

Highland City Planning Commission

August 25, 2015

The regular meeting of the Highland City Planning Commission was called to order by Planning Commission Chair, Christopher Kemp at 7:12 PM on August 25, 2015. An invocation was offered by Commissioner Brammer and those assembled were led in the Pledge of Allegiance by Chairman Kemp.

PRESENT: Commissioner: Christopher Kemp
Commissioner: Brady Brammer
Commissioner: Sherry Carruth
Commissioner: Abe Day
Commissioner: Tim Heyrend
Commissioner: Steve Rock
Commissioner (Alternate): Steve Nielsen

EXCUSED: Commissioner: Scott Temby

STAFF PRESENT: City Administrator/Community Dev. Director: Nathan Crane
Public Works Superintendent: Justin Arduhn
Planning Coordinator: Kelsey Bradshaw
Planning Commission Secretary: Heather White

OTHERS: *See attached attendance list*

PUBLIC APPEARANCES

Chairman Kemp asked for public comment. None were offered.

PUBLIC HEARING ITEMS

CU-15-03

A request by Lafe Harris with BDH Architects for the approval of a conditional use permit for a LDS Church meetinghouse. The property is approximately 3.59 acres in size and is located at 9681 North 6900 West.

Chairman Kemp opened the public hearing by consent at 7:13 PM.

Upon request, Mr. Crane reviewed the details for the LDS Church meetinghouse conditional use permit application. He talked about the size of the meeting house and pavilion, the density designation of the area, site plan, and landscape plan.

Chairman Kemp asked for public comment.

Resident Mike Gagon voiced concern regarding an inadequate number of parking stalls. He said his biggest concern was being able to get in and out of his driveway. Mr. Crane explained that the applicant would provide 219 parking stalls. Lafe Harris, applicant, said a typical meeting house had about 220 parking stalls and that they did not allow or account for parking on streets.

Resident Shonnie Smith voiced concern regarding the dead end. She thought the road would go through when the meeting house was built.

Resident Alison Gagon explained that if cars parked on the road, there was one lane of traffic with no emergency turnout. She submitted pictures of the road and explained that if cars were parked on the road, it would be difficult for them to access their driveway while pulling their horse trailer. She said the road was 30 feet wide.

Gary Cooper voiced concern about the four-foot elevation for the sewer line. He talked about his house on 6800 East and how he could not connect to the sewer line because it was 26 inches too high. He was worried the same thing would happen in this location. Chairman Kemp said the Highland engineer would need to address the issue.

Mr. Harris explained that the road height was due to the drainage ditch. He said the ditch had a covert that ran under the road and that it was at the height required by the city and by the irrigation company. Referring to parking, Mr. Harris explained that in 2006 the LDS Church did a nationwide study. He reviewed the findings from the study and said the proposed building was a larger site and had more parking than normal. He was amenable to the idea of painting the curb or posting no parking signs on the street. Commissioner Neilsen questioned the accuracy of the study due to the higher attendance rates in the area. Mr. Harris explained that meeting houses built in Utah generally had more parking. He said the LDS Church planned for higher attendance rates in Utah County versus other areas.

Commissioner Day asked about a fence to create a buffer. Mr. Harris explained that a precast concrete fence would be on the north, south and west sides.

Commissioner Neilsen asked about the issue with the sewer. Mr. Crane explained that the sewer was reviewed by the city engineer. He said the applicant would connect to an existing sewer line and the burden to fix something that might be an issue in the future would not normally be placed on a current applicant. The Planning Commission discussed Mr. Cooper's concerns. It was suggested that Mr. Cooper meet with the city engineer to discuss his concerns. Mr. Harris invited Mr. Cooper to their 9:00 AM meeting tomorrow with the city engineer.

Chairman Kemp asked for additional comments. Hearing none, he closed the public hearing by consent at 7:36 PM and called for a motion.

MOTION: Commissioner Heyrend moved that the Planning Commission accept the findings and recommend approval of the Conditional Use Permit for the Cedar Hollow 6, 8 LDS Meetinghouse, subject to the following four stipulations, and with the addition of "No Parking"

signs posted on the east side directly across the street from the Church and that city staff review the road height:

1. The final site plan shall be in substantial conformance with the site plan dated July 13, 2015.
2. Final civil engineering plan to be reviewed and approved by the City Engineer.
3. Final landscape plans to be approved prior to issuance of a building permit.
4. All required public improvements shall be installed as per City Engineer's approval.

Commissioner Rock seconded the motion. Commission Chair Kemp and Commissioner Brammer, Commissioner Carruth, Commissioner Day, Commissioner Heyrend, and Commissioner Rock were in favor. Commissioner Nielsen was opposed. The motion carried with one opposed.

PP-15-03

A request by Millhaven Construction, LLC. for preliminary plat approval of an 11 lot subdivision called The Flats at Fox Hollow. The property is approximately 9.80 acres and is located at 9600 N and 5560 W.

Chairman Kemp opened the public hearing by consent at 7:40 PM and asked Mr. Crane to present the information for the application.

Mr. Crane reviewed the details for the preliminary plat application. He talked about the location, density, and lot size. He said they were looking into the possibility of having the curb and gutter installed along 9600 North as part of the subdivision.

Upon request, Jeremy Ackley addressed the Planning Commission. He thought it was a great project for Highland. He said they would be willing to build the homes, but would sell some of the lots to other builders.

Chairman Kemp asked for public comment. None was given. He closed the public hearing by consent at 7:43 PM and asked for a motion.

MOTION: Commissioner Rock moved that the Planning Commission accept the findings and recommend approval of the preliminary plat for Plat "A", the Flats at Fox Hollow, subject to the following five stipulations recommended by staff:

1. The final plat shall be in substantial conformance with the preliminary plat dated July 20, 2015.
2. Final civil engineering plans to be reviewed and approved by the City Engineer.
3. Prospective homebuyers shall be informed by an affidavit of the proximity of agricultural uses.
4. Written approval from the American Fork Irrigation District regarding the piping and relocation of the ditch shall be provided prior to approval of the final civil construction plans.
5. All required public improvements shall be installed as per City Engineer's approval.

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

CU-15-04

A request by City Council for the approval of a conditional use permit for a Salt Storage Building. The property is approximately 2.46 acres and is located at the northwest corner of SR-92 and North Park Dr.

Chairman Kemp opened the public hearing by consent at 7:45 PM and asked Mr. Crane to present the information regarding the application.

Mr. Crane reviewed the details of the conditional use permit for a salt storage building. He reviewed the density of the area, the zoning, and the size and construction of the proposed building. He said the primary use would be during snow storms. He said the application was an effort to meet EPA regulations. He talked about the parking and bus drop-off. He said staff considered the nature of the use and did not believe there would be a significant impact to the school bus drop-off.

Highland Public Works Superintendent Justin Arduhn said the wall height of the proposed facility would be 10 feet on three sides with a metal roof. He said the gates would be locked unless it was being used. The Planning Commission asked about the construction of the proposed facility and the closest neighbors. Chairman Kemp asked for public comment.

Resident Hyeyoung Thompson talked about the students who road the busses, the situation with the cars dropping off kids, and the number of busses. She explained that there was a lot of traffic between 7:10 AM and 7:50 AM and the only place for the cars was the gravel pit area. She said there was a lot of traffic again at 8:15 AM. Ms. Thompson explained that the busses stopped in the right merging lane of SR-92 requiring the children, ages 5 - 18, to walk to the street while traffic was stopped both ways. She was worried about the trucks going to the proposed facility. She added that it would be dark in the winter during the early morning bus routes. She thought the proposed facility put the children at risk and felt there needed to be additional consideration. She thought there was no way a salt storage facility and 150-160 children accessing busses at the same time during a snow storm could coexist. She was afraid that the kids would not pay attention to the trucks in the dark during the winter.

Resident Gina Brown said they were told the busses could not go up the hill because the grade was too steep and the curve was too sharp. She talked about the history of the bus stop area and said the parking lot was put in because the city thought it was unsafe to drop kids off along Park Drive with the truck traffic. She talked about the constant stream of traffic during commute hours and strongly suggested that other options were considered. Ms. Brown also talked about the location as an entrance for a tourist site. She thought the area should be made to look as attractive as possible and maybe become an area that could generate revenue.

Commissioner Brammer wondered if there was any way to have access from SR-92 rather than Park Drive. He wondered if the city had plans to do a parkway strip and if it could be built now. Mr. Crane said the city would need to ask UDOT (Utah Department of Transportation) if they would allow another access off of SR-92. He explained that the improvements to SR-92 would

be built when the road was widened. He said the park strip could be built now if they could determine where the future curb was and if they had the funds to do it.

The Planning Commission discussed other areas for the salt storage building including the area marked for the future expansion of the pressurized irrigation pond.

Mr. Arduhn mentioned that trucks had been using the area for a number of years. He said talked about the limited use in past years, the use of the proposed facility, and said the storage building would allow the city to get the salt earlier in the year. He said other than snow storms, the building would not be touched; it would only be a salt storage.

Commissioner Heyrend wondered if a lane could be established on SR-92 that would allow kids to be dropped off and pickup safely at the bus stop. Mr. Crane did not know. He talked about the cross section at other areas of SR-92.

Commissioner Brammer wondered if the city was being held to the same standard that a typical developer would be held to. Mr. Crane said the city was, but explained that in this case, the improvements were phased and delayed. Commissioner Brammer pointed out that the phasing or the delay was not included in the application. He asked about the aesthetics of the building. Mr. Crane said the Planning Commissioner could recommend improvements.

Discussion ensued regarding alternative locations for the salt storage building and the school bus stop.

Resident Nicki Brammer voiced concern with protecting the children. She said there was a historical issue and that the road was not built correctly. She thought everyone needed to compromise in order to keep children safe.

Chairman Kemp closed the public hearing by consent at 8:21 PM and asked for additional discussion or questions.

Discussion continued regarding the salt storage building, the bus stop, traffic, and kids' safety. The Commissioners agreed that there was an issue with the school bus stop and that a solution was needed that worked for all parties. They understood that the parking lot was needed for the parents to drop off kids for the bus stop. Commissioner Neilsen suggested that the city hire an engineer to work with ASD (Alpine School District) to create a site plan for the area. Commissioner Heyrend suggested building improvements on SR-92 in order to create a safer area for the kids. Commissioner Brammer voiced concerns with safety, lack of improvements, and aesthetics. He pointed out that there were no plans for fencing around the area and no known safety protocols. He was uncomfortable without additional safety mechanisms and procedures for the area. Commissioner Brammer quoted the Highland Development Code Section 5-9-102 and Section 5-9-104 concerning developer responsibilities for improvements and was concerned that on the major artery to the only tourist attraction in the city, some kind of improvement to the aesthetics of the area was not required. He said it was concerning to have the salt storage building without pavement or other improvements that could add a buffer and safety for the kids. Referring to the aesthetics of the building, Commissioner Brammer thought the bricks of the

public works building could be matched and could look better than the proposed concrete. Commissioner Day suggested constructing the building on the west side of the property and obtain access from SR-92.

MOTION: Commissioner Brammer moved that the Planning Commission recommend that the Storage Building identified as CU-15-04 be modified to incorporate additional safety procedures relative to the school bus situation in the area as well as the public improvements required by Chapters 5-9 of the Highland Development Code, to address the aesthetics to match the public works building directly to the East, and to study if an access off of SR-92 could be obtained. Commissioner Rock seconded the motion. All present were in favor. The motion carried.

OTHER BUSINESS

None.

APPROVAL OF MINUTES

Commissioner Nielsen was excused at 8:42 PM.

MOTION: Commissioner Rock moved to approve the minutes from July 14, 2015 as written. Commissioner Day seconded the motion. All present were in favor. The motion carried.

Referring to the minutes from July 28, 2015, Commissioner Heyrend asked that Line 5 on Page 5 be changed to "Commissioner Heyrend said he generally liked the R-1-20 District but would like to see it master planned."

MOTION: Commissioner Brammer moved to approve the minutes from July 28, 2015 subject to the requested amendment. Commissioner Carruth seconded the motion. All present were in favor. The motion carried.

PLANNING STAFF REPORT

None.

COMMISSION COMMENTS AND SUGGESTIONS

None.

ADJOURNMENT

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

The meeting was adjourned at 8:44 PM.