

1 **Highland City Planning Commission**  
2 **March 24, 2009**

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4 **PRESENT:** Commissioner: Jennifer Tucker, Chair  
5 Commissioner: Brent Wallace  
6 Commissioner: Tony Peckson  
7 Commissioner: Melissa Wright  
8 Commissioner: Don Blohm  
9 Commissioner: Kelly Sobotka  
10 Commissioner: Roger Dixon

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12 **STAFF PRESENT:** City Planner: Lonnie Crowell  
13 City Planner: Carly LeDuc  
14 Secretary: Kiera Corbridge

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16 **OTHERS:** Mike Spain, D Warnock, Kevin A. Pace.

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18 Meeting Convened at 6:59 pm.

19 Prayer given by: Kelly Sobotka

20 Pledge led by: Roger Dixon

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23 **Item 1: Approval of Meeting Minutes for March 10, 2009**

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25 **Tony Peckson moved to approve the Meeting Minutes for March 10, 2009, as**  
26 **amended. Seconded by Brent Wallace. Unanimous vote, motion carried.**

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29 **Item 2: The Walnut Place ~ Public Hearing, Preliminary and Final Approval**

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31 Carly LeDuc explained that Parley Turnbow has submitted plans to develop property  
32 located approximately at 5257 West 11200 North and has requested Preliminary and Final  
33 Subdivision Approval for a 2-lot subdivision. The property is located within the R-1-40  
34 zone, which allows a density equal to one lot per 40,000 square feet with lot sizes as small  
35 as 20,000 square feet. The total parcel size of The Walnut Place Subdivision consists of  
36 3.0912 acres, revealing that the density for the entire subdivision is 1.5456 units per acre.  
37 The lots range in size; lot 1 consists of 30,046 sq ft and lot 2 consists of 104,655 sq ft. The  
38 proposed lots meet the minimum frontage and density requirements. The Walnut Place  
39 Subdivision also meets the requirements of the R-1-40 Zone as defined by the Highland  
40 City Development code.

41  
42 A Commissioner asked for clarification on the public improvements recommendation.  
43 Lonnie Crowell explained that all subdivisions are required to install public improvements;  
44 the improvements for The Walnut Place have been completed.  
45

1 Questions arose regarding the driveway access to the home on lot 2; Lonnie Crowell  
2 clarified that there is an easement along the West side of lot 1 for driveway access to the  
3 second lot.

4  
5 **Jennifer Tucker opened the public hearing at 7:09 pm.**

6  
7 George Wilson, the civil engineer for The Walnut Place, explained that the property was  
8 originally part of the Guyman Subdivision and confirmed that the public improvements  
9 have been completed.

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11 **Jennifer Tucker closed the public hearing at 7:10 pm.**

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13 **Brent Wallace moved that the Planning Commission grant preliminary and final**  
14 **subdivision approval of The Walnut Place subdivision subject to the following**  
15 **conditions:**

- 16  
17 **1. That all public improvements (asphalt, curb, gutter, sidewalk, parkstrip, etc)**  
18 **are completed along the width of the applicant's lots on 11200 North prior to**  
19 **recordation of the subdivision; and**  
20 **2. That a BUYER/SELLER AGREEMENT be placed on each lot and a note be**  
21 **placed on the Final Plat stating: "Property owners adjacent to this**  
22 **subdivision have existing large animal rights which may include horses, cows**  
23 **and goats. These rights are protected by both the Municipal and**  
24 **Development Codes of Highland City. There are noises, smells and other**  
25 **events associated with these animals that can occur all hours throughout the**  
26 **day and night, and prospective buyers of property in this subdivision should**  
27 **be aware of this prior to purchasing property"; and**  
28 **3. That the applicant strictly adhere to the Dust and Mud Prevention Plan; and**  
29 **4. That any easements shown on the title report should be clearly identified on**  
30 **the Final Plat unless located in the right of way; and**  
31 **5. That the applicant obtain from the City a demolition permit for any**  
32 **buildings to be removed; and**  
33 **6. That the applicant complete the requirements for the final plat as per the**  
34 **checklist (i.e., include separate addresses on each lot, etc.) prior to**  
35 **submitting for Final Approval form the City Council.**

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37 **Seconded by Kelly Sobotka. Unanimous vote, motion carried.**

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40 **Item 3: Reconsideration of Appendix F, Section 3-2 "Recommended**  
41 **Transportation Network" Map as associated with Chapter 3 Transportation Element**  
42 **of the General Plan which may or may not include the "Highland City – 4800 So./S.R.**  
43 **74 East-West Connector Road," or "Highland Glen Park: Road Construction,**  
44 **Improvement or Maintenance," or "Highland Glen Park Master Plan." ~ [Public](#)**  
45 **Hearing**

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47 This item was postponed until a future date.

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50 Meeting adjourned at 7:12 pm.