

Highland City Planning Commission

February 24, 2015

The regular meeting of the Highland City Planning Commission was called to order by Planning Commission Chair, Christopher Kemp, at 7:02 PM on February 24, 2015. An invocation was offered by Commissioner Tim Heyrend and those assembled were led in the Pledge of Allegiance by Commissioner Sherry Carruth.

PRESENT: Commissioner: Christopher Kemp
Commissioner: Brady Brammer
Commissioner: Sherry Carruth
Commissioner: Abe Day
Commissioner: Tim Heyrend
Commissioner: Steve Rock

EXCUSED: Commissioner: Scott Temby

STAFF PRESENT: Community Development Director: Nathan Crane
Planning Coordinator: Kelsey Bradshaw
Planning Commission Secretary: Heather White

OTHERS: David Maughan, Xander Maughan, Christian Yumada, Joshua Yamada,
Andrew Ford, Rollin Johnson, Rob Gulbrandsen, Jeff Beor

PUBLIC APPEARANCES

Chair Kemp asked for public comment. None was given.

OTHER BUSINESS

OATH OF OFFICE - CHRIS KEMP

Recorder Jody Bates performed the swearing in of Christopher Kemp who was appointed to serve another term on the Planning Commission.

PD-15-01

Mr. Crane explained that staff was reviewing a PD (planned development) district located at the northeast corner of 11800 North and Highland Boulevard. He asked that the Planning Commission review the preliminary plan, still subject to revisions, before it was brought forward for action.

Commissioner Day arrived at 7:05 PM.

Mr. Crane asked the developer to present the details of the proposed development. Mr. Rob Gulbrandsen said they thought the property was an important infill piece between existing subdivisions. He explained that they did not want to maximize density. He gave the following details:

- Three product types - 1. Commercial - neighborhood office and mixed use facility, 2. Cottage - 25 lots with single family residential units, 3. 59 single family lots. It will be built in three phases.
- The Cottage product will be a fully landscaped and maintained non-gated community. It will not be age restricted, but geared towards empty-nesters.
- Of the 59 single family lots, 22% (13 lots) will be 12,000 - 14,000 square feet, 64% (38 lots) will be 14,000 - 18,500 square feet, and 14 % (8 lots) will be 19,200 - 24,000 square feet. The lot sizes would allow the topography of the property to be maintained.
- A landscaped power corridor easement segmented the property into two separate pieces and will be maintained by an HOA (home owners association).
- In the middle of the site, running north and south, was a heavily wooded drainage swale that they would like to preserve.
- He discussed embellishing the streetscape with an increase in the number and type of trees along 11800 North and along Highland Boulevard. He discussed installing a concrete sidewalk rather than asphalt.
- Landscaping will be added to entrances on each side of the road as it transitioned into the neighborhood.
- Landscaping will be approved with the original architectural approvals.
- Fencing - no privacy fencing will be allowed along the street in neighborhoods. A 6-foot privacy fence will be installed along 11800 North and Highland Boulevard.
- Roads in the Cottage neighborhood will be private. Roads in the single family neighborhood will be public.
- They will install a park that includes a pool and small club house, meandering trails, and tot lot.

Mr. Gulbrandsen talked about the setbacks, landscaping, size of houses, and possible price points for each product type. He talked about the landscaping in the park strips and mentioned that they would like to have a wider park strip to accommodate trees. He talked about the HOA, how it would be structured, and what it would govern.

Commissioner Carruth wondered if they were going to install the landscaping in all the homes. Mr. Gulbrandsen said they were adamant about properly landscaped homes, but he was not sure if they would be able to landscape all homes.

Commissioner Carruth asked if they would build all the houses. Mr. Gulbrandsen said they would build only the Cottage homes. Other local builders would be responsible for the other homes.

Commissioner Heyrend noticed that some of the lot lines went into the drainage swale. He wondered if the drainage area would be dedicated to the city. Mr. Gulbrandsen explained that there would be a conservation easement. He said there would be no disturbance to the area, including fencing.

Commissioner Heyrend asked about the amount of open space planned in the development. Mr. Gulbrandsen said they had about 20% open space.

Commissioner Rock wondered how the commercial area would be separated from the single family homes and the lighting for the parking lots. Mr. Gulbrandsen said they thought about installing a 6-foot privacy fence. He said they would use down lighting with 12 to 14 foot standards.

Commissioner Heyrend wondered if they were planning anything special or theme based. Mr. Gulbrandsen talked about the design and style of the houses.

Commissioner Heyrend wondered what the city's vision was for the area, including the trails plan. Mr. Crane explained that the property was not addressed in the Land Use Map on the General Plan, however, the Annexation Policy Plan showed low density residential. He showed the Trails Master Plan which included a trail along 11800 North and another along Highland Boulevard.

Commission Chair Kemp asked for additional comments.

Commissioner Day said that it sounded like the developer was amenable to installing trails. He wondered why the natural vegetation would be kept. Mr. Crane explained that the area would catch soil and runoff. Commissioner Day talked about possible trails installed in other areas. Chair Kemp said that it would be site specific as to whether or not a trail could be installed.

PLANNING COMMISSION CHAIRMAN AND VICE CHAIRMAN ELECTIONS

MOTION: Commissioner Heyrend nominated Commissioner Kemp to continue to serve as the Planning Commission Chairman. Commissioner Rock seconded the nomination. All present were in favor. Motion carried with one absent.

MOTION: Commissioner Day nominated Commissioner Heyrend to continue to serve as the Planning Commission Vice Chair. Commissioner Rock seconded the nomination. All present were in favor. Motion carried with one absent.

APPROVAL OF MINUTES:

Commission Chair Kemp ask for comments or corrections on the draft minutes from November 21, 2014. Hearing none, he called for a motion.

MOTION: Commissioner Brammer move to approve the November 21, 2014 minutes. Commissioner Carruth seconded the motion. All present were in favor. None were opposed. The motion carried with one absent.

PLANNING STAFF REPORT:

Mr. Crane reported that he had been working on impact fee revisions. He said someone seemed interested in the land in the Town Center for residential. He reported that the construction for the CVS Pharmacy was underway. He said staff was working on infrastructure maintenance plans, which included the Master Plan, Impact Fee Facility Plans, Maintenance Plans, and rate studies. He said new fees were adopted for subdivision reviews in order to accommodate consulting costs and the same would be done for site plan reviews.

Mr. Crane introduced recently hired Planning Coordinator Kelsey Bradshaw.

COMMISSION COMMENTS AND SUGGESTIONS:

Commissioner Day asked if Mr. Crane received his email regarding the tree problem. Mr. Crane said he had forwarded it to the public works department.

Commissioner Heyrend asked to see a copy of the plan for the area near the high school.

ADJOURNMENT:

MOTION: Commissioner Rock moved to adjourn the meeting at 7:56 PM. Commissioner Heyrend seconded the motion. All present were in favor. The motion carried.