

Highland City Planning Commission

November 9, 2010

The regular meeting of the Highland City Planning Commission was called to order by Planning Commission Chair, Melissa Wright, at 7:02 p.m. on November 9, 2010. An invocation was offered by Steve Rock and those assembled were led in the Pledge of Allegiance by Roger Dixon.

PRESENT: Commissioner: Melissa Wright, Chair
Commissioner: Abe Day
Commissioner: Roger Dixon
Commissioner: Tim Irwin
Commissioner: Steve Rock
Commissioner: Kelly Sobotka
Alternate Commissioner: Christopher Kemp

EXCUSED: Commissioner: Jay Roundy

STAFF PRESENT: City Planner: Nathan Crane
City Engineer: Matthew Shipp
Secretary: Kiera Corbridge

OTHERS: Christie Dalley, Kathryn Schramm, Scott Dunn.

PUBLIC APPEARANCES (AGENDA ITEM A)

Melissa Wright invited comments from the public regarding items not on the agenda and no one chose to speak.

WITHDRAWALS AND CONTINUANCES (AGENDA ITEM B)

Melissa Wright noted that there have been no withdrawals or continuances for this meeting.

MINOR SUBDIVISION APPROVAL – SUNSET MOUNTAIN SUBDIVISION PLAT C ~ PUBLIC HEARING AND ADMINISTRATIVE ACTION (AGENDA ITEM C1)

Nathan Crane explained that Scott Dunn, representing Patterson Construction, is requesting approval of a three-lot subdivision called Sunset Mountain Subdivision Plat C, located at the southeast corner of Highland Boulevard and Sunflower Drive. This property is part of the Professional Office Zone that was originally approved by the City Council in December of 2003 and later amended in February of 2005. The Professional Office Zone included a master site plan consisting of office uses, storage units and open space; the proposed subdivision is located in the designated office area.

On October 5, 2010, the Highland City Council approved a site plan for a professional office building that would be located on Lot 1; one of the stipulations of approval was the approval of a final plat. The City Council previously approved Sunset Mountain Subdivision Plat C on January 15, 2008; however, the approval has since expired and the plat has been expanded and reconfigured. The reconfiguration is in part due to the recent piping of the Bull River Ditch along the east side of the property; this provides for a slightly larger office building and an additional row of parking.

Nathan Crane explained that Lot 2 has a steep slope and was previously designated as Highland City open space. Mr. Crane noted that there have been recent concerns regarding the accessibility and maintenance of open space and that this property would be of little value to Highland City. It is proposed that Lot 2 be designated as a conservation easement that will ensure that the area remains undeveloped open space, but that the property owner will be responsible for all maintenance. This would fulfill the requirements of the Professional Office Zone regarding open space.

Nathan Crane added that Lot 3 is trailhead parking lot. The applicant has agreed to landscape Lot 3 as well as the medians in front of Lot 1.

Commissioner Irwin requested clarification regarding conservation easements. Nathan Crane explained that a conservation easement is an easement placed on a property that restricts its use; in this case to preserve the open space of Lot 2. Nathan Crane noted that during the Design Review Committee Meeting, the applicant agreed to the conservation easement and accepted the responsibility of its maintenance.

Commissioner Dixon asked if the landscaping plans would be approved prior to installation. Nathan Crane stated that the landscaping for Lot 1 will be approved with the final construction plans for the Sunset Mountain Office Building #2; Lot 2 will not be landscaped; Highland City Staff will review and approve the landscaping plans for Lot 3 and the medians. It was noted that the landscaping plans for Lot 3 will address drainage concerns at that the parking lot and landscape will be maintained by Highland City.

Commissioner Rock inquired whether Sunflower Drive is a public or private street. Matthew Shipp answered that Sunflower Drive is a public right-of-way until the Bull River Subdivision boundary; then the road becomes a private drive. Sunflower Drive was built primarily as an additional emergency access to the Bull River Subdivision.

Melissa Wright opened the public hearing at 7:12 p.m. and hearing no comment closed the public hearing.

Commissioner Day requested further clarification regarding the maintenance and accessibility of Lot 2. Nathan Crane explained that Lot 2 would be non-accessible to the public and would be maintained by the property owner; a conservation easement restricts the future use of the property, ensuring that it would remain open space.

Commissioner Rock inquired as to the benefit of Lot 3. Matthew Shipp explained that Lot 3 is a trailhead parking lot for the trails to the north. It was noted that adjacent property owners would be responsible for installing their own fences.

Commissioner Sobotka questioned why the developer is required to install the landscaping in the median rather than the city. Matthew Shipp stated that the requirement was part of the original Development Agreement and Site Plan for the property along Highland Boulevard; the developer agreed to improve the medians at time of development and the city would maintain the medians thereafter.

MOTION: Kelly Sobotka moved that the Planning Commission Grant Preliminary Subdivision Approval and Recommend that the City Council Approve the Sunset Mountain Subdivision Plat C based on the findings that it is consistent with the 2005 Professional Office Zone Site Plan and the Sunset Mountain Office Building #2; and that it is in conformance with the Professional Office Zone, Highland City Development Code, and Subdivision Regulations; and that stipulations are imposed to mitigate any detrimental effects. These stipulations are:

- 1. That the recorded plat shall conform to the submitted final plat date stamped October 28, 2010 except as modified by these stipulations; and**
- 2. That all landscaping for Lot 3 and the median and the median in front of Lot 1 shall be installed or bonded for prior to recordation of the final plat; and**
- 3. That the conservation easement shall be recorded with the final plat; and**
- 4. That water shares shall be dedicated, or documentation of dedication shall be provided, prior to recordation of the final plat as required by the Highland City Development Code.**

Motion seconded by Tim Irwin. Those voting aye: Abe Day, Roger Dixon, Tim Irwin, Christopher Kemp, Steve Rock, Kelly Sobotka, Melissa Wright. The motion passed with a unanimous vote.

PLANNING COMMISSION REVIEW OF THE HIGHLAND CITY GENERAL PLAN ~ DISCUSSION (AGENDA ITEM D2)

Commissioner Abe Day presented his report on the Senior Housing Element of the Highland City General Plan. Several of the main points were as follows:

- “The Country is about to enter into a new time in history; baby boomers have entered into the retirement age. The ranks of seniors are going to swell very quickly and it is estimated that the amount of seniors age 65 and over will increase a percentage of the national population from 12% in 2006 to 20% in 2030. Utah’s senior population will increase from 9% to 13% and Utah County will be from 6% to 9%; however, in Highland it will increase from 5% to 12%.”
- Highland recognizes the importance of providing housing to accommodate the complete lifecycle of its residents as they age, so there are five different housing types to accommodate the various phases senior grow through as they age. Each has

different functions for fulfilling the variety of needs and preferences for seniors. A senior development will often accommodate several levels:

- Age-Restricted Adult Housing – Reserved for seniors ages 55+, individually owned by the residents but the properties are maintained by the Homeowners Association, onsite amenities, etc.
 - Independent Living – Apartment or condominium setting, secure communities with built-in security features, designed for active residents, etc.
 - Continuing Care Retirement Community – Guarantees housing and medical care for the remainder of a resident’s lifetime, almost a form a health care because the cost is part of the contract, etc.
 - Assisted Living – Independent living for residents that require assistance with daily activities, onsite medical attention or located near a hospital, etc.
 - Nursing Facilities – Constant medical attention, require assistance in all aspects of life, etc.
- Home care is often a preferred option; however, it can be costly.
 - Highland City should provide comfortable housing alternatives for citizens in all stages of life.

Commissioner Kemp shared that his parents are currently searching for housing to meet their needs as they age and have not been able to find anything near Highland. He summarized that there is a growing demand for senior housing that has not been filled.

 **APPROVAL OF THE HIGHLAND PLANNING COMMISSION MEETING SCHEDULE FOR THE 2011 CALENDAR YEAR ~ DISCUSSION AND APPROVAL (AGENDA ITEM D3)**

In accordance with Utah State Legislature (UC 52-4), the Planning Commission must approve a regular meeting schedule. It is proposed that the Highland Planning Commission continue to hold their meetings on the 2nd and 4th Tuesday of every month; any work sessions will be scheduled as needed. All meetings will take place at the Highland City Hall Council Chambers, 5400 West Civic Center Drive, Suite 1, and begin at 7:00 p.m.

MOTION: Tim Irwin moved to Approve the Highland Planning Commission Meeting Schedule for the 2011 Calendar Year as follows:

January 11, 25
February 8, 22
March 8, 22
April 12, 26
May 10, 24
June 14, 28
July 12, 26
August 9, 23
September 13, 27
October 11, 25
November 9
December 13

Motion seconded by Roger Dixon. Those voting aye: Abe Day, Roger Dixon, Tim Irwin, Christopher Kemp, Steve Rock, Kelly Sobotka, Melissa Wright. The motion passed with a unanimous vote.

☞ **APPROVAL OF MEETING MINUTES FOR SEPTEMBER 26, 2010 (AGENDA ITEM E)**

MOTION: Tim Irwin moved to Approve the Meeting Minutes for September 26, 2010, as amended. Motion seconded by Abe Day. Those voting aye: Abe Day, Roger Dixon, Tim Irwin, Christopher Kemp, Steve Rock, Kelly Sobotka, Melissa Wright. The motion passed with a unanimous vote.

☞ **PLANNING COMMISSION AGENDA STAFF REPORTS AND PACKETS ~ DISCUSSION (AGENDA ITEM F)**

Nathan Crane noted that the City Council has approved the fence ordinance and the Walgreens application with minor amendments.

☞ **PLANNING COMMISSION COMMENTS AND SUGGESTIONS ~ DISCUSSION (AGENDA ITEM G)**

The Planning Commission has requested the opportunity to present ideas, concerns, and proposed Code Amendments/Additions over which they have authority. The following items were discussed:

Incoming Applications – Commissioner Irwin inquired as to recent incoming applications. Nathan Crane mentioned the text amendment application to allow senior living in the Professional Office Zone

Resident Feedback – Commissioner Irwin asked if residents have provided feedback regarding recently approved applications. Nathan Crane noted, as with most new development, that there have been concerns regarding parking and light impacts from The Pointe Performing Arts Academy; Toscana at Highland is continuing to build and recent concerns have been addressed.

Crosswalks Across SR-92 – Commissioner Wright inquired as to the process of adding a crosswalk across SR-92. The Planning Commission discussed concerns regarding pedestrians crossing main arterials. Commissioner Irwin noted that a Utah Transit Authority bus stop is located along the highway and suggested that it may also be contributing to pedestrian crossings. Matthew Shipp explained that SR-92 is under the Utah Department of Transportation's jurisdiction and that they would be responsible for determining where a crosswalk is appropriate. Commissioner Sobotka suggested waiting to address the issue until the completion of the road widening project and the installation of the traffic light at 5600 West.

Murdock Connector – Commissioner Sobotka requested an update regarding the status of the Murdock Connector road. Matthew Shipp stated that the ideal timeline is to complete the road as Phase 2 of 4800 West; however, continued cooperation is needed with the Pheasant Hollow Subdivision and with Utah County.

 **ADJOURNMENT**

Roger Dixon moved to adjourn. Seconded by Tim Irwin. Unanimous vote, meeting adjourned at 7:57 p.m.