AGENDA

HIGHLAND CITY PLANNING COMMISSION
Tuesday, May 27, 2014 – Regular Meeting 7:00 p.m.

Highland City Council Chambers, 5400 West Civic Center Drive, Highland Utah

CALL TO ORDER: Chris Kemp, Chair

- Attendance – Chris Kemp, Chair
- Invocation – Commissioner Scott Temby
- Pledge of Allegiance – Commissioner Sherry Carruth

APPEARANCES:

Time has been set aside for the public to express their ideas, concerns, and comments on non-agenda items. Speakers will be limited to three (3) minutes.

WITHDRAWALS AND CONTINUANCES:

PUBLIC HEARING ITEMS:

1. PP-14-02: Mr. Todd Demarets of Legacy Fields is requesting preliminary plat approval for a 15 lot single family residential subdivision located on the east side of Ridgeline Elementary. *Administrative*

2. PP-13-06: Jed Robinson and Jared Lucero are requesting preliminary plat approval for a four lot single family residential subdivision located south of the 11200 North and 4800 West. *Administrative*

3. TA-14-03: Mr. Ryan Long of SRM Development is requesting to amend Section 3-4705 Permitted Uses in the Town Center Flex Use District to allow senior independent living and senior continuing care as a conditional use. *Legislative*

OTHER BUSINESS:

- Development Code Amendment – Swimming Pool Setbacks
- Development Code Amendment – Riding Arenas
- Review of Recent Actions

APPROVAL OF MINUTES:

- April 22, 2014 – Regular Meeting

PLANNING STAFF REPORT:

COMMISSION COMMENTS AND SUGGESTIONS:

ADJOURNMENT:

NEXT MEETING: ***June 10, 2014*** at 7:00 pm City Council Chambers

Legislative: An action of a legislative body to adopt laws or polices.
Administrative: An action reviewing an application for compliance with adopted laws and polices.

FOR SPECIAL ACCOMMODATIONS

Any individual with a qualified disability may request a reasonable accommodation by contacting the City Recorder at (801) 772-4506 at least 48 hours prior to the Commission meeting.

CERTIFICATE OF POSTING

The undersigned does hereby certify that the above agenda notice was posted in three public places within Highland City limits on this 17th day of April, 2014. These public places being bulletin boards located inside the City offices and located in the Highland Justice Center, 5400 W. Civic Center Drive, Highland, UT; and the bulletin board located inside Lone Peak Fire Station, Highland, UT. On this 22nd day of May, 2014 the above agenda notice was posted on the Highland City website at www.highlandcity.org.

Kylie Martinez, Planning Technician

Community Development

DATE: May 27, 2014

TO: Planning Commission

FROM: Nathan Crane, Community Development Director

REQUEST: Preliminary Plat approval for Highland Fields a 15 lot single family residential subdivision.

PARCEL SIZE: 14.4 Acres

LOCATION: East of the southeast corner of 11800 North and Highland Boulevard North

APPLICANT: Todd Demarets, Legacy Fields Co.

OWNER: Acorn Ridge, LLC

BACKGROUND:

The property is designated as Low Density Residential on the General Plan Land Use Map. The property is zoned R-1-40 (Single Family Residential). The R-1-40 District allows one home per 40,000 square feet. The minimum lot width is 130 feet.

Subdivision review and approval is an administrative process.

SUMMARY OF REQUEST:

1. The applicant is requesting approval of a 14 lot single family residential subdivision. The proposed density is 1.04 units per acre. Lot sizes are as follows:

Lot	Square Footage		Lot	Square Footage
1	42,122		9	33,957
2	33,312		10	31,518
3	30,500		11	31,518
4	30,153		12	31,518
5	30,249		13	31,518
6	30,344		14	31,518
7	33,342		15	33,537
8	30,000			

2. Access to the site will be from 11800 North, Valley View Drive, and Sunrise Drive.

CITIZEN PARTICIPATION:

Notice of the May 21, 2014 Development Review Committee meeting was mailed to all property owners within 500' of the proposed plat on May 1, 2014. One resident attended the meeting and spoke in favor of the subdivision.

Notice of the May 27, 2014 Planning Commission meeting was published in the Daily Herald on May 11, 2014. Notice of the meeting was also mailed to all property owners on May 13, 2014. No comments have been received.

ANALYSIS:

- The property is designated as low density residential on the General Plan Land Use Map. The Highland Fields subdivision is consistent with the General Plan.

- The property to the north is existing single family residential (Highland Hills Subdivision). The property to the west Ridgeline Elementary School. The property to the east is existing single family residential (Highland Heights Subdivision). The property to the south is existing single family residential (Dry Creek Bench Subdivision). The proposed subdivision is compatible with the surrounding land uses.

- Utilities will be extended from 11800 North, Valley View Drive, and Sunrise Drive to serve the site. The applicant is extending the sewer line in Highland Fields Drive to 11800 North. This will assist the City in addressing future capacity issues further downstream.

- A preliminary drainage plan has been provided. The final design will be reviewed and approved with the civil drawings. A detention basin shown adjacent to lot 8. The basin has been sized to accommodate regional flows as shown in the Cities Master Plan. This area will need to be dedicated to the city.

- The parkway detail will be installed as required along 11800 North.

- Water will be dedicated as required by the Development Code prior to final plat recordation.

FINDINGS:

The proposed plat meets the following findings with stipulations:

- It is in conformance with the General Plan, the R-1-40 District and the Highland City Development Code.

RECOMMENDATION:

The Planning Commission should hold a public hearing and recommend approval of the preliminary plat subject to the following stipulations:

1. The final plat shall be in substantial conformance with the preliminary plat date stamped April 14, 2014.

2. Final landscape plans shall be approved prior to recording the final plat.

3. The detention pond adjacent to lot 8 shall be constructed and landscaped by the developer and dedicated to the City. The landscape plan shall be approved by the City prior to final plat recordation.

4. All required public improvements shall be installed as required the City Engineer.

5. The civil construction plans shall meet all requirements as determined by the City Engineer.

PROPOSED MOTION:

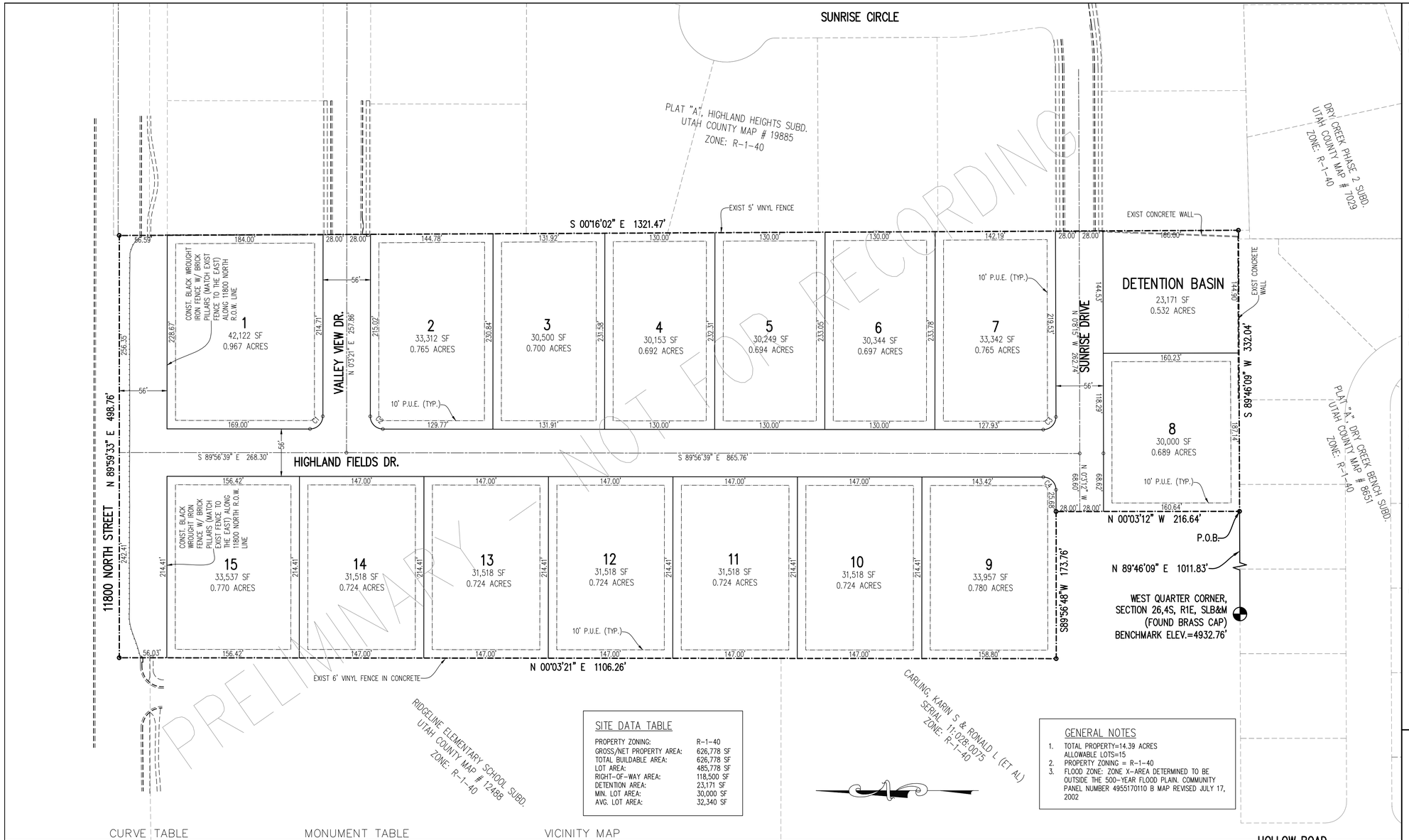
I move that the Planning Commission accept the findings and recommend **APPROVAL** of case PP-14-02 a request for preliminary plat approval subject to the five stipulations recommended by staff.

ALTERNATIVE MOTION:

I move that the Planning Commission recommend denial of the proposed preliminary plat subject to the following findings: (The Commission should draft appropriate findings).

ATTACHMENTS:

Attachment 1 - Proposed Plat date stamped April 14, 2014



SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT

BOUNDARY DESCRIPTION

COMMENCING AT A POINT ON THE NORTHERLY BOUNDARY OF PLAT "A", DRY CREEK BENCH SUBDIVISION ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE SAID POINT BEING NORTH 89°46'09" EAST 1011.83 FEET ALONG SAID PLAT "A", DRY CREEK BENCH SUBDIVISION FROM THE WEST QUARTER CORNER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE NORTH 00°03'12" WEST 216.64 FEET; THENCE SOUTH 89°56'48" WEST 173.76 FEET; THENCE NORTH 00°03'21" EAST 1106.26 FEET ALONG RIDGELINE ELEMENTARY SCHOOL SUBDIVISION AND EXTENSIONS THEREOF ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE; THENCE NORTH 89°59'33" EAST 498.76 FEET TO A POINT ON THE WESTERLY BOUNDARY OF PLAT "A", HIGHLAND HEIGHTS SUBDIVISION ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID PLAT "A", HIGHLAND HEIGHTS SUBDIVISION SOUTH 00°16'02" EAST 1321.47 FEET TO A POINT ON THE EXTENSION OF THE NORTHERLY BOUNDARY OF SAID PLAT "A", DRY CREEK BENCH SUBDIVISION; THENCE ALONG SAID PLAT "A", DRY CREEK BENCH SUBDIVISION AND EXTENSION THEREOF SOUTH 89°46'09" WEST 332.04 FEET TO THE POINT OF BEGINNING.

AREA = 14.4 ACRES

DATE — SURVEYOR (SEE SEAL BELOW)

OWNERS' DEDICATION

WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC, THE PUBLIC UTILITY EASEMENTS TO ALL PROVIDERS, PUBLIC OR PRIVATE, AND THE IRRIGATION EASEMENTS TO ALL LOT OWNERS, AND THEIR SUCCESSORS AND ASSIGNS IN PERPETUITY.
IN WITNESS HEREOF WE HAVE SET OUR HANDS THIS _____DAY OF _____,A.D. 20 _____

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE____DAY OF _____, A.D. 20___PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ — NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE DEPARTMENT OF PUBLIC WORKS AND ENGINEERING OF HIGHLAND CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____DAY OF _____, A.D. 20_____

APPROVED BY MAYOR _____

APPROVED _____ CITY ENGINEER (SEE SEAL BELOW) — ATTEST _____ CLERK-RECORDER (SEE SEAL BELOW)

LIEN HOLDER CONSENT

THE UNDERSIGNED BENEFICIARY HEREBY CONSENTS TO THE RECORDING OF THIS PLAT FOR THE HEREIN DESCRIBED PROPERTY AND THE DEDICATIONS PROVIDED HEREIN.

HIGHLAND CITY ATTORNEY

APPROVED AS TO FORM THIS _____DAY OF _____, 20____ — HIGHLAND CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS_____DAY OF_____, 20 _____ — PLANNING COMMISSION CHAIR

COMMUNITY DEVELOPMENT DIRECTOR

SITE DATA TABLE

PROPERTY ZONING:	R-1-40
GROSS/NET PROPERTY AREA:	626,778 SF
TOTAL BUILDABLE AREA:	626,778 SF
LOT AREA:	485,778 SF
RIGHT-OF-WAY AREA:	118,500 SF
DETENTION AREA:	23,171 SF
MIN. LOT AREA:	30,000 SF
AVG. LOT AREA:	32,340 SF

GENERAL NOTES

1. TOTAL PROPERTY=14.39 ACRES
   ALLOWABLE LOTS=15
2. PROPERTY ZONING = R-1-40
3. FLOOD ZONE: ZONE X-AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN. COMMUNITY PANEL NUMBER 4955170110 B MAP REVISED JULY 17, 2002

CONDITIONS OF APPROVAL

There are conditions of approval attached to this subdivision which are indicated on this plat. These conditions have also been recorded with this subdivision. Potential buyers are requested to read these conditions carefully and obtain a copy of these conditions and restrictions prior to purchasing or contracting to purchase any lots within this subdivision. These conditions are binding and have been imposed by the legislative body of Highland City. A copy of these conditions may be obtained through the Utah County Recorder's office or the Highland City Recorder's office. In addition, Highland City has approved binding zoning laws through a legally binging Development Code. It is the responsibility of the buyer to do their due diligence in obtaining all accurate information and/or regulations that may directly or indirectly affect the use of property prior to purchasing or contracting to purchase any property anywhere. Conditions of approval conveyed on this property by the legislative body of Highland City, which are in addition to the Development Code, are as follows:

1. Each homeowner is entitled to one tree per lot which will be installed by the city. The tree will be planted in the parkstrip and be planted within 2 years from the date of the certificate of occupancy. Once planted, maintenance of the tree shall be the responsibility of the homeowner.
2. 70% of the front yard landscaping shall be installed by the homeowner within one year after receiving a certificate of occupancy.
3. Landscaping and construction materials of any type are not permitted upon or within the street, curb & gutter, park strip or sidewalk (street right-of-way) with the exception of the parkstrip which requires 75% to be landscaped.
4. A fence that abuts open space or has a trail has additional restrictions of size and opacity. Fences along open space or a trail must comply with Highland City Ordinance. All fences require a fence permit prior to installation. In addition, retaining walls are regulated by ordinance and require a retaining wall permit prior to construction.
5. Highland City Ordinances restrict height of foundation above curb. It is the responsibility of the buyer to contact the city prior to purchasing any lot. This restriction applies to all lots in this subdivision.

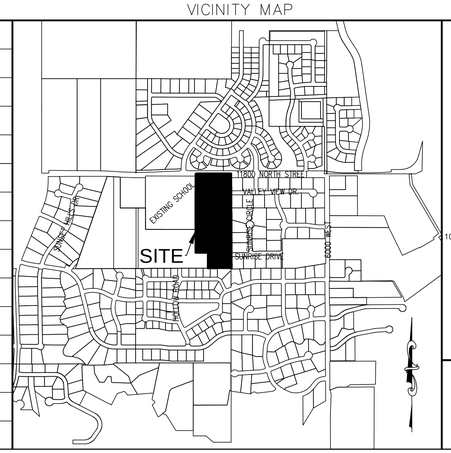
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	23.56	90°0'0"	21.21	S 44°56'39" E
C2	15.00	23.56	90°0'0"	21.21	S 45°3'21" W
C3	15.00	23.61	90°11'36"	21.25	S 45°2'27" E
C4	15.00	23.53	89°53'27"	21.19	S 45°0'4" W

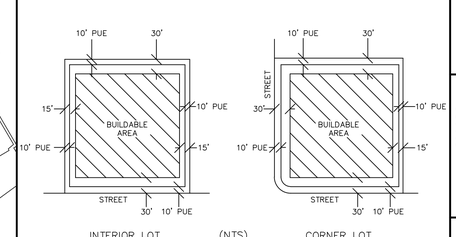
MONUMENT TABLE

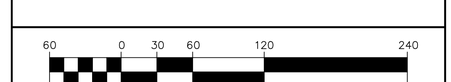
A	N:	E:
B	N:	E:
C	N:	E:
D	N:	E:
E	N:	E:
F	N:	E:
G	N:	E:
H	N:	E:
I	N:	E:
J	N:	E:
K	N:	E:
L	N:	E:
M	N:	E:
N	N:	E:
O	N:	E:

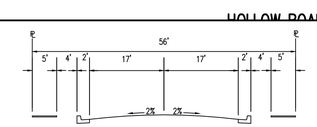
VICINITY MAP



TYPICAL BUILDING SETBACKS







STANDARD SUBDIVISION STREET
(NTS)

QUESTAR GAS COMPANY

Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's right-of-way department.

Approved this _____day of _____ 20_____Questar Gas Company By:_____ Title:_____

UTILITIES APPROVAL

Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public Utilities Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove such structures at the owner's expense, or the utility may remove such structures at the owner's expense. At no time any permanent structures be placed within the PUE or any other obstructions with interfere with the use of the PUE with out the prior written approval of the utilities with facilities in the PUE.

Rocky Mtn. Power _____ Qwest _____ Comcast _____

Date: _____ Date: _____ Date: _____

HIGHLAND FIELDS

PLAT "A"

LOCATED IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

NAD 27
SCALE: 1" = 60 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

Surveyor: Level of Focus, Inc.
1334 East 1150 South
Spanish Fork, UT 84660
(801) 319-5441

Engineer: Excel Engineering, Inc.
12 West 100 North, #201
American Fork, UT 84003
(801) 756-4504

Developer: Legacy Fields
Todd Demarets
4505 S. Wasatch Blvd., Ste. 130,
Salt Lake City, UT 84124
Phone: (801) 707-2413

SUNRISE CIRCLE

EXIST 2' CURB & GUTTER
EXIST 4' MEANDERING SIDEWALK
EXIST RIBBON CURB
EXIST 2' CURB & GUTTER
EXIST CB
CONNECT TO EXIST SDMH RIM=4943.63 IE=4939.33
EXIST 2' CURB & GUTTER
EXIST CB
EXIST 2' CURB & GUTTER
EXIST CB
CONNECT TO EXIST SDMH RIM=4889.54 15" IE=4884.54
EXIST 2' CURB & GUTTER
ORIFICE IN THIS SDMH TO RESTRICT FLOW TO 0.2 CFS/ACRE
EXIST 2' CURB & GUTTER
EXIST EDGE OF ASPHALT
CONST. 2' CURB
CONST. 5' MEANDERING WALK
CONST. 5' WALK
CONST. 4' PLANTER
10' P.U.E. (TYP.)
10' P.U.E. (TYP.)
10' P.U.E. (TYP.)
10' P.U.E. (TYP.)
10' P.U.E. (TYP.)
FL=4894.0
DETENTION BASIN
DETENTION POND CAPACITY=23,607 C.F. 1' FREEBOARD 3:1 SIDE SLOPES GRASS LANDSCAPE SLOPE BOTTOM TO OUTLET
VALLEY VIEW DR.
SUNRISE DRIVE
HIGHLAND FIELDS DR.
11800 NORTH STREET
HOLLOW ROAD
CONNECT TO EXIST 15" SD. PIPE & INSTALL CB
REMOVE EXIST OUTLET PIPE
EXIST CB
EXIST 2' CURB & GUTTER
EXIST 2' CURB & GUTTER
EXIST 2' CURB & GUTTER

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

Scale 1" = 50'

REVISIONS		
Rev.	Date	Description

Developer: Legacy Fields
Todd Demarets
4505 S. Wasatch Blvd., Ste. 130, Salt Lake City, UT 84124
Phone: (801) 707-2413

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511

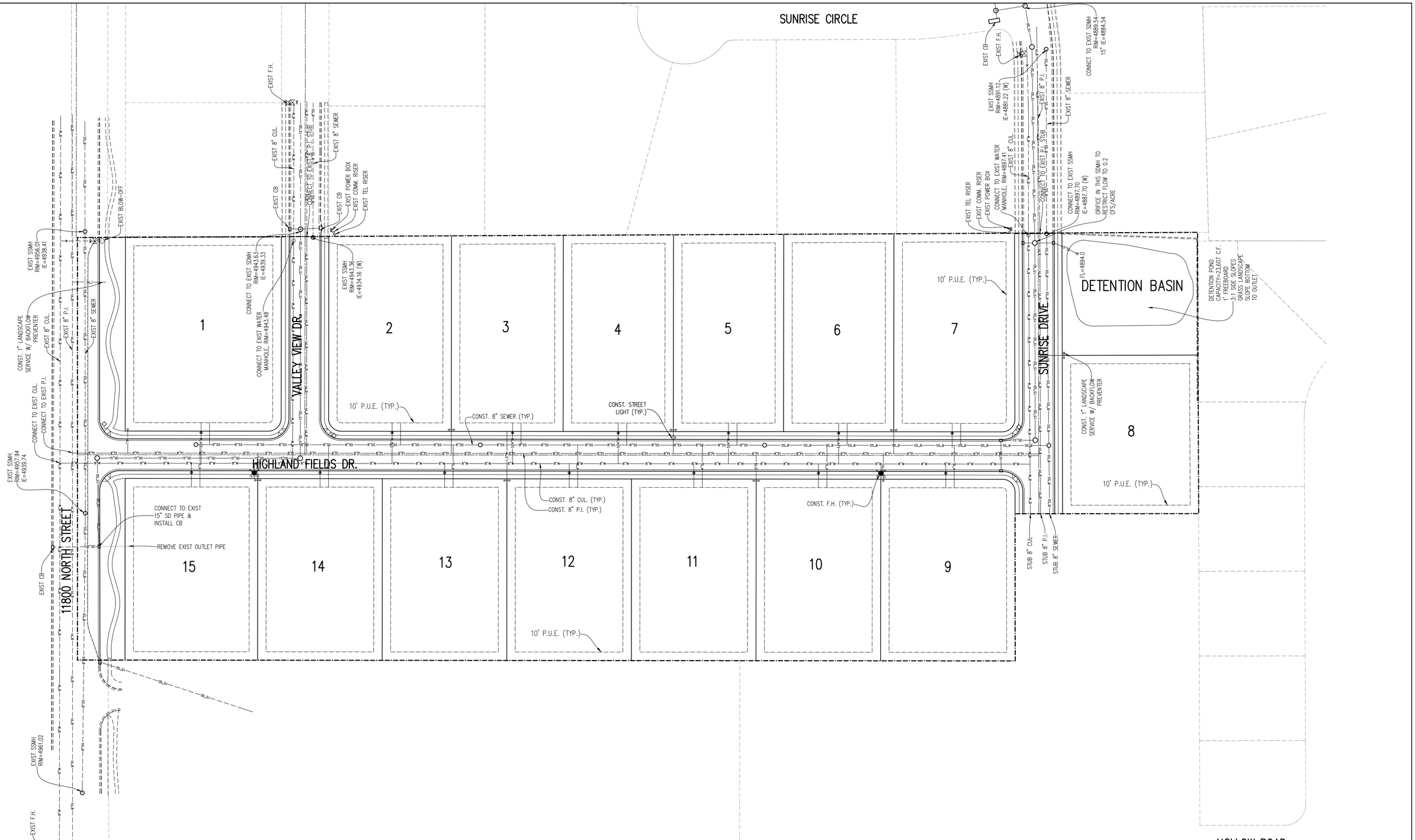
HIGHLAND FIELDS

HIGHLAND 11800 NORTH 6300 WEST UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

PRELIMINARY GRADING & DRAINAGE PLAN

Scale: 1"=50'
Date: 04/09/14



Scale 1" = 50'

REVISIONS		
Rev.	Date	Description

Developer: Legacy Fields
Todd Demarets
4505 S. Wasatch Blvd., Ste. 130, Salt Lake City, UT 84124
Phone: (801) 707-2413

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P: (801) 756-4504; F: (801) 756-4511

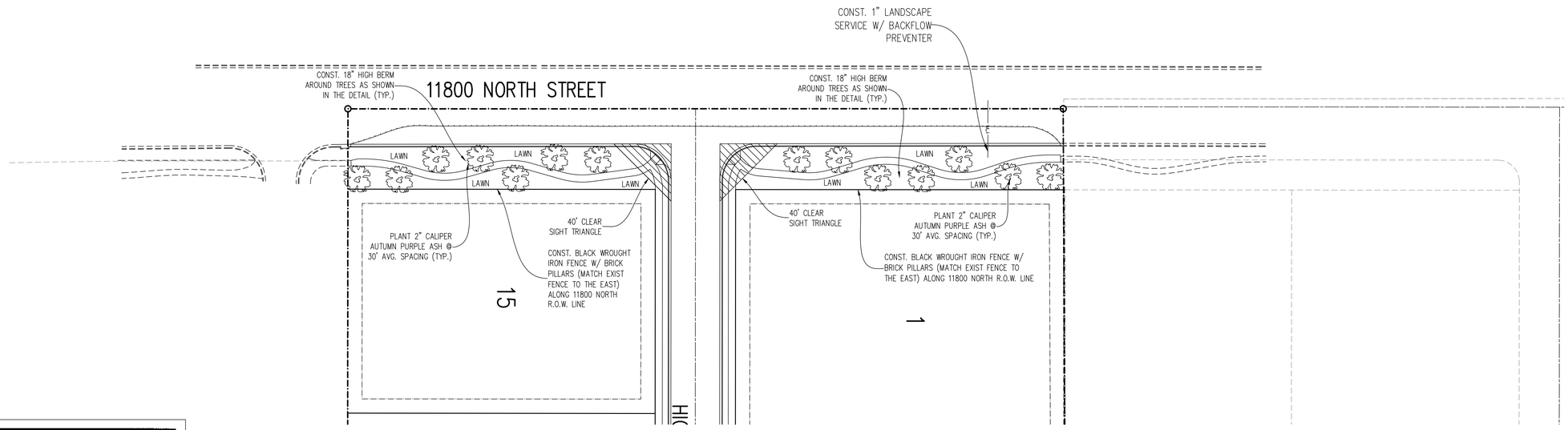
HIGHLAND FIELDS

HIGHLAND 11800 NORTH 6300 WEST UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

PRELIMINARY UTILITY PLAN

Scale: 1"=50'
Date: 04/09/14



The Parkway is designed as a 29' foot wide strip with a 5 foot meandering sidewalk, landscaping and fence.

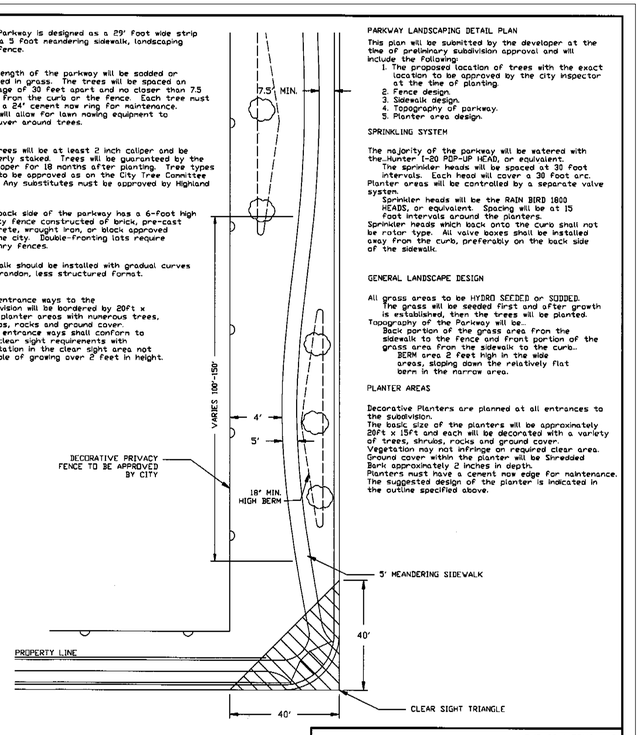
The length of the parkway will be sodded or planted in grass. The trees will be spaced on average of 30 feet apart and no closer than 7.5 feet from the curb or the fence. Each tree must have a 24' cement raw ring for maintenance. This will allow for lawn mowing equipment to maneuver around trees.

All trees will be at least 2 inch caliper and be properly staked. Trees will be guaranteed by the developer for 18 months after planting. Tree types are to be approved as on the City Tree Committee list. Any substitutes must be approved by Highland City.

The back side of the parkway has a 6-foot high quality fence constructed of brick, pre-cast concrete, wrought iron, or black approved by the city. Double-fronting lots require masonry fences.

Sidewalk should be installed with gradual curves in a random, less structured format.

The entrance ways to the subdivision will be bordered by 20ft x 15ft planter areas with numerous trees, shrubs, rocks and ground cover. Such entrance ways shall conform to the clear sight requirements with vegetation in the clear sight area not capable of growing over 2 feet in height.



PARKWAY LANDSCAPING DETAIL PLAN

This plan will be submitted by the developer at the time of preliminary subdivision approval and will include the following:

1. The proposed location of trees with the exact location to be approved by the city inspector at the time of planting.
2. Fence design.
3. Sidewalk design.
4. Topography of parkway.
5. Planter area design.

SPRINKLING SYSTEM

The majority of the parkway will be watered with the Hunter I-20 POP-UP HEAD, or equivalent.
The sprinkler heads will be spaced at 30 foot intervals. Each head will cover a 30 foot arc.
Planter areas will be controlled by a separate valve system.
Sprinkler heads will be the RAIN BIRD 1800 HEADS, or equivalent. Spacing will be at 15 foot intervals around the planters.
Sprinkler heads which back onto the curb shall not be rotor type. All valve boxes shall be installed away from the curb, preferably on the back side of the sidewalk.

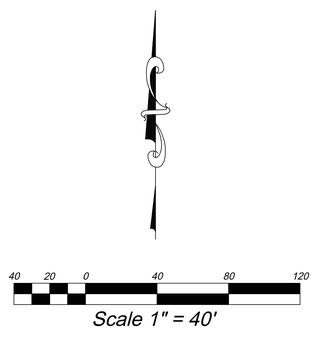
GENERAL LANDSCAPE DESIGN

All grass areas to be HYDRO SEEDED or SODDED.
The grass will be seeded first and after growth is established, then the trees will be planted.
Topography of the Parkway will be..
Back portion of the grass area from the sidewalk to the fence and front portion of the grass area from the sidewalk to the curb..
BERM area 2 feet high in the wide areas, sloping down the relatively flat berm in the narrow area.

PLANTER AREAS

Decorative Planters are planned at all entrances to the subdivision.
The basic size of the planters will be approximately 20ft x 15ft and each will be decorated with a variety of trees, shrubs, rocks and ground cover.
Vegetation may not infringe on required clear area.
Ground cover within the planter will be Shredded Bark approximately 2 inches in depth.
Planters must have a cement raw edge for maintenance.
The suggested design of the planter is indicated in the outline specified above.

HIGHLAND CITY	PUBLIC WORKS AND ENGINEERING
TITLE: PARKWAY LANDSCAPE DETAIL	
DRAWN BY:	DATE: FEB 12 2008
CHECKED BY:	
	APPROVED BY:



LANDSCAPE AREA:

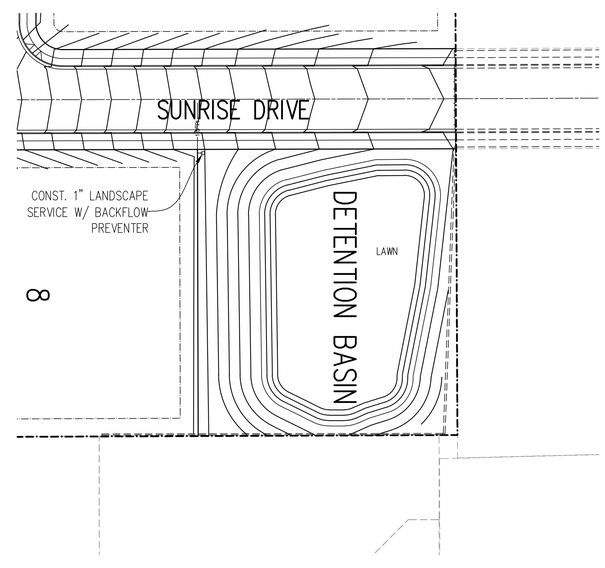
11800 NORTH LANDSCAPE AREA = 13,050 S.F.
DETENTION POND LANDSCAPE AREA = 23,171 S.F.

IRRIGATION NOTE:

ALL LAWN AND TREES TO BE WATERED WITH AN UNDERGROUND SPRINKLER SYSTEM.

MAINTENANCE NOTE:

HOME OWNERS ADJACENT TO LANDSCAPE STRIP ARE TO MAINTAIN THE LAWN WEEKLY DURING APRIL-OCT.



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Rev.	Date	Description

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HIGHLAND FIELDS

HIGHLAND 11800 NORTH 6300 WEST UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

PRELIMINARY LANDSCAPE PLAN

Scale: 1"=40'
Date: 04/09/14

Community Development

DATE: May 27, 2014

TO: Planning Commission

FROM: Nathan Crane, Community Development Director

REQUEST: Preliminary Plat approval for the Pace Manor a four lot single family residential subdivision.

PARCEL SIZE: 4.13 Acres

LOCATION: South of the southeast corner of 4800 West and 11200 North

APPLICANT: Mike Carlton for Pace Manor, LLC

OWNER: Pace Manor, LLC

BACKGROUND:

The property is designated as Low Density Residential on the General Plan Land Use Map. The property is zoned R-1-40 (Single Family Residential). The R-1-40 District allows one home per 40,000 square feet. The minimum lot width is 130 feet.

Subdivision review and approval is an administrative process.

SUMMARY OF REQUEST:

1. The applicant is requesting approval of a 4 lot single family residential subdivision. The proposed density is 1.04 units per acre. Lot sizes are as follows:

Lot	Square Footage
1	47,369
2	30,000
3	51,098
4	26,703

2. Access to the site will be from 4800 West.

CITIZEN PARTICIPATION:

Notice of the May 21, 2014 Development Review Committee meeting was mailed to all property owners within 500' of the proposed plat on May 1, 2014. Seven residents attended the meeting. Three residents wanted to ensure access to the vacant property to the east. Two residents were concerned about potential cut through traffic. Two residents requested additional information.

Notice of the May 27, 2014 Planning Commission meeting was published in the Daily Herald on May 11, 2014. Notice of the meeting was also mailed to all property owners on May 13, 2014. No comments have been received.

ANALYSIS:

- The property is designated as low density residential on the General Plan Land Use Map. The Highland Fields subdivision is consistent with the General Plan.

- The property to the north, south and west is existing single family residential. The property to the east is vacant and zone R-1-40. The proposed subdivision is compatible with the surrounding land uses.

- Utilities will be extended from 4800 West. The existing water line in 4800 West will need to be upgraded to serve this development. All utilities will be stub to the east property line to facilitate development of the adjacent property.

- A preliminary drainage plan has been provided. The final design will be reviewed and approved with the civil drawings.

- The parkway detail will be installed as required along 4800 West.

- Water will be dedicated as required by the Development Code prior to final plat recordation.

FINDINGS:

The proposed plat meets the following findings with stipulations:

- It is in conformance with the General Plan, the R-1-40 District and the Highland City Development Code.

RECOMMENDATION:

The Planning Commission should hold a public hearing and recommend approval of the preliminary plat subject to the following stipulations:

1. The final plat shall be in substantial conformance with the preliminary plat date stamped April 24, 2014.

2. Final landscape plans shall be approved prior to recording the final plat. The parkway detail shall be installed on lot four.

3. All required public improvements shall be installed as required the City Engineer.

4. The civil construction plans shall meet all requirements as determined by the City Engineer.

PROPOSED MOTION:

I move that the Planning Commission accept the findings and recommend **APPROVAL** of case PP-13-06 a request for preliminary plat approval subject to the four stipulations recommended by staff.

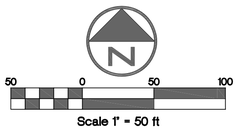
ALTERNATIVE MOTION:

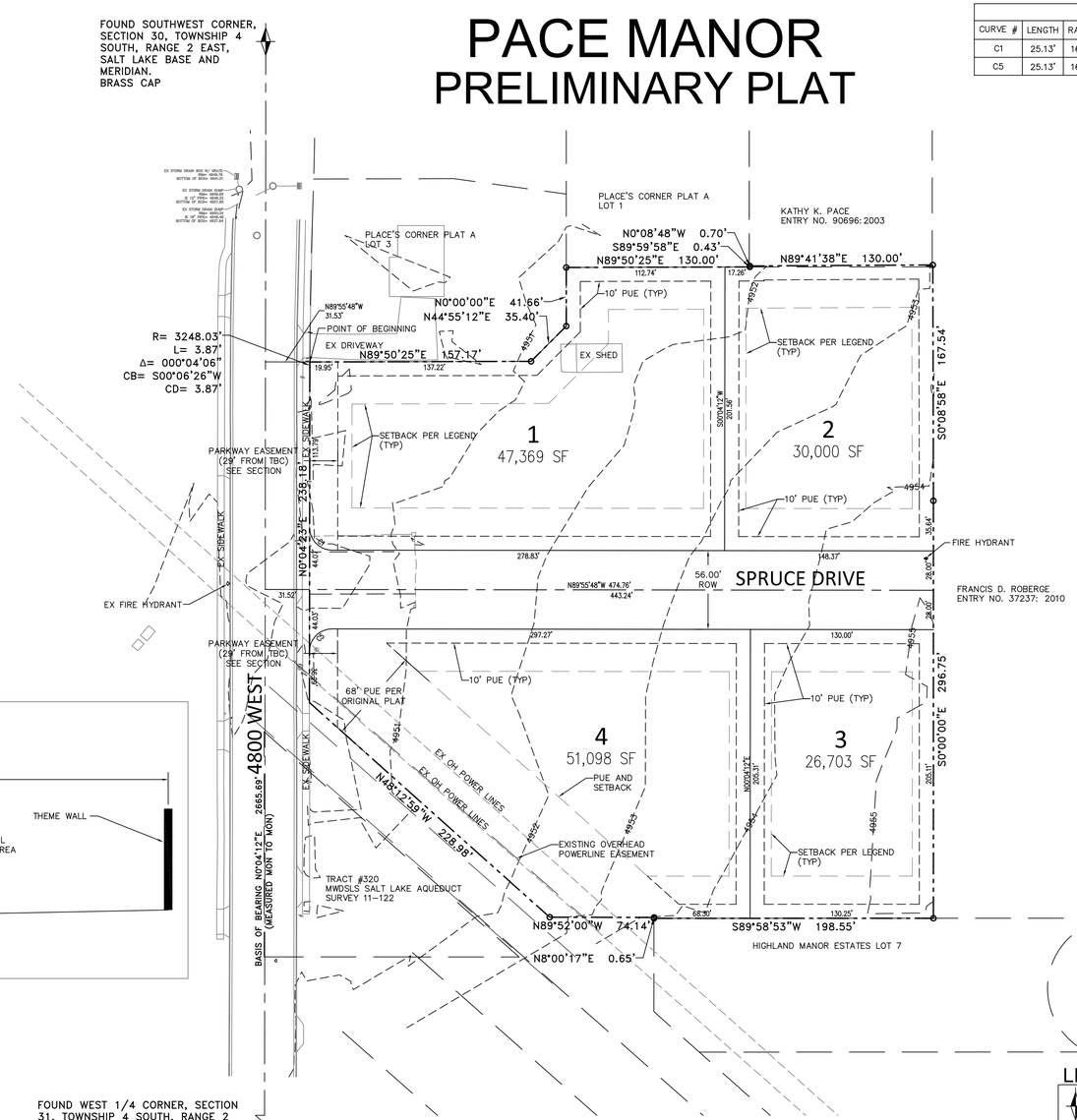
I move that the Planning Commission recommend denial of the proposed preliminary plat subject to the following findings: (The Commission should draft appropriate findings).

ATTACHMENTS:

Attachment 1 - Proposed Plat date stamped April 24, 2014

PACE MANOR
PRELIMINARY PLAT

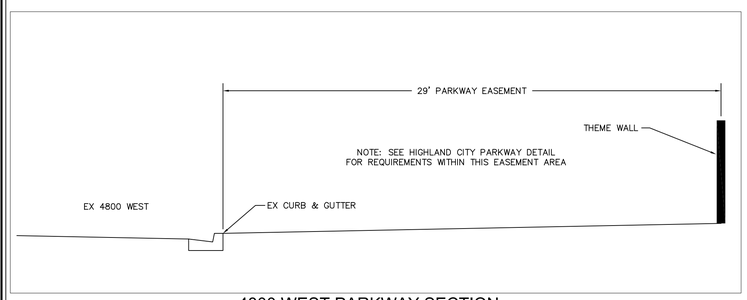




NOTES:

1. ALL LOTS ARE SUBJECT TO A PUBLIC UTILITY EASEMENT THAT IS 10 FEET ALONG ALL LOT LINES.
2. A GEOTECHNICAL REPORT FOR THIS PROJECT HAS BEEN PROVIDED BY WILDING ENGINEERING. ALL CONSTRUCTION SHALL COMPLY WITH THE FINDINGS IN THIS REPORT.
3. LOTS 1 AND 4 SHALL ACCESS SPRUCE DRIVE. THEY ARE PROHIBITED FROM ACCESSING DIRECTLY TO 4800 WEST.

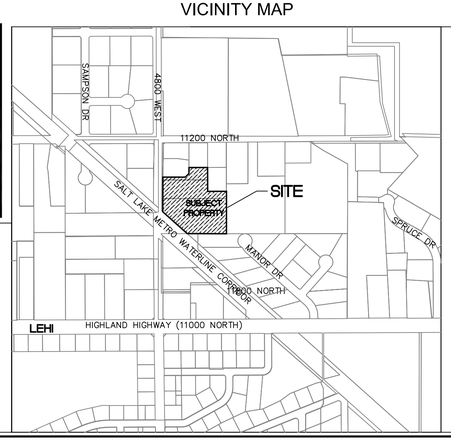
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	25.13'	16.00'	90°00'11"	S44°55'43"E	22.63'
C5	25.13'	16.00'	89°59'49"	S45°04'17"W	22.63'



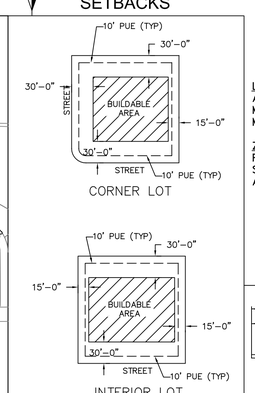
4800 WEST PARKWAY SECTION
NOT TO SCALE

FOUND WEST 1/4 CORNER, SECTION 31, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. BRASS CAP

VICINITY MAP

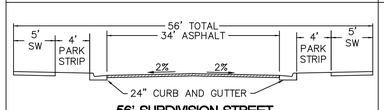


TYPICAL BUILDING SETBACKS



LOT AREA TABULATIONS
AVERAGE LOT AREA: 38,793 SQ FT
MINIMUM LOT AREA: 26,426 SQ FT
MAXIMUM LOT AREA: 51,098 SQ FT

ZONING:
PROJECT SITE: R-1-40
SURROUNDING PROPERTIES: R-1-40 AND NON-CONFORMING R-1-20



56' SUBDIVISION STREET
NO SCALE

LEGEND

- FOUND SECTION CORNER
- SECTION LINE
- FOUND MONUMENT
- SET 5/8 REBAR AND CAP (WILDING ENGINEERING)
- (BOUNDARY LINE)
- ADJACENT PROPERTY / ROW LINE
- BUILDING SETBACKS
  - 30' AGAINST ROW
  - 15' SIDEYARD
  - 30' REAR
- PUE
  - 10' ALONG ALL LOT LINES

SURVEYOR'S CERTIFICATE

I, SCOTT W. DERBY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 186126 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3 OF PACE'S CORNER PLAT "A" SUBDIVISION RECORDED AS SERIAL NUMBER 9164-104 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 00°04'12" WEST ALONG THE SECTION LINE, 262.02 FEET AND SOUTH 89°55'48" EAST 31.53 FEET FROM THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 4 SOUTH RANGE 2 EAST SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE SOUTH LINE OF SAID PACE'S CORNER PLAT "A" THE FOLLOWING FOUR (4) COURSES; 1) NORTH 89°50'25" EAST 157.17 FEET; 2) NORTH 44°55'12" EAST 35.40 FEET; 3) NORTH 41.66 FEET; 4) NORTH 89°50'25" EAST 130.00 FEET; THENCE SOUTH 89°59'58" EAST 0.43 FEET; THENCE NORTH 00°08'48" WEST 0.70 FEET; THENCE NORTH 89°41'38" EAST 130.00 FEET; THENCE SOUTH 00°08'58" EAST 167.54 FEET TO THE NORTHEAST CORNER OF PACE'S CORNER PLAT "B" SUBDIVISION RECORDED AS SERIAL NUMBER 9813-111 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG THE BOUNDARY OF SAID PACE'S CORNER PLAT "B" THE FOLLOWING FIVE (5) COURSES; 1) SOUTH 296.75 FEET TO THE NORTH LINE OF HIGHLAND MANOR ESTATES PLAT "A" AMENDED RECORDED AS MAP FILING NUMBER 1383-V IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER'S OFFICE; 2) SOUTH 89°58'53" WEST ALONG SAID NORTH LINE 198.55 FEET; 3) NORTH 08°00'17" EAST 0.65 FEET; 4) NORTH 89°52'00" WEST 74.14 FEET TO THE NORTHEAST LINE OF THE METRO WATER DISTRICT OF SALT LAKE AND SANDY PROPERTY PER THE ROBINSON, BIEHN AND BIEHN INC. RECORD OF SURVEY RECORDED AS SERIAL NUMBER 11-122 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY SURVEYOR'S OFFICE; 5) NORTH 48°12'59" WEST ALONG SAID METRO WATER PROPERTY 228.98 FEET TO THE EAST LINE OF 4800 WEST STREET; THENCE NORTH 00°04'23" EAST ALONG SAID EAST LINE 238.18 FEET; THENCE 3.87 FEET ALONG THE ARC OF A TANGENT 3,248.03 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 00°06'26" EAST 3.87 FEET) TO THE POINT OF BEGINNING.

CONTAINS 180,102 SF OR 4.134 AC MORE OR LESS

DATE _____ SURVEYOR (SEE SEAL BELOW) _____

OWNERS' DEDICATION

WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HERON FOR PERPETUAL USE OF THE PUBLIC, THE PUBIC UTILITY EASEMENTS TO ALL PROVIDERS, PUBLIC OR PRIVATE, AND THE IRRIGATION EASEMENTS TO ALL LOT OWNERS, AND THEIR SUCCESSORS AND ASSIGNS IN PERPETUITY.
IN WITNESS HEREOF WE HAVE SE OUR HANDS THIS _____ DAY OF _____,A.D. 20____.

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S

ON THE _____ DAY OF _____,A.D. 20____, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FORGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____, _____ NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE DEPARTMENT OF PUBLIC WORKS AND ENGINEERING OF HIGHLAND CITY, COUNTY OF UTAH, APPROVES THE SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____,A.D. 20____, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FORGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

APPROVED BY MAYOR _____,

APPROVED: _____, CITY ENGINEER (SEE SEAL BELOW) ATTEST_____, CLERK-RECORDER (SEE SEAL BELOW)

LEIN HOLDER CONSENT

THE UNDERSIGNED BENEFICIARY HEREBY CONSENTS TO THE RECORDING OF THIS PLAT FOR THE HEREIN DESCRIBED PROPERTY AND THE DEDICATIONS PROVIDED HEREIN.

HIGHLAND CITY ATTORNEY

APPROVED AS TO FORM THIS ____ DAY OF _____,A.D. 20__, _____. HIGHLAND CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____,A.D. 20__, _____. PLANNING COMMISSION CHAIR

_____. COMMUNITY DEVELOPMENT DIRECTOR

CONDITIONS OF APPROVAL

THERE ARE CONDITIONS OF APPROVAL ATTACHED TO THIS SUBDIVISION WHICH ARE INDICATED ON THIS PLAT. THESE CONDITIONS HAVE ALSO BEEN RECORDED WITH THIS SUBDIVISION. POTENTIAL BUYERS ARE REQUESTED TO READ THESE CONDITIONS CAREFULLY AND OBTAIN A COPY OF THESE CONDITION AND RESTRICTION PRIOR TO PURCHASING OR CONTRACTING TO PURCHASE ANY LOTS WITHIN THIS SUBDIVISION. A COPY OF THESES CONDITIONS MAY BE OBTAINED THROUGH THE UTAH COUNTY RECORDER'S OFFICE OR THE HIGHLAND CITY RECORDER'S OFFICE. IN ADDITION, HIGHLAND CITY HAD APPROVED BINDING ZONING LAWS THROUGH A LEGALLY BINDING DEVELOPMENT CODE. IT IS THE RESPONSIBILITY OF THE BUYER TO DO THEIR DUE DILIGENCE IN OBTAINING ALL ACCURATE INFORMATION AND/OR REGULATION THAT MAY DIRECTLY OR INDIRECTLY AFFECT THE USE OF THE PROPERTY PRIOR TO PURCHASING OR CONTRACTING TO PURCHASE ANY PROPERTY ANYWHERE. CONDITIONS OF APPROVAL CONVEYED ON THIS PROPERTY BY THE LEGISLATIVE BODY OF HIGHLAND CITY, WHICH ARE IN ADDITION TO THE DEVELOPMENT CODE, ARE AS FOLLOWS:

1. THE FRONT YARD LANDSCAPING SHALL BE INSTALLED BY THE HOMEOWNER WITHIN ONE YEAR AFTER RECEIVING A CERTIFICATE OF OCCUPANCY.
2. HIGHLAND CITY ORDINANCES RESTRICT HEIGHT OF FOUNDATION ABOVE CURB. IT IS THE RESPONSIBILITY OF THE BUYER TO CONTACT THE CITY PRIOR TO PURCHASING ANY LOT. THIS RESTRICTION APPLIES TO ALL LOTS IN THIS SUBDIVISION.

CONTACT LIST

OWNERS AGENT
PACE MANOR LLC
GRIFFIN M. JOHNSON
PHONE: 801-203-4878
160 W CANYON CREST RD #200 ALPINE, UT 84004

DESIGN ENGINEER:
WILDING ENGINEERING
MIKE CARLTON
PHONE: 801-553-8112
14721 S HERITAGE CREST WAY, BLUFFDALE, UTAH 84065

WILDING ENGINEERING
14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT.

APPROVED THIS _____ DAY OF _____,A.D. 20____,

QUESTAR GAS COMPANY BY: _____ TITLE: _____.

UTILITES APPROVAL

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACULTIES WITHIN THE PUBLIC UTILITIES EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WITH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MTN POWER _____ DATE: _____ CENTURY LINK _____ DATE: _____ COMCAST_____ DATE: _____

PACE MANOR
PRELIMINARY PLAT

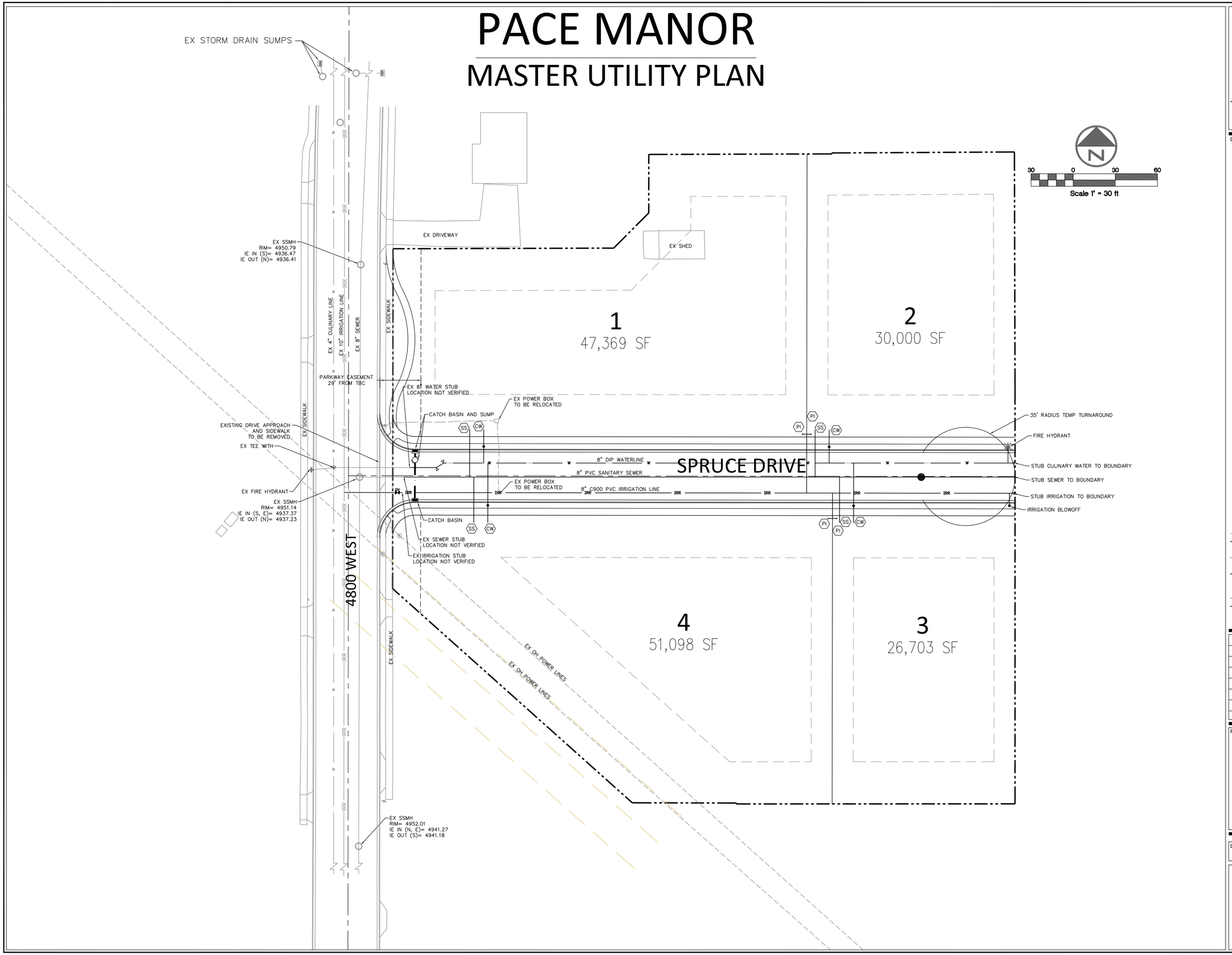
LOCATED IN SECTION 31, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

US STATE PLANE NAD 1983
SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLEAK-RECORDER SEAL

PACE MANOR

MASTER UTILITY PLAN



WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

LEGEND

- EXISTING SEWER
- PROPOSED SEWER
- SEWER LATERAL
- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- PROPOSED WATERLINE
- WATER SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING IRRIGATION LINE
- PROPOSED IRRIGATION LINE
- IRRIGATION SERVICE

G:\DATA\13109 Pace Manor\dwg\Pace Manor Utility Plan.dwg
PLOT DATE: Apr 24, 2014

NO.	REVISION	DATE
3	ADJUSTING AREA OF LOTS 1 AND 2	4/24/14
2	ELIMINATE CUL-DE-SAC	4/14/14
1	HIGHLAND CITY COMMENT	1/14/14

PROJECT INFORMATION

PACE MANOR

MASTER UTILITY PLAN

HIGHLAND, UTAH

DRAWN	CHECKED	PROJECT #
MEC		13109

LICENSED PROFESSIONAL ENGINEER No. 5251257 MIKE E. CARLTON STATE OF UTAH
PRELIMINARY
ENGINEER'S STAMP

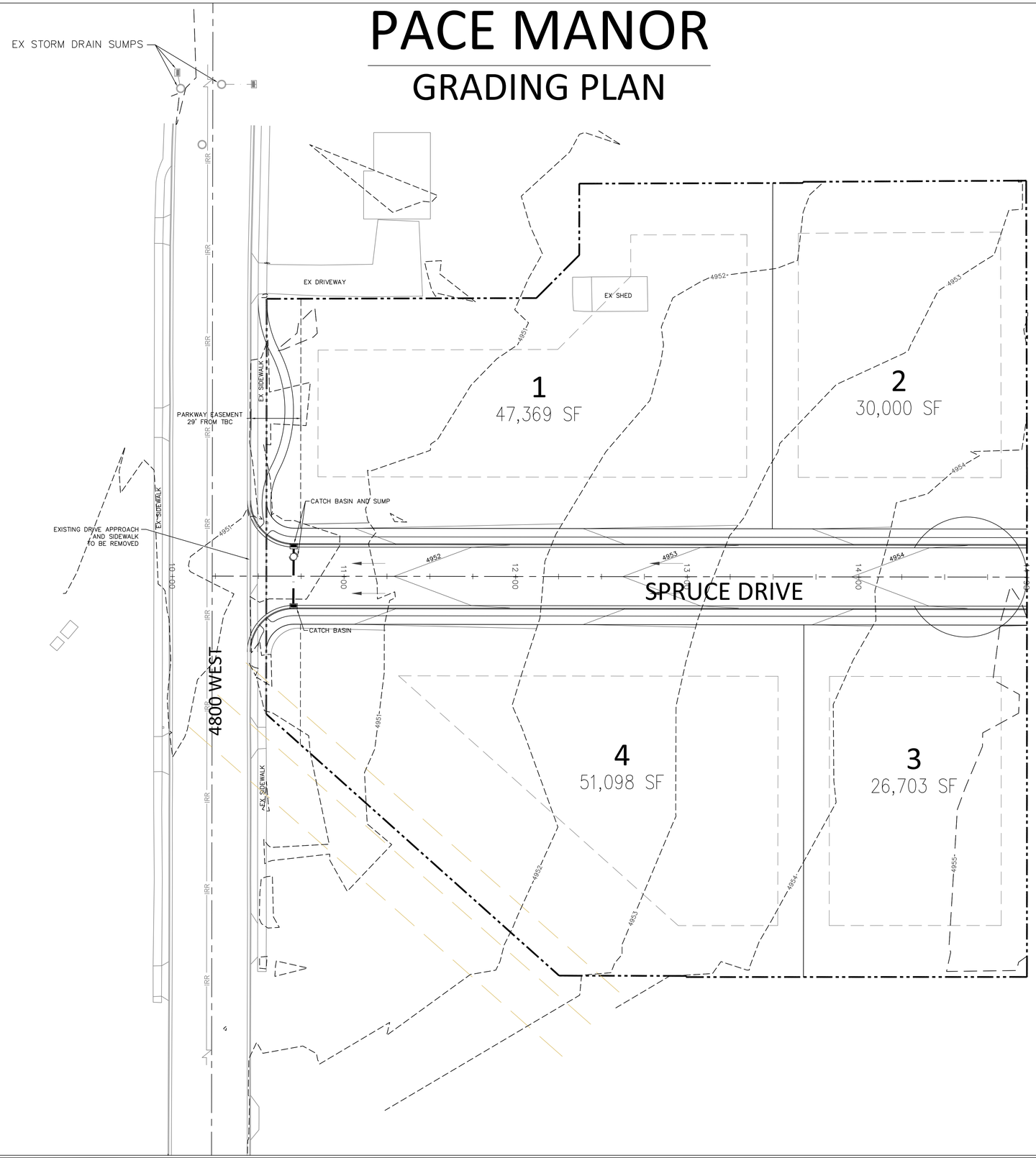
DATE 10/15/13

SCALE 1" = 30'

SHEET C201

PACE MANOR

GRADING PLAN



N

30 0 30 60

Scale 1" = 30 ft

WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

G:\DATA\13109 Pace Manor\dwg\Pace Manor Grading Plan.dwg
PLOT DATE: Apr 24, 2014

LEGEND

- EXISTING INDEX CONTOUR (5')
- EXISTING CONTOUR (1')
- PROPOSED CONTOUR (1')
- DRAINAGE FLOW ARROW

NO.	REVISION	DATE
3	ADJUSTING AREA OF LOTS 1 AND 2	4/24/14
2	ELIMINATE CUL-DE-SAC	4/14/14
1	HIGHLAND CITY COMMENT	1/14/14

PROJECT INFORMATION

PACE MANOR

GRADING PLAN

HIGHLAND, UTAH

DRAWN	CHECKED	PROJECT #
MEC		13109

LICENSED PROFESSIONAL ENGINEER
No. 5251757
MARK E. CARLTON
STATE OF UTAH
PRELIMINARY
ENGINEER'S STAMP

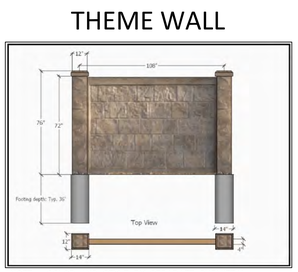
DATE 10/15/13

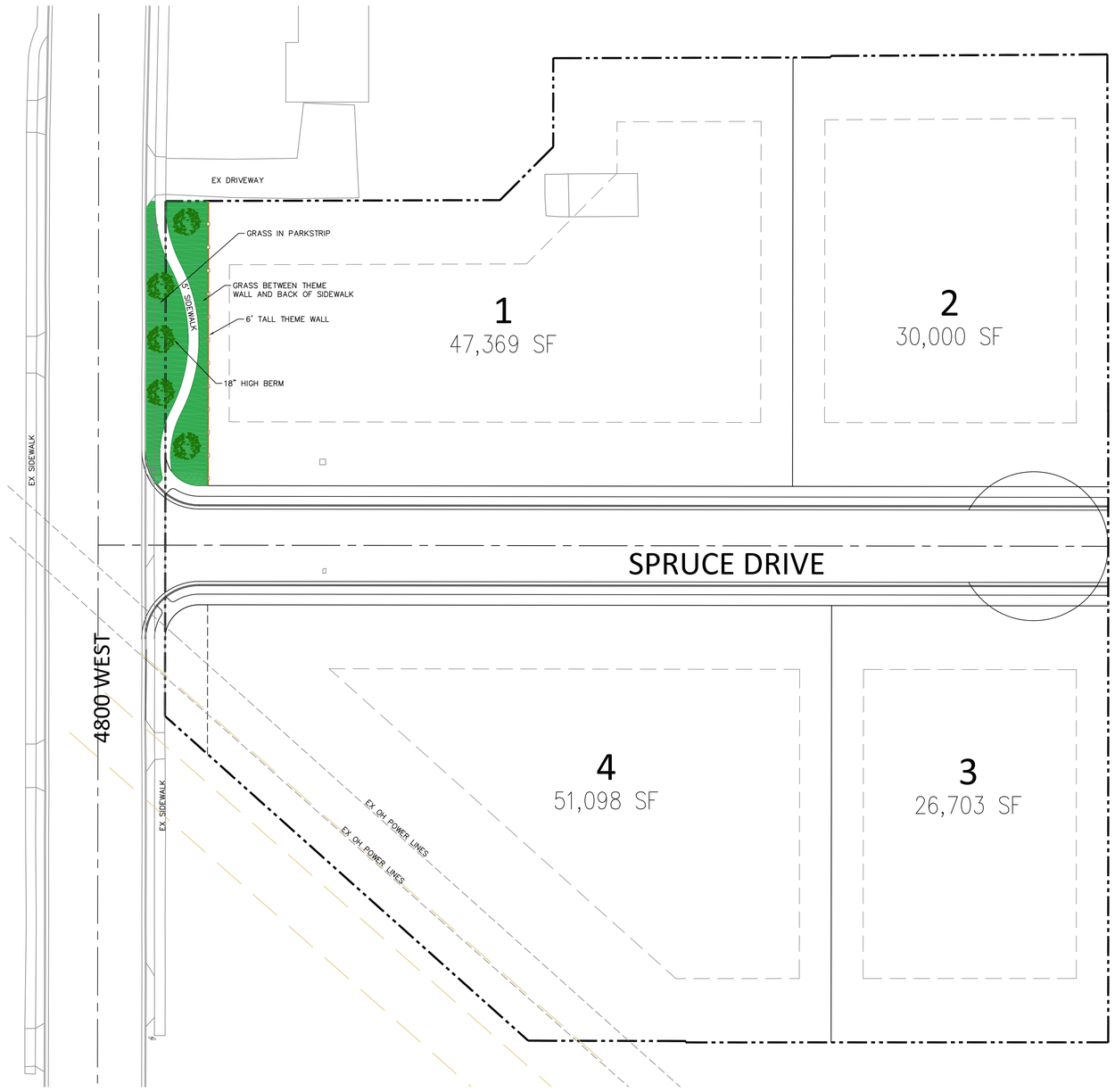
SCALE 1" = 30'

SHEET C202

PACE MANOR

LANDSCAPING PLAN





30 0 30 60

Scale 1" = 30 ft

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

NOTES:

1. LANDSCAPING IN PLANTER STRIPS SHALL MEET HIGHLAND CITY DEVELOPMENT CODE 3-621.
2. EACH LOT OWNER WILL BE RESPONSIBLE TO PLANT AND MAINTAIN THE LANDSCAPING IN THE PLANTER STRIPS ALONG THEIR LOT FRONTAGE.
3. LOT 1 SHALL BE RESPONSIBLE TO PLANT AND MAINTAIN THE TREES AND LANDSCAPING IN THE PARKWAY DETAIL AREA ALONG THE LOT FRONTAGE OF 4800 WEST.
4. THERE SHALL BE NO TREES OR THEME WALL ALONG 4800 WEST ALONG THE FRONTAGE OF LOT 4 DUE TO THE EXISTING OVERHEAD POWER LINES. GRASS IN THE PLANTER STRIP ALONG 4800 WEST SHALL BE PLANTED AND MAINTAINED BY THE OWNER OF LOT 4.

LEGEND

6' THEME WALL
RHINO ROCK WALL
OR APPROVED EQUIVALENT

PYRUS FAURIEI;
KOREAN FLOWERING PEAR

G:\DATA\13109 Pace Manor\dwg\Pace Manor Landscaping.dwg
PLOT DATE: Apr 24, 2014

NO.	REVISION	DATE
3	ADJUSTING AREA OF LOTS 1 AND 2	4/24/14
2	ELIMINATE CUL-DE-SAC	4/14/14
1	HIGHLAND CITY COMMENT	1/14/14

PROJECT INFORMATION

PACE MANOR

LANDSCAPING PLAN

HIGHLAND, UTAH

DRAWN	CHECKED	PROJECT #
MEC		13109

DATE 10/15/13

SCALE 1" = 30'

SHEET C203

ENGINEER'S STAMP

Community Development

DATE: May 27, 2014

TO: Planning Commission

FROM: Nathan Crane, Community Development Director

REQUEST: Development Code Amendment to allow independent/assisted living in the Commercial Retail District of the Town Center Overlay District.

PARCEL SIZE: N/A

LOCATION: Town Center Overlay District

APPLICANT: Ryan Leong, SRM Development LLC

OWNER: MKG-III, LLC

BACKGROUND:

The property is designated as Mixed Use on the General Plan Land Use Map. The property is zoned Flex Use and Commercial Retail District of the Town Center Overlay District.

The Town Center Overlay District was adopted in 1999.

A development code amendment is a legislative process.

SUMMARY OF REQUEST:

1. The applicant is requesting to amend the Commercial Retail District of the Town Center Overlay District to allow for independent/assisted living.

ANALYSIS:

- The purpose of the Town Center Overlay District is to: provide a central area where commercial, retail, and residential can be blended in a walk able environment; provide higher density housing; provide commercial, civic, and retail opportunities; and to promote clarity, flexibility, and cooperation in long term planning; and working for the success and future of the Town Center.

- The purpose of the Commercial Retail District is to preserve retail opportunities for parcels adjacent to Timpanogos Highway and Alpine Highway.

- There are three remaining parcels with frontage on the Alpine Highway. In staffs opinion visibility is an issue for retail development for each of these sites.

- The most current development on the Alpine Highway is the Arctic Circle that was built in 2011.

- The location of retail buildings can have a direct impact on the level of success of a business. The best locations for retail are near intersections of two arterial roads due to higher traffic volumes and visibility. Other types of commercial development, such as office, banks, professional/personal services, are not as dependent on visibility.

- Currently there are only two areas in Highland that are zoned for retail uses: The Town Center, including the Lone Peak Shopping Center, and the Highland Market Place.

- The Town Center allows a total of 342 residential units. Two hundred units have been approved with the Toscana Townhome Development. In addition, there is a maximum density per project of 12 units per acre. It is unclear whether these restrictions apply to independent or assisted living.

- Allowing independent/assisted living facilities in these areas will reduce the potential revenue from sales and property taxes.

CITIZEN PARTICIPATION:

Notice of the May 27, 2014 Planning Commission meeting was published in the Daily Herald on May 11, 2014. No comments have been received.

CONCLUSION:

Whether or not to allow independent/assisted living in the Commercial Retail District is a policy issue. The Planning Commission should discuss the request, draft findings and make a recommendation to the City Council. The following questions should be considered by the Commission:

1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city?
2. Whether or not independent and/or assisted living is subject to the restrictions regarding density and residential unit limits?
3. Is the proposed amendment needed to update the Development Code?
4. Are additional standards needed to address the unique characteristics of the proposed use?

ATTACHMENTS:

Attachment 1 – Application
Attachment 2 – Town Center Overlay Zoning Map
Attachment 3 – Town Center Use Table

SRM STONE RIVARD McGONIGLE DEVELOPMENT, LLC

111 N. Post St. Ste. 200
Spokane, WA 99201
509-455-5477 Phone
509.838.0933 Fax

May 5, 2014

City of Highland
Mr. Nathan Crane
Community Development Director
5400 West Civic Center Drive
Highland, UT 84003

RE: DEVELOPMENT CODE TEXT AMENDMENT TO THE TOWN CENTER FLEX USE ZONE TO ALLOW FOR SENIOR INDEPENDENT LIVING AND SENIOR CONTINUING CARE RETIREMENT

Dear Nathan:

SRM Development and Merrill Gardens would like to develop an independent/assisted living project with memory care on the 4.27 acre property located at 10706 N 5320 West in the Highland Town Center (the "Project"). Two of the three subject parcels are zoned TC Flex Use which permits this type of project. The third parcel is zoned Commercial Retail (the "Parcel"), which does not permit this type of project. The third parcel, however, is necessary to make the project feasible. Attached to this submittal is a preliminary site plan for the Project.

We understand the intent of the Commercial Retail zoning along Alpine Hwy is to preserve opportunities for more retail/commercial uses in the Town Center. Based on our experience as a mixed-use developer of senior housing and retail projects, we do not believe the Parcel is well-suited for retail development and would be better utilized for senior housing. Retail is much more viable in the northern half of the Town Center near Timpanogos Hwy due to higher traffic, better visibility, and easier access. This Parcel is an inferior retail location, which is why it remains undeveloped. Conversely, the Parcel is very well suited for senior housing due to its proximity to existing residential, the park, the library, and services/shopping in the Town Center.

It is also our understanding that only one other Commercial Retail parcel remains undeveloped in the Town Center. This location, however, is north of Pkwy E Drive making it a much more viable retail location. While the code text amendment, if approved, would allow for this other Commercial Retail parcel to be developed as independent living/continuing care retirement project, we believe that would not happen due to the size/configuration of the parcel and its proximity to the primary retail node of the Town Center.

Lastly, I've enclosed some additional background information on SRM Development and Merrill Gardens for your review. Our studies show there is a tremendous need for more of this type of senior housing in Highland and we believe this location is ideally situated. Thank you for your consideration of this request.

Sincerely,

Ryan Leong

ZONING INFORMATION
OVERLAY: TOWN CENTER OVERLAY
ZONE: FLEX-USE
HEIGHT - 50'
3 STORIES MAX.
SETBACKS : 8' (LEVELS 2-3 ALONG 10700)
10' MAX. FROM RIGHT-OF-WAY
25% UPPER UNITS NEED BALCONIES

PROJECT DATA

Building Name	**Merrill Gardens at Highland, UT**
Client:	Merrill Gardens
Address/Location:	10706 N 5320 WEST
Site Area:	**186,260** approx.
Zone:	
Building Code:	2009 IBC (Utah Amendments)
Proposed Use:	I-1 (senior housing/memory care)

PROJECT GROSS FLOOR AREA: (in Square Feet)

Floor Level	residential	leasable storage	common amenity	circulation	back-of-hse/ m&e	TOTAL
L1	26,105		13,720	8,860	6,320	55,005
L2	34,920			5,640	540	41,100
L3	17,200			2,780	240	20,220
TOTAL	**78,225**	**0**	**13,720**	**17,280**	**7,100**	**116,325**

UNIT INFORMATION

Unit Distribution

	memory care	studio	1 br/1 ba	2 br/2 ba	TOTAL
L1	18	10	17	3	48
L2		16	27	8	51
L3		8	12	5	25
TOTAL	**18**	**34**	**56**	**16**	**124**

Unit Mix

Unit Type	# of Units	%
memory care	18	
studio	34	**32.1%**
1 br/1 ba	56	**52.8%**
2 br/2 ba	16	**15.1%**
Totals	124	100%

Average Unit Size

Res	# of Units	Avg. GSF
78,225	124	**631**

PARKING INFORMATION

	Residential Parking		
Parking Level	**large**	**ADA**	**ADA-van**
L1	66	3	1
TOTALS	66	3	1
		total residential parking	70

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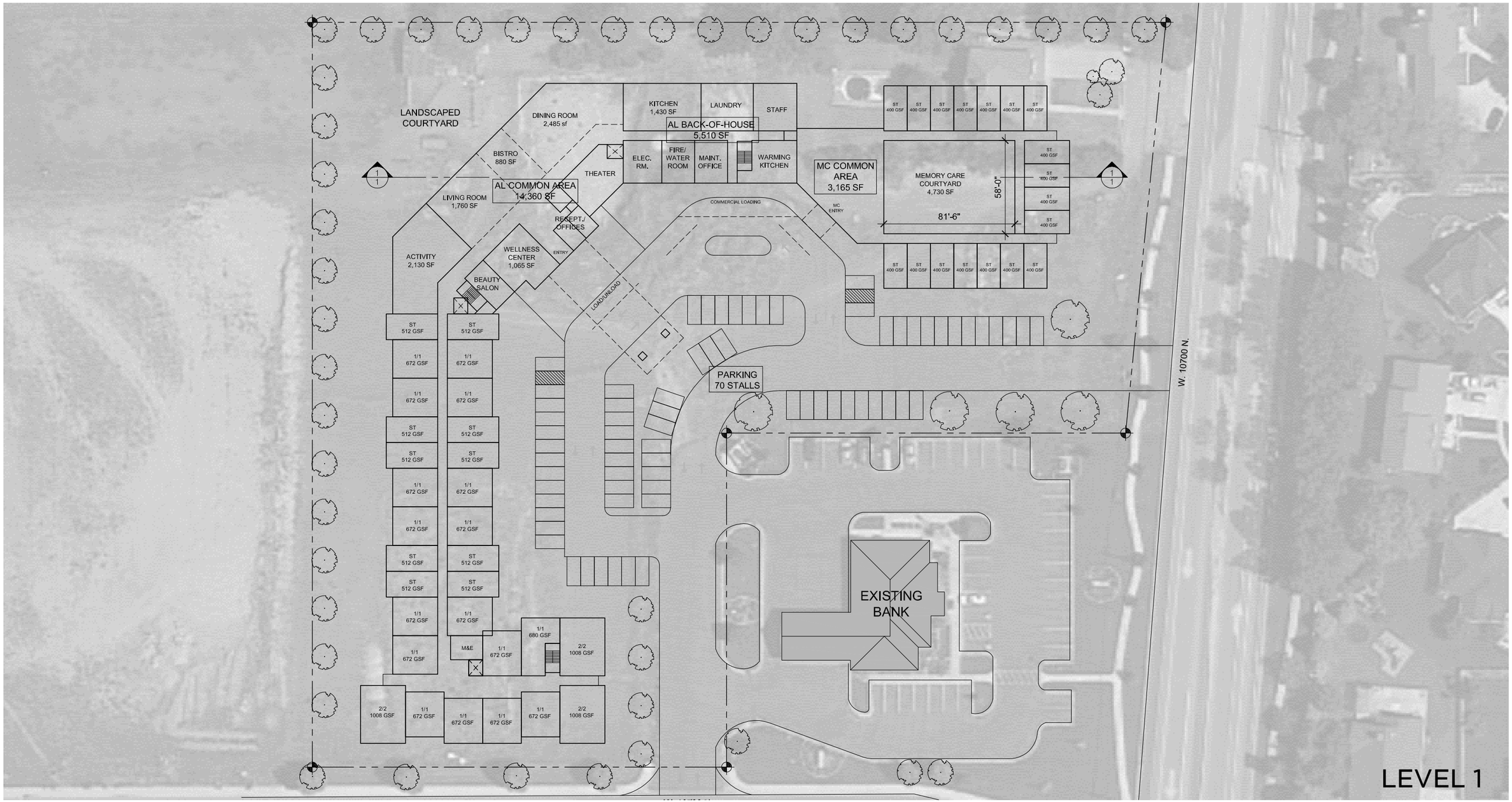
MERRILL GARDENS AT HIGHLAND - OPTION 3

HIGHLAND, UT

FEASIBILITY 1
SCALE: 1" = 60'-0"

PROJECT # 14-009
04-15-2014



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MERRILL GARDENS AT HIGHLAND - OPTION 3

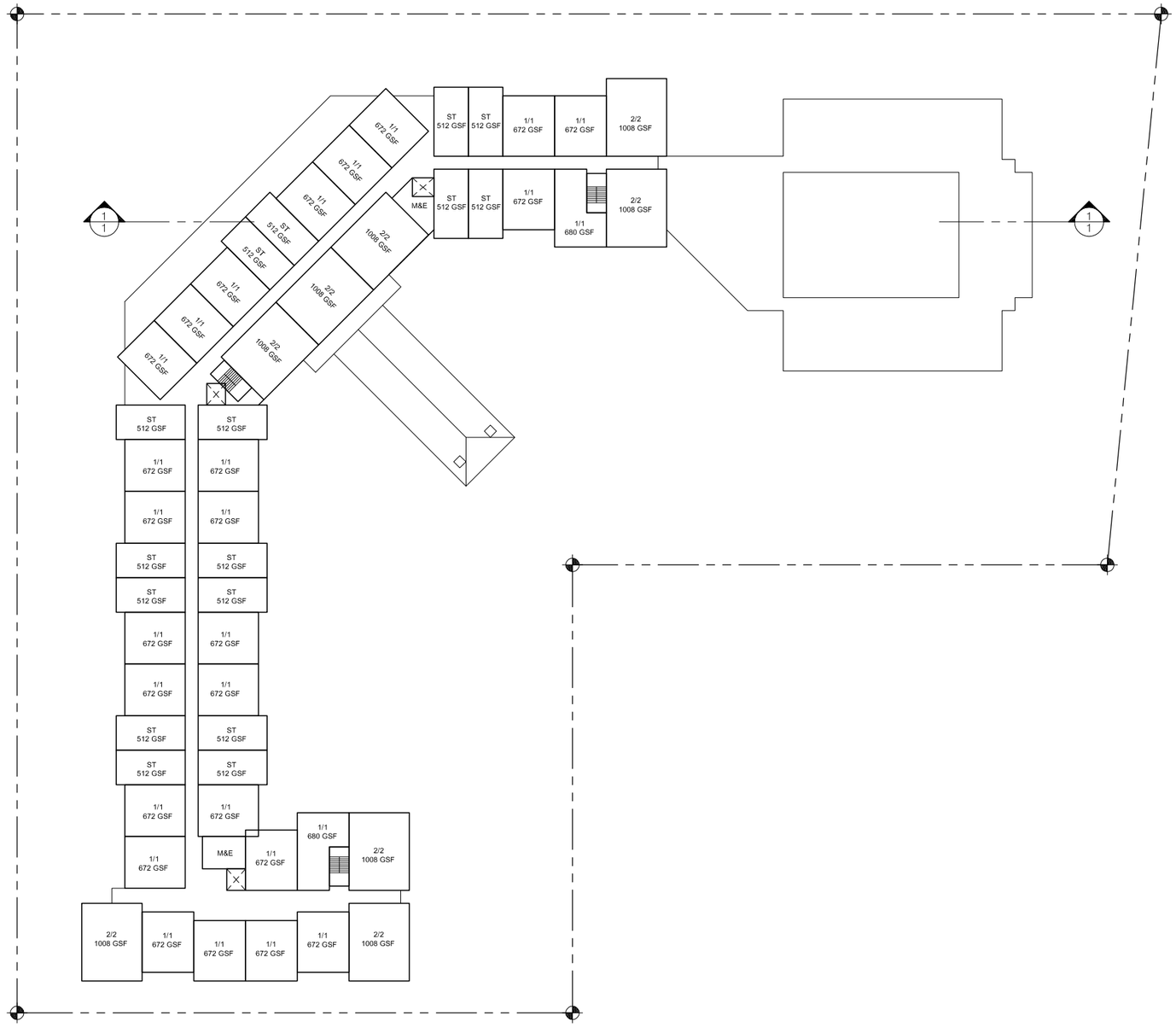
HIGHLAND, UT

FEASIBILITY 1

SCALE: 1" = 60'-0"

PROJECT # 14-009
04-15-2014

51 UNITS



LEVEL 2

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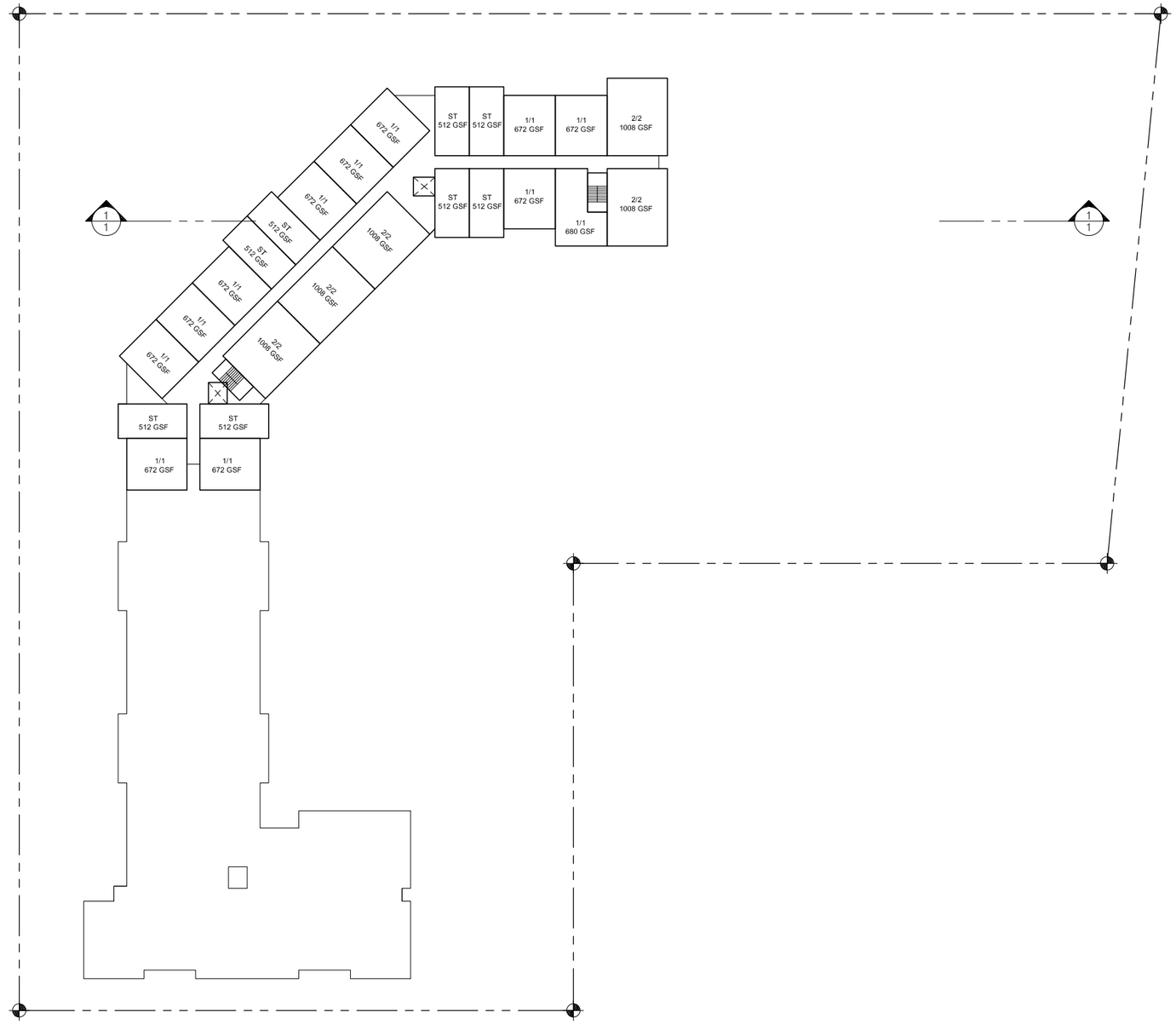
MERRILL GARDENS AT HIGHLAND - OPTION 3

HIGHLAND, UT

FEASIBILITY 1
SCALE: 1" = 60'-0"

PROJECT # 14-009
04-15-2014

N



25 UNITS

LEVEL 3

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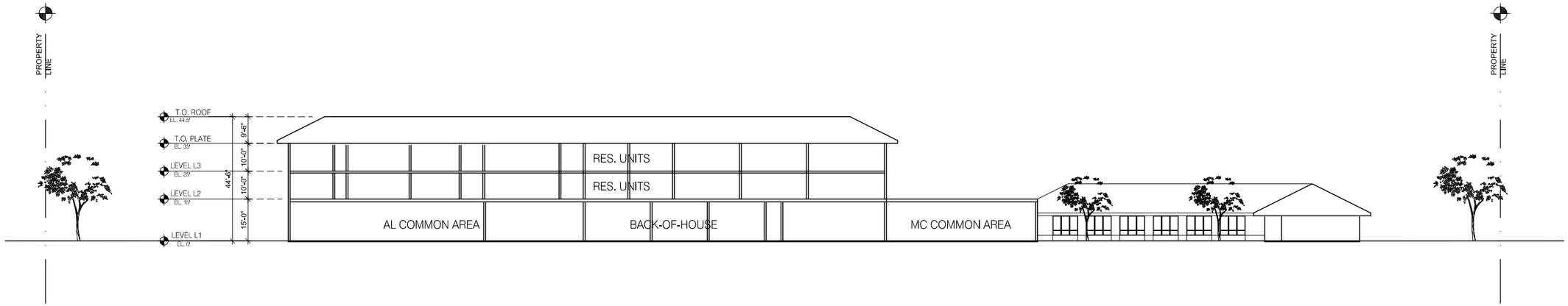

SECTION 1

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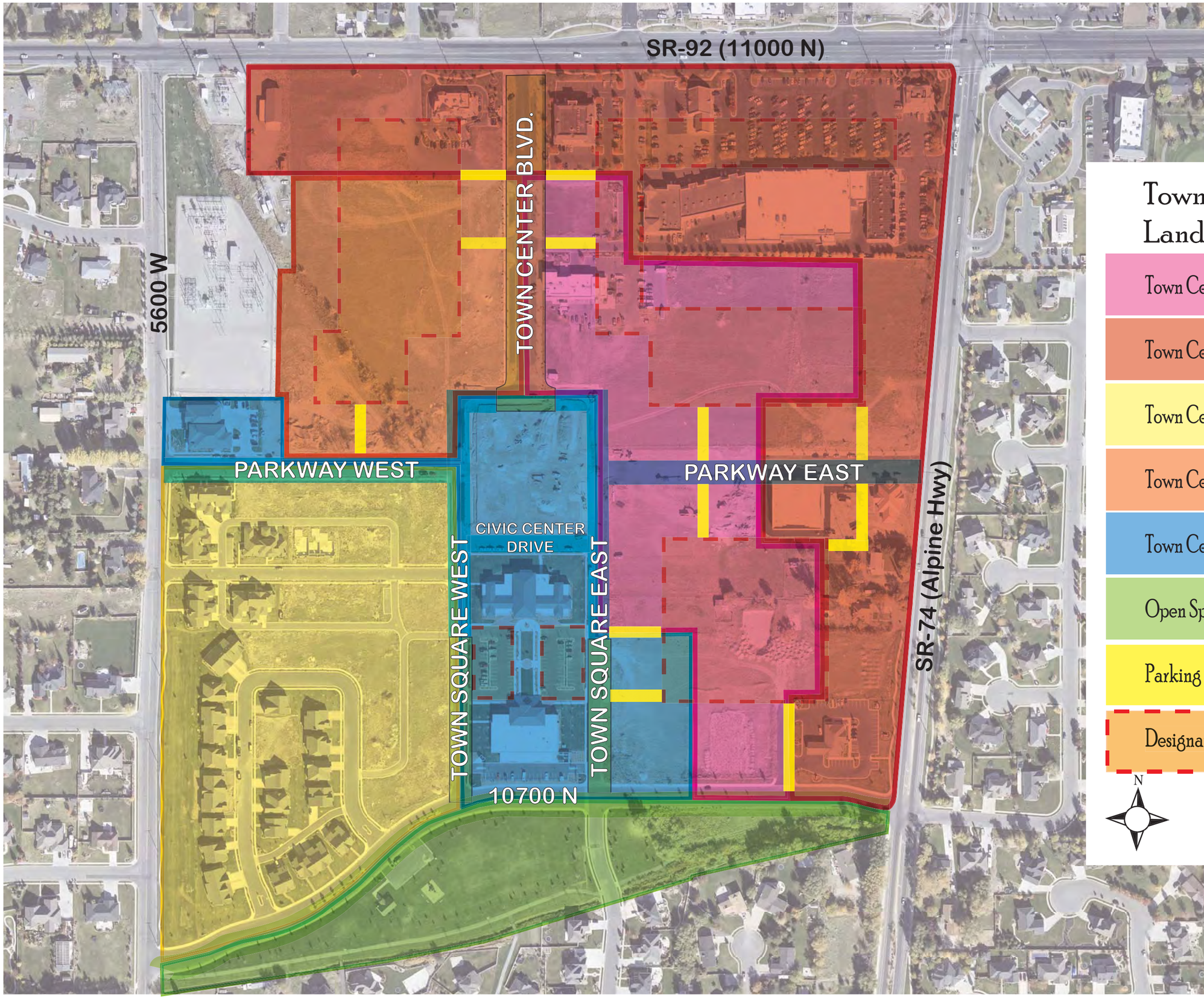
MERRILL GARDENS AT HIGHLAND - OPTION 3

HIGHLAND, UT

FEASIBILITY 1
SCALE: 1" = 60'-0"

PROJECT # 14-009
04-15-2014



Town Center Land Use Map

- Town Center Flex-Use District
- Town Center Commercial Retail District
- Town Center Residential District
- Town Center Mixed Use Residential District
- Town Center Civic District
- Open Space District
- Parking Access Points
- Designated Parking (Generally)

N

May, 2010

TABLE 3-47A	TOWN CENTER ZONE, BY DISTRICT			
	Commercial Retail	TC MU Residential	TC Flex Use	TC Civic
LAND USE				
TOWN CENTER GROUND FLOOR USES				
1 Story Retail	P	C	C	P
2 Story Retail	P	P	P	P
Flex Use Retail	NP	P	P	NP
Convenience, gasoline or similar	P	NP	NP	NP
Food, bakery	P	P	P	NP
Food, doughnut shop, candy store	P	P	P	NP
Food, grocery store, organic foods	P	P	P	NP
Food, ice cream, yogurt parlor	P	P	P	NP
Food, nut or cheese store	P	P	P	NP
Food, food and beverage retail stores	P	P	P	NP
Food, meat markets	P	P	P	NP
Medical, doctor's office, dentist	*P	P	P	NP
Medical, hearing center and sales	*P	P	P	NP
Medical, optomotrist, eye products	*P	P	P	NP
Medical, physical therapy, pharmacy	*P	P	P	NP
Medical, psychologist, psychiatrist	*P	P	P	NP
Office, architect, engineers, surveyors	*P	P	P	NP
Office, attorney	*P	P	P	NP
Office, certified public accountants	*P	P	P	NP
Office, computer software engineer/developer	*P	P	P	NP
Office, certified public accountants	*P	P	P	NP
Office, Insurance (not claims adjustors)	*P	P	P	NP
Office, real estate, mortgage, title, or similar	*P	P	P	NP
Public/private cultural arts center	N	P	P	P
Residential, live work attached	NP	*C	*C	NP
Residential, mixed use attached	NP	*C	*C	NP
Residential, multi-family attached	NP	*C	*C	NP
Residential, senior housing (age restricted)	NP	P	P	NP
Residential, senior independent living	NP	P	P	NP
Residential, senior continuing care retirement	NP	P	P	NP
Restaurant, full service, catering, delicatssen	P	P	P	NP
Restaurant, drive-thru	P	C	C	NP
Retail, art and craft galleries and studios for the teaching of arts and crafts	P	P	P	NP
Retail, auto parts *(new, re-manufactured & accessories)*	P	P	P	NP
Retail, Auto, ATV, motorcycle sales	P	*P	*P	NP
Retail, book store	P	P	P	NP
Retail, clothes, shoes, accessories	P	P	P	NP
Retail, computers, software sales/repair	P	P	P	NP
Retail, electronics sales/rentals of DVD's, CD's, games and videos	P	P	P	NP
Retail, florist, indoor nursery or plant sales	P	P	P	NP
Retail, hobby, craft supplies and stores	P	P	P	NP
Retail, home furnishings, appliances	P	P	P	NP
Retail, home improvement, hardware	P	P	P	NP
Retail, jewelry, watches, or similar	P	P	P	NP
Retail, office supplies and furnishings	P	P	P	NP
P = Permitted				
C = Conditional Use Required				
* = Special Conditions Apply				
NP = Not Permitted, May be Considered				
*NP = Not Permitted				

TABLE 3-47A	TOWN CENTER ZONE, BY DISTRICT			
	Commercial Retail	TC MU Residential	TC Flex Use	TC Civic
LAND USE				
TOWN CENTER GROUND FLOOR USES CONTINUED				
Retail; pet products, grooming and care	P	P	P	NP
Retail; sporting goods and recreation	P	P	P	NP
Retail; variety, stamp, coin and collectibles	P	P	P	NP
Retail; wireless phone sales and similar	P	P	P	NP
Service; automobile Service, repair	P	*C	*C	NP
Service; barber shop, beauty salon	P	P	P	NP
Service; copy center	P	P	P	NP
Service; sports & fitness center	*P	*P	*P	NP
Service; dry cleaning, Laundry	P	P	P	NP
Service; financial institutions	P	P	P	NP
Service; hotel (min. 2 stories)	C	C	C	NP
Service; movie rentals, sales, cinema	P	P	P	NP
Service; nail salon, pedicure, day spa	*C	*C	*C	NP
Service; therapeutic massage	*C	*C	*C	NP
Service; travel agency sales	P	P	P	NP
Temporary outdoor sales events	*P	*P	*P	NP
Temporary outdoor farmer's market	C	C	C	C
TOWN CENTER UPPER FLOOR USES				
Office; architect, engineers, surveyors	*P	P	P	NP
Office; attorney, law firm	*P	P	P	NP
Office; certified public accountants	*P	P	P	NP
Office; computer software engineer/developer	*P	P	P	NP
Office; certified public accountants	*P	P	P	NP
Office; Insurance (not claims adjustors)	*P	P	P	NP
Office; real estate, mortgage, title, or similar	*P	P	P	NP
Medical; doctor's office, physical therapy	*P	P	P	NP
Medical; dentist office, optometrist, audiologist	*P	P	P	NP
Medical; psychologist, psychiatrist	*P	P	P	NP
Residential; mixed use attached	NP	*C	*C	NP
Residential; live work attached	NP	*C	*C	NP
Residential; exclusively attached residential	NP	*C	*C	NP
Retail; all uses permitted for "Ground Floor"	P	P	P	NP
Service; all uses permitted for "Ground Floor"	P	P	P	NP
TOWN CENTER CIVIC BUILDINGS				
Ancillary structures for municipal/safety bldgs.	P	P	P	P
Ancillary structures for parks and open space	P	P	P	P
Civic/municipal buildings	P	P	P	P
Civic utility structures	*C	*C	*C	*C
Public open space	P	P	P	P
Public parks and public trails	P	P	P	P
Public safety buildings and uses	P	P	P	P
Public outdoor amphitheater	P	P	P	P

P = Permitted
C = Conditional Use Required
* = Special Conditions Apply
NP = Not Permitted, May be Considered
*NP = Not Permitted

Highland City Planning Commission
April 22, 2014

The regular meeting of the Highland City Planning Commission was called to order by Planning Commission Chair, Christopher Kemp, at 7:03 p.m. on April 22, 2014. An invocation was offered by Commissioner Abe Day and those assembled were led in the Pledge of Allegiance by Commissioner Tim Heyrend.

PRESENT:	Commissioner: Christopher Kemp
	Commissioner: Brady Brammer
	Commissioner: Steve Rock
	Commissioner: Tim Heyrend
	Commissioner: Abe Day
EXCUSED:	Commissioner: Scott Temby
	Commissioner: Sherry Carruth
STAFF PRESENT:	Community Development Director: Nathan Crane
	Secretary: Heather White
OTHERS:	Cliff Johnson, Ken Watson, Kathy Hoffman, Dexter Hoopes, Brett Palmer, DeLynn Rodeback, David Clegg, Amber Clegg, Pat Robinson, Brian Robinson

COMMISSION COMMENTS

Chair Kemp welcomed Heather White, new Planning Commission Secretary. He recognized Mr. Jay Roundy and his service on the Planning Commission from 2010 - 2014. He thanked Mr. Roundy for his valuable service and presented him with his badge and plaque.

Mr. Roundy thanked the members of the Planning Commission. He said it was a privilege to serve with them, sit on the Planning Commission, read the reports, and see how everything came together. He thanked Mr. Nathan Crane for his professional guidance. He told of a personal experience which helped him realized that the recommendations made in the Planning Commission were made for the city. He said he was proud to serve with each commissioner.

Chair Kemp announced the Community Open House on May 8th from 5:00 PM to 8:00 PM and encouraged those present to attend.

PUBLIC APPEARANCES

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Chair Kemp asked for public comment. None was given.

PUBLIC HEARING ITEMS

1. **CU-14-01:** *Rocky Mountain Power (RMP) is requesting a Conditional Use Permit (CUP) to upgrade the power lines and power poles for the Highland to Lehi transmission line. The updrade will include new power lines and the replacement of 20 power poles. The upgrade will occur on the south side of SR 92 (Timpanogos Highway) from 5600 West to Highland Boulevard.*

Chair Kemp opened the public hearing for item CU-14-01 at 7:09 PM.

Mr. Crane reviewed background information and details concerning the Conditional Use Permit application to upgrade an existing power line. He mentioned that the upgrade would add 21 poles with new wood poles up to 64 feet in height. Mr. Crane reviewed the location of the upgrade. He said staff would like to see coordination with irrigation companies and/or utility companies in the right of way as well as coordination with UDOT (Utah Department of Transportation). He explained that staff thought upgrading the existing transmission line corridor was better than building an additional corridor in a different location. Mr. Crane said staff recommended approval of the application.

Commissioner Heyrend wondered if the taller poles created an increased risk for the city if they fell on a house or road. He wondered if the poles were designed to withstand the strong winds that were occasionally in the area. He said the substation was an eyesore for the city and hoped RMP would install a privatization fence or rock wall around the perimeter. Mr. Dexter Hoopes with RMP explained that there was no increased risk for the city. He said that if a pole fell it would most likely be held up by wires. He said if it did hit the ground it would trip the breaker and de-energize the line. Mr. Hoopes said upgraded poles with wider bases were being used on the project specifically to withstand higher winds. He mentioned that a fence or wall was not included in the plans for the current upgrade.

Commissioner Rock wondered if the poles were metal or wood. Mr. Hoopes explained that two poles next to the substation were steel as well as two others.

Commissioner Day wondered why overhead wires were used instead of in-ground wires. Mr. Hoopes explained in-ground wires were very costly. He said RMP was obligated to serve with attention to cost.

Discussion ensued regarding the use of each wire, power outages, and funding for the proposed upgrade. Mr. Hoopes said the proposed project was not subsidized by local funds.

Chair Kemp asked for public comment. Hearing none, he closed the public hearing at 7:21 PM and called for a motion.

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MOTION: Commissioner Tim Heyrend moved that the Planning Commission accept the findings and recommend approval of Case CU-14-01 a request for conditional use permit approval subject to the three stipulations recommended by staff:

1) **The project shall be completed in substantial conformance with the project plan and narrative date stamped April 17, 2014.**
2) **The applicant shall provide approval from the irrigation companies when the poles are being replaced adjacent to irrigation pipes, ditches or facilities.**
3) **The applicant shall obtain the appropriate right-of-way permits from UDOT and Highland City as applicable.**

Commissioner Rock seconded the motion.

Commissioner Brammer disclosed a slight conflict of interest, but thought it had no bearing on his vote. He said the law firm that he worked for; Van Cott, Bagley, Cornwall & McCarthy; did substantial work for RMP.

All were in favor. The motion carried unanimously with two absent.

2. **PP-14-01:** *Ivory Homes is requesting preliminary plat approval for a 44 lot single family residential subdivision. All lots meet the minimum size requirements of the R-1-40 Zone. The project is located at the southwest corner of Highland Boulevard and 11800 North.*

Chair Kemp opened the public hearing for item PP-14-01 at 7:23 PM.

Mr. Crane reviewed background information and details of the preliminary plat application. He explained that the property was annexed in 2003 and that a preliminary plat approved in 2003 had since expired. Mr. Crane mentioned that a preliminary drainage plan had been provided which would protect the site from offsite flows. He said measures were taken to protect the north boundary of the property. He mentioned that Micron owned the property to the north of the site and indicated their intent to annex the property into Lehi. Mr. Crane said they were trying to do coordination on the development of 11800 North, which was planned to end at Highland Boulevard. He explained that Micron had prepared a master plan showing the extension of 11800 North to the west of Highland Boulevard. In the event that 11800 North was extended to the west, lots would need to be combined in order to allow for the road right of way as well as meet the lot square footage requirement. Staff recommended approval of the application with seven stipulations plus the increase of square footage to 30,000 on one lot.

Commissioner Rock wondered about the water and sewer hook ups for the subdivision. Ken Watson with Ivory Development, Inc. said the water and sewer would come through TSSD (Timpanogos Special Service District) along Highland Boulevard. He understood capacity was not a problem.

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Commissioner Brammer asked about the potential right of way on Lots 721 and 720. He wondered how it would affect only two of the lots. Mr. Watson explained that Micron showed that the potential road, 11800 North, did not line up with the Highland 11800 North. Mr. Watson said he found out, after talking with Lehi City, that Lehi City had no intent to build the road. He said the issue with the lots and the road would be addressed in the future. Mr. Crane added that the objective was to identify the issue and address it on Phase 7.

Chair Kemp asked for public comment. Hearing none, he closed the public hearing at 7:35 PM. He asked for additional comment or discussion from Planning Commission members.

Commissioner Heyrend wondered if the northern cul-de-sac was too close to the future 11800 North. He did not think it was a good design for safe ingress and egress if a collector road was one lot away. He was not in favor of the design for the road and suggested that it line up with Woods Hollow Lane. Mr. Crane explained that the traffic to the cul-de-sac would be local and limited by right-in, right-out turning. He mentioned that the Highland Master Plan showed 11800 North ending at Highland Boulevard. Mr. Watson thought that if 11800 North was continued in Lehi, it would not be directly north of his property. He said he liked to leave the plat as designed. He mentioned that once they started Phase 7, in one or two years, there might be factors at that time that would change the plat.

Commissioner Heyrend wondered if the subdivision could form an HOA (Home Owner's Association) in order for them to take care of the detention pond adjacent to Lot 507 so the city did not need to use city services for a small area. Mr. Watson explained that he was not interested in an HOA in a single family residents. He explained that the landscaping in the detention pond would blend with the landscaping on the boulevard.

Chair Kemp called for a motion.

MOTION: Commissioner Rock moved that the Planning Commission accept the findings and recommend approval of Case PP-14-01 a request for preliminary plat approval subject to the seven stipulations recommended by staff:

1. **The final plat shall be in substantial conformance with the preliminary plat date stamped March 31, 2014.**
2. **Prior to approval of the final plat the applicant shall provide a letter from TSSD regarding use of the sewer line in Highland Boulevard.**
3. **Final landscape plans shall be approved prior to recording the final plat.**
4. **The detention pond adjacent to Lot 507 shall be constructed and landscaped by the developer and dedicated to the City. The landscape plan shall be approved by the City prior to final plat recordation.**
5. **Lots 721 and 720 shall be combined if the lots are reduced for the future location of 11800 North. This issue shall be resolved prior to recordation of the final plat for Phase 7.**

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6. **All required public improvements shall be installed as required by the City Engineer.**
7. **The civil construction plans shall meet all requirements as determined by the City Engineer.**

Commissioner Brammer seconded the motion. Commissioner Kemp, Commissioner Brammer, Commissioner Day, and Commissioner Rock were in favor. Commissioner Heyrend was opposed. The motion carried with one opposed and two absent.

3. **GP-14-01:** *The Highland City Council is requesting to amend the General Plan to eliminate the parkway detail on the Alpine Highway from 9600 North to 9700 North (Canal Boulevard).*

Chair Kemp opened the public hearing for item GP-14-01 at 7:45 PM.

Mr. Crane review background information concerning item GP-14-01 and said it was a request by the Highland City Council to amend the General Plan to remove the requirement for the Parkway Detail from 9700 North going south to the Highland boundary. He said the request was to accommodate the Robinson Lane subdivision. Chair Kemp asked for additional comments.

Mr. David Clegg, representing the Robinson Lane subdivision, said his family was not trying to get the Parkway detail waived in its entirety. Instead, they were hoping to reduce the Parkway width from 30 feet to 15 feet to matched the width across the street. He hoped it would be a win-win situation for the city and land owner. He thought 15 feet might be easier for the city to maintain than 30 feet. He said it would also allow them to keep the lot sizes they hoped to achieve. He said they would keep the same plans for landscaping, but work within the 15-foot width. Mr. Clegg said they thought that since the property was on the city border it could be a transition area and match what was across the street.

Mr. Crane explained that they would be using the existing UDOT right of way and that there would be some trees, but not as much as what the Parkway detail required. He explained that the American Fork detention pond was across the street and was not sure why they did not put in the full Parkway landscaping detail.

Ms. Amber Clegg, representing the Robinson Lane subdivision, said they envisioned the curb and gutter with a 2-foot sod strip with a 5-foot meandering sidewalk from 9600 North to 9700 North, then the remainder of the space would be sod with trees and a 6-foot fence, as stipulated by Highland code.

Commissioner Heyrend addressed the environment of Highland. He said Highland was a good city with expensive homes and nice parks. He said when driving into the city you get a feel of the environment and entrances needed to look nice, especially corridor streets. Commissioner Heyrend did not think it took anything away from the developer because they still had the density they wanted with large lots. He thought having the 30-foot width created a much better look for the area. He pointed out that the applicant's property was the first that was seen when

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entering Highland. He thought the Planning Commission needed to decide what standards were going to be upheld for the city. He said there were few entrances to Highland and thought the main entrance was coming from American Fork. He wanted that entrance to look good by having a nice park setting. He thought maintaining the 30-foot setback would improve the value of the lots.

Ms. Clegg explained that they had 5.12 acres of property and Highland City was requiring them to put in a full road, which was 56 feet. She said the development was a family community and that they were not profiting from it. Ms. Clegg thought that they were giving up a great deal of property when calculating the improvements for the existing lane, a 12-foot sidewalk, a road, and a 30-foot easement for the Parkway. She thought it was a perfect transition area. She thought 15 feet was plenty of space and 30 feet was excessive. She thought Highland City was not maintaining the public areas they already had and hoped the Planning Commission would consider 15 feet.

Ms. Pat Robinson, Robinson Lane subdivision property owner, said when talking to the neighbors about the property to the north, many said the area was an eyesore because it usually had weeds or was dry and had not been taken care of. She said they had talked to the city and they agreed that 30 feet was too much to take care of. She agreed that Highland City was a nice place, but said that sometimes it was too much. She said she owned the property for 35 years and did not understand the reasoning with the beautification. She said what they put in would be nice and would match the width across the street. She said she would appreciate it if they could match the east side of the road from 9600 North to 9700 North.

Commissioner Rock pointed out that he had property by his house that hardly ever looked nice and had stained cedar fences. He said it was hard for Highland to maintain all the orphaned spaces they had. He thought different fencing would be better.

Commissioner Heyrend wondered how they could require a development to the north to have the 30-foot Parkway detail and not Robinson Lane. Mr. David Clegg said he thought it could be done because it was a transition area. Mr. Brian Robinson, representing the Robinson Lane subdivision, said the north development was different because they were selling off the lots instead of having a family subdivision. He mentioned that Highland City had to contract with a company five years ago to maintain the city landscaping and that it cost more than it was worth. He thought the 30-foot requirement should not apply to them because of what was on the other side of the road.

Mr. Clegg said that he could make 15 feet look very beautiful. He added that he would be happy to help the city maintain the 15 feet of frontage as long as the city took care of the watering. He thought 30 feet would not be as easy for him to maintain.

Chair Kemp thought it would be helpful if they had a detailed landscape plan for the area. Mr. Crane pointed out that 15 feet with a sidewalk left five feet for a tree due to UDOT's requirement.

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Commissioner Rock asked to see what they had planned for a fence. Mr. Clegg explained that the minimum option started with what Ivory installed in the development to the North. He understood why the Planning Commission would want to see a landscaping plan.

Commissioner Brammer wondered about the 83-foot wide area to the north. He wondered if there were any plans to mark the entrance into the city. Mr. Crane explained the landscaping for the 83-foot area. He said that when the subdivision was approved, each lot was required to touch open space. He said the maintained landscaping was on the Parkway easement and the portion that was not maintained was the subdivision's open space. He said at that time, it was to be a natural vegitated area. Mr. Crane also explained that in the General Plan there was a community design element that dealt with entrances and corridors. It was pointed out that there was an existing sign in the subject area.

Commissioner Brammer thought it was more important to maintain the standards of the city to the greatest extent possible. He said there was a rational basis to why the Parkway detail specification was there. He said to overcome the specifications because larger lots were wanted was disconcerting to him. He said the issue of the city maintaining public property was a different discussion. He said he understood the concerns, but did not think the rational was at the level it needed to be in order to change the policy.

Commissioner Day thought what they were planning would be a benefit to the property. He thought there was logic to what they were doing in relation to the detention pond. He thought there was an issue regarding the city being able to maintain the various open space areas. Commissioner Day requested a landscaping plan from the applicant. He said he might consider a 20-foot Parkway detail.

Commissioner Heyrend thought that maintaining a 20-foot Parkway detail was very similar to maintaining a 30-foot Parkway detail.

Chair Kemp called for additional comments or questions. Hearing none, he called for a motion.

MOTION: Commissioner Day moved to table a decision and recommended that the Robinson Lane property owners provide a landscaping plan showing the proposed 15-foot Parkway detail.

Mr. Crane mentioned that there was a small detail of the Robinson Lane Preliminary Plat showing a general landscaping plan. After reviewing the landscaping plan, Commissioner Day asked to withdraw his motion due to finding sufficient information.

MOTION: Commissioner Brammer moved to deny the application to eliminate the Parkway detail on Alpine Highway from 9700 North south to the city limit line. Commissioner Heyrend seconded the motion. Commissioner Kemp, Commissioner Brammer, and Commissioner Heyrend were in favor. Commissioner Day and Commissioner Rock were opposed. The motion carried with two opposed and two absent.

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When stating reasons for the denial, the following explanations were given:

- The discussion regarding the policy is not appropriate on a case by case basis.
- Many of the arguments revolved around the policy decision of the city maintaining open space areas and are not justification for a change. The Planning Commission was not prepared to abandon the policy and change the Parkway detail for one developer.
- The request is a variance for the existing regulations as it applies to one property owner. No substantial justification for the variance was found.
- Highland's unique environment should be maintained. As an entrance to Highland City, the area needs to look attractive.
- 15-foot width is too narrow for adequate landscaping and does not allow for sufficient tree planting.
- 30-foot Parkway detail was required of other developers.
- Parkway detail plan had been previously approved by preceding governing bodies
- 30-foot Parkway detail maintenance is virtually the same as maintaining a 15-foot Parkway detail as a unique feature for Highland.
- The General Plan supports the implementation of the Parkway detail.
- Highland City is maintaining the 30-foot Parkway detail to the north and has the ability to maintain this area with little extra cost.

4. **PP-12-02:** *Amber Clegg is requesting preliminary plat approval for a 5-lot single family residential subdivision located at the northwest corner of 9600 North and the Alpine Highway.*

Mr. Crane mentioned that a letter was received from American Fork City. He explained that American Fork indicated a desire to relocate 9600 North. They were requesting accommodation of a proposed cul-de-sac that would impact Lot 5. He said the property owners were not supportive of the request. Mr. Crane explained that the Highland City Council had not yet made a decision on how it related to the Highland Master Plan.

Chair Kemp opened the public hearing for item PP-12-02 at 8:33 PM. He asked for public comment.

Mr. Robinson was concerned they were losing property because of the previously discussed 30-foot easement and the request from American Fork. He suggested leaving the road as is.

Ms. Robinson explained that American Fork wanted to increase the road width to 88 feet. She said she talked to American Fork and wondered where the collector road would go. She said she didn't understand how two different cities could request different things on property that she owned. She said she had already given up land and would fight against American Fork's request.

Mr. Clegg said he did not know what American Fork had to gain with their request. He said the road would not get any further to the west and it was not going to go to the freeway. He said the current design of the road slowed traffic.

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Chair Kemp said he understood them wanting to keep their property. He said he could not speak for American Fork and had not seen their road plan. He assumed there was a way to make everyone happy. Mr. Crane said he discussed the situation with Highland staff and the attorney. He explained that they had to process the application in accordance with existing regulations. He said the negotiation of 9600 North and the accommodation of a cul-de-sac would be between the property owner and whoever built the road in the future. He understood the road was within Highland City boundaries.

Mayor Mark Thompson said he was given the assignment to visit with American Fork because there were a couple of complications associated with 9600 North at that location. He said the angle of entrances was not safe. Mayor Thompson explained that the Robinson's owned property to the east. He said an extension of 9600 North was on the American Fork Master Plan, but whether or not it was going to come to fruition was still to be debated. He explained that 9600 North was probably not the best placement of streets for Highland. He said it might be a T-intersection, but was not feasible to have it continue to the east. Mayor Thompson said there was another property owner involved. He discussed future scenarios for 9600 North and the future cul-de-sac and said Highland did not need to meet American Fork's demands right now. He said it would be very difficult to have an 88-foot easement on 9600 North in the future.

Commissioner Heyrend did not think American Fork gained anything by shifting a 90 degree turn down a few hundred feet. He said American Fork had property east of their road so they could expand it and turned to a 90 degree angle and still connect to the Highland road. He said it would be very expensive to make changes to the road because of utilities and moving sewer and water lines. He wondered who would pay for the changes. Commissioner Heyrend thought the alignment worked fine and would be better if it was wider. He said, as an engineer, he did not see many issues with the road the way it was, other than the width of the road was too narrow and that it needed work within the American Fork boundaries. He mentioned that American Fork had already requested Highland to move a road to the south. He thought American Fork needed to rethink the request for 9600 North.

Chair Kemp called for additional comments or questions. Hearing none, he called for a motion.

MOTION: Commissioner Rock moved that the Planning Commission accept the findings and recommend approval of Case PP-12-02 a request for preliminary plat approval subject to the follow six stipulations recommended by staff and denial of Case GP-14-01 pertaining to the Parkway detail:

1. **The final plat shall be in substantial conformance with the preliminary plat date stamped April 17, 2014.**
2. **Prior to approval of the preliminary plat the applicant shall provide a letter from the American Fork irrigation company regarding the relocation and piping of the irrigation ditch.**
3. **Final landscape plans shall be approved prior to recording the final plat.**

4. **The applicant shall be responsible for the right-of-way dedication and the construction of the north half 9600 North as required by the Development Code.**
5. **All required public improvements shall be installed as required the City Engineer.**
6. **The civil construction plans shall meet all requirements as determined by the City Engineer.**
7. **Installation of the Parkway detail.**

Commissioner Brammer seconded the motion. All present were in favor. The motion carried unanimously with two absent.

Commissioner Heyrend said he noticed there was only a six inch water line in 9600 North to serve the subdivision. Mr. Crane said it was being modeled and that they were looking at a couple different options.

APPROVAL OF MINUTES

The Planning Commission reviewed the minutes from February 25, 2014. Commission Chair Kemp called for a motion.

MOTION: Commissioner Day moved to approve the minutes from February 25, 2014 as written. Commissioner Rock seconded the motion. All present were in favor. The motion carried unanimously with two absent.

COMMISSION COMMENTS AND SUGGESTIONS

MOTION: Commissioner Day moved to adjourn. Commissioner Rock seconded the motion. All present were in favor. The motion carried.

Meeting adjourned at 8:55 PM.

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