

1 **Highland City Planning Commission**
2 **November 12, 2013**
3

4 The regular meeting of the Highland City Planning Commission was called to order by Planning
5 Commission Chair, Chris Kemp, at 7:00 p.m. on November 12, 2013. An invocation was offered by
6 Commissioner Roundy. Commissioner Rock led those assembled in the Pledge of Allegiance.
7

8 **PRESENT:**

9 Commissioner: Chris Kemp
10 Commissioner: Tim Heyrend
11 Commissioner: Sherry Carruth
12 Commissioner: Abe Day
13 Commissioner: Steve Rock
14 Commissioner: Jay Roundy
15

16
17 **EXCUSED:**

18 Commissioner: Scott Temby

19 **STAFF PRESENT:**

20 Community Development Director: Nathan Crane
21 Secretary: Samantha Stocking
22

23 **OTHERS:** Greg Nield.
24

25 **A. APPEARANCES**

26 Commissioner Kemp invited comments from the public regarding items not on the agenda. Hearing no
27 comments Commissioner Kemp continued with the scheduled agenda items.
28

29 **B. WITHDRAWALS AND CONTINUANCES**

- 30 1. TA-13-08 Greg Nield is requesting to amend Article 4.5 RP (Residential-Professional) District
31 relating to building setbacks, trash enclosure locations, and screen wall requirements. *Legislative.*
32 **To be continued to the December 10, 2013 Planning Commission Meeting.**
- 33 2. Z-13-01 Greg Nield is requesting to rezone 0.9 acres from R-1-40 (Residential) to RP
34 (Residential-Professional) to allow for a 10,001 square foot two-story office building located at
35 10298 North 4800 West. *Legislative.* **To be continued to the December 10, 2013 Planning**
36 **Commission Meeting.**
- 37 3. CU-13-03 Greg Nield is requesting a conditional use permit for a 10,000 square foot two story
38 office building in the RP (Residential-Professional) District located at 10298 North 4800 West.
39 *Administrative.* **To be continued to the December 10, 2013 Planning Commission**
40 **Meeting.**
41

42 **C. PUBLIC HEARING AND LEGISLATIVE ACTION**

- 43 1. FP-13-10 Greg Nield is requesting a minor subdivision approval for a two lot subdivision to
44 allow for the Ashford Assisted Living office building at 10322 North 4800 West. *Administrative.*

1 Mr. Crane explained the request for a minor subdivision approval, a two lot subdivision. Lot one is 2.2
2 acres and houses the existing assisted living facility. Lot two is 0.7 acres; the applicant has a proposal for an
3 office building to be considered in the future. Access to the site is from North County Boulevard or 4800
4 West. As required, the plat includes the appropriate public utility and parkway detail easements. There is
5 also a standard requirement for water shares. Cross parking and access agreements will need to be in place
6 before the plat is recorded. Mr. Crane offered to answer any questions and indicated that the applicant was
7 present.

8 Greg Nield reiterated the proposal for a two lot subdivision. Mr. Nield pointed out that the Ashford
9 Memory Center is opening next month and as a requirement for financing, the parcel with the existing
10 buildings and the parcel for a future building must be separate parcels. That requirement is what led to the
11 minor subdivision request. For more clarification of the request he stated, that there are three existing
12 parcels which will be condensed into two lots; Ashford Assisted Living will be on one lot and a future
13 office building will be on the other. In addition to this information Mr. Nield stated that there will have to
14 be cross sections and access for the shared parking lot of the two parcels.

15 Commissioner Kemp closed public hearing.

16 **MOTION: Commissioner Day moved that the Planning Commission accept the findings and**
17 **recommend APPROVAL of case FP-13-11 a request for minor subdivision approval for Chapel**
18 **Meadows Plat B, a two lot minor subdivision subject to the five stipulations recommended by**
19 **staff.**

- 20
- 21 1. The recorded plat shall conform to the final plat date stamped October 17, 2013 except as
22 modified by these stipulations.
 - 23 2. Water shares shall be dedicated, or documentation of dedication shall be provided, prior to
24 recordation of the final plat as required by the Development Code.
 - 25 3. All required public improvements shall be installed as required the City Engineer.
 - 26 4. The civil construction plans shall meet all requirements as determined by the City Engineer.
 - 27 5. Prior to recordation, the final plat shall be revised as determined by the Community Development
28 Director and City Engineer.
- 29

30 **Motion seconded by Commissioner Roundy. Unanimous vote, motion carried.**

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32 **D. OTHER BUSINESS**

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- 34 • 2014 Planning Commission Meeting Schedule

- 35 ○ Sherry Carruth and Jay Roundy terms are over.

36 **E. COMMISSIONERS COMMENTS AND SUGGESTIONS**

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38 **F. PLANNING STAFF REPORT**

39

- 40 • New Maps

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42 **G. ADJOURNMENT**

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44 **MOTION: Commissioner Rock moved to adjourn. Motion was seconded by Commissioner**
45 **Roundy. Unanimous vote, motion carried.**

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2 Meeting adjourned at 7:09 pm. [7:11:38 PM](#) .