

Highland City Planning Commission

July 8, 2014

The regular meeting of the Highland City Planning Commission was called to order by Planning Commission Vice Chair, Christopher Kemp, at 7:08 p.m. on July 8, 2014. An invocation was offered by Commissioner Scott Temby and those assembled were led in the Pledge of Allegiance by a member of Boy Scout Troop 958.

PRESENT: Commission Vice Chair: Tim Heyrend
Commissioner: Brady Brammer
Commissioner: Sherry Carruth
Commissioner: Abe Day
Commissioner: Steve Rock
Commissioner: Scott Temby

EXCUSED: Commission Chair: Christopher Kemp

STAFF PRESENT: Community Development Director: Nathan Crane
Secretary: Heather White

OTHERS: Shawn Lords, Ammie Lords, Lijah McKendrick, Elijah McPherson, Malachi McKendrick, Anthony Taylor, T Jay Humphries

PUBLIC APPEARANCES

Vice Chair Heyrend asked for public comment. None was offered.

PUBLIC HEARING ITEMS

1. **TA-14-04:** *The Highland City Planning Commission is requesting an amendment to Article 4.1 R-1-40 Residential Zone to add Section 3-4113 Private Riding Arenas.*

Vice Chair Heyrend opened the public hearing for Case TA-14-04 at 7:10 PM. He asked Mr. Crane to review the details of the request.

Mr. Crane explained that the Planning Commission asked to sponsor the text amendment regarding riding arenas. He said that riding arenas would be considered accessory buildings and that they would typically be larger than what was currently allowed. Mr. Crane said he tried to

distinguish the proposed riding arena section from a typical accessory building because riding arenas were used for a specific purpose. He reviewed the details of the proposed amendment. He explained that that Planning Commission needed to discuss the height of the arena and property setbacks.

Commissioner Rock asked about outside lighting. Mr. Crane said language could be added stipulating that outside lighting had to be fully shielded and directed down.

Commissioner Heyrend asked about landscaping. Mr. Crane explained that riding arenas would be in the rear yard and that there would be no landscaping requirements.

Commissioner Rock wondered if the building needed to match the existing house. Mr. Crane explained that arenas were typically post and beam structures with steel on the outside. He said architectural requirements were not included, but could be discussed.

Residents Shawn and Ammie Lords talked about the needed height for riding arenas. Mr. Lords explained that a 2-12 pitch roof was needed because of snow. He asked the Planning Commission to consider a height of 18 feet on the side walls and at least 24 feet at the peak. They talked about the materials used and construction of typical arenas. Ms. Lord mentioned that they preferred to have the building 10 feet off the property line in order to keep usable riding area outside the arena, however, the requested height was more important to them.

Commissioner Temby wondered if the current code for accessory buildings allowed for steel buildings. Mr. Crane explained that it depended on the lot size. He said accessory buildings on smaller lots were required to match the house on the property.

Commissioner Temby asked about the minimum lot size in the R-1-40 District. He wondered if a 2-acre lot could be parceled into two separate lots and sold off with only the accessory building on it. Mr. Crane explained that it might be done if there was density still available within a subdivision and if there was access with the required frontage and other requirements.

Vice Chair Heyrend wondered if horses would be kept in the arena through the winter. Ms. Lords explained that it could. She said she had a separate barn and hay storage. She explained that some large commercial arenas also housed animals, but had separate hay storage. Mr. Lords explained that the barn for their horses was considered a lofting shed and did not count as an accessory building. He mentioned that they initially asked the City to consider an amendment to the Code because there was only one riding arena for the area which was extremely busy and caused safety issues. He said they had the outside property to ride, but wanted to have a warm place to ride in the winter.

Vice Chair Heyrend asked for additional public comment. Hearing none, he closed the public hearing at 7:34 PM and asked for additional discussion from the Planning Commission.

Commissioner Brammer did not want to restrict property owners who might want to build a private riding arena on property without a home. He was comfortable not requiring a home on parcels as it was designated non-commercial. The Planning Commission agreed and thought it was a great use for property.

Commissioner Day wondered if a riding arena was permitted under the current stipulation regarding the keeping of animals. Mr. Crane said a riding arena brought a new use to the current Code.

MOTION: Commissioner Rock moved to recommend approval of Case TA-14-04 and amend the R-1-40 District by adding Section 3-4113 as follows:

Section 3-4113 Private Riding Arenas

Private riding arenas are permitted under the following conditions:

- 1. A riding arena is a post and beam structure without a floor or subfloor used for the riding of horses.**
- 2. Riding arenas are only allowed on parcels greater than or equal to two (2) acres and are only allowed if there is a home on the property. If no home is on the property, a riding arena may be allowed by obtaining a conditional use permit.**
- 3. The riding arena shall be for private purposes only. No public purposes, events or uses are permitted.**
- 4. The maximum size of a riding arena shall not exceed ten (10) percent of the gross lot area.**
- 5. No riding arena shall be greater than eighteen (18) feet in height at the side wall and twenty-five (25) feet in height at the peak.**
- 6. Riding shall be placed in the rear yard and not located any closer than fifteen (15) feet from any property line or within seventy-five (75) feet of an adjacent existing home.**
- 7. Outside lighting used on riding arenas should be fully shielded and directed down.**

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

OTHER BUSINESS

None.

APPROVAL OF MINUTES

The Planning Commission reviewed the minutes from May 27, 2014. Commissioner Brammer asked that "what" on the last line on Page 6 be changed to "want". Vice Chair Heyrend called for a motion.

MOTION: Commissioner Day moved to approve the minutes from May 27, 2014 with one amendment as discussed. Commissioner Rock seconded the motion. All present were in favor. The motion carried with one absent.

PLANNING STAFF REPORT

Mr. Crane had no new items to report.

COMMISSION COMMENTS AND SUGGESTIONS

Commissioner Day wondered if the City was selling property. Mr. Crane explained that two homes were currently for sale, with the possibility of a third.

Vice Chair Heyrend wondered if the Council had previous addressed selling the property south of the City building and directly west of the Police building. He thought the City might consider selling the parcel because of current debt. Commissioner Day agreed. Mr. Crane said there had been no discussion regarding selling that particular parcel. Commissioner Temby did not think it was prudent to sell the property because of it's vicinity to other City properties. He thought that if debt and finances were a concern, the City should seek for ways to promote existing available properties to develop commercially in order to increase the tax base. Commissioner Brammer agreed and thought having property adjacent to City Center could be beneficial in the future. He pointed out that property could be much more expensive in the future. Vice Chair Heyrend did not feel the need to recommend that the Council address the selling of the property.

ADJOURMENT

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

Meeting adjourned at 7:53 PM.

Minutes approved on August 26, 2014
Certified correct by H. White, Planning Commission Secretary