splits in 1983, which eventually resulted in a Northwest lot 15 and Northeast lot 15. She explained that the Young's now owned the property that included Northwest lot 15. She explained that Northwest lot 15 was not a legal lot and did not have enough frontage, which was why the homeowner was proposing a subdivision. She reviewed the

proposed site plan. Ms. Tannahill mentioned that a development review committee meeting was held with no citizen attendance, however the city received two letters in opposition to the proposed subdivision. Ms. Scott further explained that the proposed subdivision would only allow for one additional house while fixing the mess that was created in 1983. She said it complied with the R-1-40 criteria.

Members of the Planning Commission considered the letters of opposition.

Commissioner Kemp closed the public hearing at 7:19 PM.

Commissioner Campbell pointed out that the proposed lot configuration would have a curve to it. Ms. Young explained that the lot already had a curve. She said extra footage would come from the neighbors to the north.

MOTION: Commissioner Abbott moved that the Planning Commission recommend approval of the proposed plat subject to the following stipulations:

1. The recorded plat conforms to the final plat date stamped October 17, 2018 and drawings date stamped August 31, 2017 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 Ball seconded the motion. Commissioners Kemp, Abbott, Ball, and Campbell were in favor. None were opposed. The motion carried with three absent.

APPROVAL OF MINUTES

MOTION: Commissioner Ball moved to approve the minutes from the August 28, 2018 Planning Commission meeting. Commissioner Campbell seconded the motion. All present were in favor. None were opposed. The motion carried with three absent.

MOTION: Commissioner Campbell moved to accept the minutes from the Nov. 27, 2018 Planning Commission meeting. Commissioner Abbott seconded the motion. All present were in favor. The motion carried with three absent.

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 7:24 PM.