HIGHLAND CITY

AGENDA

HIGHLAND CITY PLANNING COMMISSION
Tuesday, October 23, 2016, 7:00 p.m.

Highland City Council Chambers, 5400 West Civic Center Drive, Highland Utah

CALL TO ORDER: Chris Kemp, Chair

- Attendance – Chris Kemp, Chair
- Invocation – Commissioner Abe Day
- Pledge of Allegiance – Commissioner Steve Rock

APPEARANCES:

Time has been set aside for the public to express their ideas, concerns, and comments on non-agenda items. Speakers will be limited to three (3) minutes.

WITHDRAWALS AND CONTINUANCES:

PUBLIC HEARING ITEMS:

1. **Z-14-05**: RSL Communities is requesting to rezone 28.38 acres located south of Ridgeline Elementary from R-1-40 to R-1-30 to allow for a 37 single family subdivision. *Legislative*

2. **SP-16-01:** Dallas Hakes is requesting site and architectural plan approval for the Quick Quack Car Wash located at approximately 5452 West 11000 North (SR-92). *Administrative*

3. **SP-16-02:** Daniel Schmidt is requesting site and architectural plan approval for the Highland Town Plaza Retail Pad 1. This property is part of Lot 1, Highland Town Center, Plat 2. *Administrative*

OTHER BUSINESS:

4. 2017 Planning Commission Calendar

APPROVAL OF MINUTES:

5. Approval of the September 27, 2016 meeting minutes.

PLANNING STAFF REPORT:

6. Review of Council Actions

COMMISSION COMMENTS AND SUGGESTIONS:

ADJOURNMENT:

NEXT MEETING: ***November 22, 2016*** at 7:00 pm City Council Chambers

Legislative: An action of a legislative body to adopt laws or polices.
Administrative: An action reviewing an application for compliance with adopted laws and policies.

FOR SPECIAL ACCOMMODATIONS

Any individual with a qualified disability may request a reasonable accommodation by contacting the City Recorder at (801) 772-4506 at least 48 hours prior to the Commission meeting.

CERTIFICATE OF POSTING

The undersigned does hereby certify that the above agenda notice was posted in three public places within Highland City limits on this 22nd day of September, 2016. These public places being bulletin boards located inside the City offices and located in the Highland Justice Center, 5400 W. Civic Center Drive, Highland, UT; and the bulletin board located inside Lone Peak Fire Station, Highland, UT. On this 22th day of September, 2016 the above agenda notice was posted on the Highland City website at www.highlandcity.org.

JoAnn Scott, Planning Coordinator

PLANNING COMMISSION AGENDA REPORT ITEM # 1

DATE: October 25, 2016

TO: Planning Commission

FROM: Zachary Smallwood
City Planner

SUBJECT: **PUBLIC HEARING** - RSL Communities has requested a rezoning of 28.38 acres of property located at 6475 West 11800 North from an R-1-40 to R-1-30(Z-16-05). *Legislative*

STAFF RECOMMENDATION:

The Planning Commission should conduct a public hearing and forward a recommendation to the City Council.

BACKGROUND:

The applicant would like to subdivide and develop this property into low density single family residential and has requested that the zoning be changed to R-1-30 from R-1-40.

RSL previously proposed a rezone of this property to R-1-30 with a concept plan of 41 single family buildable lots.

- Planning Commission recommended denial; see excerpt of meeting minutes attached
- City Council denied the request; see excerpt of meeting minutes attached.

Rezone requests are a *legislative* process.

SUMMARY OF THE REQUEST:

1. The applicant is requesting a rezoning of 28.38 acres of property located at 6475 West 11800 North from R-1-40 Single Family Residential to R-1-30 Single Family Residential to allow for a 37 lot subdivision.

2. The maximum density permitted in the R-1-30 District is 1.45. The minimum lot size for the R-1-30 District is 20,000 square feet. The minimum lot frontage is 120 feet except for lots on a cul-de-sac. The maximum number of lots is determined by dividing the total square footage by 30,000 square feet.

3. The maximum density in the R-1-40 District 1.09 units per acre. The minimum lot width is 130 feet. There are no exceptions for lots on a cul-de-sac. The maximum

number of lots is determined by dividing the total square footage by 40,000 square feet.

4. The applicant has prepared an illustrative concept plan. The plan shows 37 lots. The proposed density is 1.30 units per acre. A subdivision plat will be required prior to construction of the single family residential development to determine compliance with the Development Code and Engineering Design Standards.

CITIZEN PARTICIPATION:

The applicant held a neighborhood meeting on October 11, 2016. A summary of the meeting is attached. The neighbors were concerned with the quality of homes that would be built on the site. They were also concerned that if approved, that there would be no guarantee that the concept plan would be implemented as presented.

Notice of the Planning Commission public hearing was published in the October 09, 2016 edition of the Daily Herald and mailed to all property owners within 500 feet on October 10, 2016.

ANALYSIS:

General Plan

- The site is designated Low Density Residential in the General Plan. The General Plan section 2-21 states that "New uses should be developed on existing vacant and agricultural land according to established low-density, large-lot land patterns and densities". The proposed rezoning is consistent with this designation.

Development Code

- The objective of the R-1-30 zone is to support a low density residential environment.

- The zone was established to
    - Create transitional areas within the city between other residential zones
    - To create a distinction and gradation between one acre larger lots and half acre lots.

Surrounding Land Uses:

- The properties to the west have been developed as single family homes, in the R-1-40 zone. Most of the lots are between 30,000 to 40,000 square feet.

- The lots directly to the east of the applicants property is zoned R-1-40, however due to the density calculation most properties are between 30,000 and 35,000 square feet.

- To the south of the applicants property is a subdivision that was developed with an Open Space Overlay.

- The north borders Ridgeline Elementary and an LDS Chapel.

Site Circulation:

- Primary access will come from three access points, Mercer Hollow Road from the south, a local road, Sunrise Drive(11630 North) from the east and west, also a local road, and north from 11800 North a collector street. Based on this concept plan, this would provide adequate access to the site.

Utilities

- There are currently four possible connections to be made with sewer, pressurized water and culinary water.

- Storm water drainage is a potential issue on the property; the applicant has placed two detention areas on the south end of the property. These will be addressed during review of the preliminary plat.

CONCLUSION AND RECOMMENDATION:

Conceptual plans represent a challenge for residents, Staff, Planning Commission and City Council as they represent the maximum lot yield. In addition, approval of a conceptual plan creates an expectation of the property owner and developer regarding the lot yield. Because they have not been reviewed for compliance with the Development Code there can be significant changes to the proposed subdivision. This has resulted in issues with recent developments.

Residents and the Planning Commission expressed concern regarding the use of R-1-30 at this location due to the existing surrounding land uses and adding additional homes above what R-1-40 would allow.

The intent of the R-1-30 District was not to replace the R-1-40 District, but rather to have an alternative to the R-1-20 District since we were receiving so many requests for R-1-20. Staff does not believe the request meets the intent of the R-1-30 District.

The Planning Commission should hold a public hearing and determine if the proposed rezoning: 1) Is consistent with the purpose of the General Plan; 2) Will or will not adversely affect the community; and 3) Will or will not result in compatible land use relationships.

I move that the Planning Commission recommend **APPROVAL** of the proposed rezoning based on the following findings: (The Commission should draft appropriate findings. The Commission may also include appropriate conditions.)

I move that the Planning Commission **CONTINUE** the public hearing to the next meeting to address the following (The Commission should provide appropriate direction):

I move that the Planning Commission recommend **DENIAL** the proposed rezoning based on the following findings: (The Commission should draft appropriate findings).

FISCAL IMPACT:

This action will not have a financial impact on this fiscal year's budget expenditures.

ATTACHMENTS:

1. Concept Plan
2. Neighborhood Meeting Summary and Attendance List
3. Excerpt of the 08/23/2016 Planning Commission Minutes
4. Excerpt of the 09/06/2016 City Council Minutes

OAK RIDGE

R-1-30 CONCEPTUAL DEVELOPMENT PLAN

RSL Communities

Oak Ridge at Highland

Neighborhood Meeting

October 11th 2016

7:00 PM

Ridgeline Elementary School

	Name	Address	Phone Number	E-mail Address
1	Neal Evans	11597 N. Lone Rk. Cir	801 372-0118	
2	Tanya Colledge	11768 Sunset Hills	801-318-8157	
3	Laura Harding	6274 Bull River Rd	801-369-3644	
4	Elizabeth Pribyl	6376 W Skyline Dr	801-301-2157	
5	Sheldon Worthington	11559 Mercer Hollow Rd.	801-694-9334	
6	Cody Yeck	6384 W. Skyline Dr	801-420-2824	
7	Tim Ball	11835 N. Atlas Dr.	805-45-0615	
8	Jennifer Warren	6508 Bull River Rd	8017639250	
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Meeting Minutes from RSL Communities Neighborhood Meeting
re: Oak Ridge Rezone Application

Ridgeline Elementary School
October 11, 2016
7 pm start time

Patrick Ord (RSL Communities Utah Division President) opened the meeting. He set the context of the meeting by saying that the City Council voted for RSL Communities to revise and resubmit their rezone request subject to a lot maximum. The revised application requests a rezone from R1-40 to R1-30 subject to a maximum of 37 lots – 6 more lots than an R1-40 plan would yield. The prior application requested a straight rezone to R1-30, which would have yielded 41 lots.
The revised plan seeks to remedy some of the concerns previously expressed by neighbors including:

- Traffic – The new plan has added curvilinear streets as a traffic calming measure. Additionally, RSL Communities has expressed a willingness to install solar powered, radar, speed signs.
- Water Run-off – The new plan has included two detention basins to catch storm water run-off so that the water won't run into bordering properties.
- Trail System – The new plan has included space on the northwest of the property so that the existing paved trail system to the west can ramp up to the grade of 11800 North. The new plan also provides a continuation of the already paved trail to the south of the property through the Oak Ridge Project (between lots 113 & 114).
- Rear School Access – The new plan allows for a trail that stubs to the rear of Ridgeline Elementary School. Discussions with Alpine School District have indicated that they will consider installing a rear access to accommodate students who use this new path to walk to school. By encouraging a more walkable school access, vehicular traffic to the school will be decreased.
- Larger Lots on the Western Border – The new plan eliminated two full lots on the western border of the site (from 9 lots to 7 lots) and spread the frontages over the remaining lots and a detention basin. This provides the site with a gradual transition from the larger lots on the western border of the property to the smaller, quarter acre lots on the southeastern border of the property.

Patrick stated that it was RSL Communities' intent to provide the neighborhood with a project that addressed their major concerns. The recently revised R1-30 plan subject to a 37 lot maximum is more likely to address these concerns than a developer that chose to pursue an R1-40 development. Since the R1-40 zoning already exists, the only criteria by which an R1-40 community would be evaluated would be if it met all of the City's requirements – and curvilinear streets, trail continuations, rear yard school access, lot size transitions within the site, etc. are not requirements of the City.
Of particular note, only eight neighbors attended this most recent meeting whereas thirty three neighbors attended the meeting for RSL Communities' first application. The neighbors attending said that more people wanted to attend but they had conflicts that they couldn't get out of. An alternative view is that the majority of the neighbors did not feel strongly enough to voice any opposition to the revised concept plan. Only four people articulated concerns during the meeting (Tanya Colledge, Laura Harding, Cody Yeck, & Neal Evans). Two of the other four attendees came and went quickly without commenting. The other two individuals just listened.
Laura Harding was the most vocal of the opponents. Laura lives at 6274 Bull River Road, which is approximately four blocks (960 feet) to the south of the property (at the end of Mercer Hollow Rd). Laura articulated the following concerns:

- Laura feels that she was promised by the City that the Oak Ridge Parcel would be zoned R1-40 and that a rezone to R1-30 would be less desirable.

    - Patrick responded that City Zoning Ordinances adapt to changing City requirements.
- She feels that an R1-40 zoning would yield more expensive homes and thus be better for property values.
    - Patrick responded by saying that the lots under the proposed plan are an half acre and greater and the prices of the proposed homes are expected to average in the mid $700,000s with many reaching above $900,000.
- She wants the parcel to be populated by custom homes.
    - Patrick said that the homes that RSL Communities plans to build meet the requirements of what many Utah home builders would consider a "Custom Home" – such as quality of materials, ability to customize floor plans, high-end finishings, varying exterior elevations, etc.
    - Laura clarified by saying that she doesn't want one builder building on all the lots on the site but rather different builders on each lot.
    - Patrick mentioned that the quality control of the site would be much better if one builder built all of the homes.
- She sees the only motivation for a rezone as increasing the developer's profit and she does not feel that what the developer is offering in return is compelling.
- She would rather see the land remain vacant than developed at a higher density.
    - Patrick articulated some benefits of developing the site as:
        - Newly built homes will serve as a barrier to winds that currently blow over the vacant parcel onto the nearby homes. The wind may carry dirt from the site onto the adjacent homes.
        - Site development would mitigate any water run-off problems by having the site engineered to cause all storm water to run to detention basins.
        - The new site plan would allow public access over private property through connecting to an existing trail system.
        - The new site plan would facilitate a rear yard access to the school, which would allow more students to walk to school and cut down on vehicular traffic during peak school hours – thus improving safety.
- Would RSL Communities still pursue the purchase of the land under an R1-40 scenario?
    - Patrick said that several developers have had the property under contract and couldn't make an R1-40 scenario work. Several problems need to be solved on the site at significant cost such as: over excavation for collapsible soils, extensive grading, storm water mitigation, etc.
    - Mark Hugo (the property's broker and friend of the land seller) added the following:
        - The cost to secure water rights on the site are $24,000 / acre, which equates to about $700,000.
        - The Siggard family (Seller of the property) wants to be good neighbors. Mark introduced the family to RSL Communities because of their reputation as a quality home builder and developer.
- Laura said that it was evident that RSL Communities is paying too much for the land if they need more lots to make the economics work.
    - Mark Hugo told of how the Siggard family allowed the school and the Church to purchase land on the site, which left them with an irregular sized property. Had they been more focused on money, they would have refused the sale and pursued a development

strategy. The property seller and buyer both have rights to petition the City for a zone change insofar as they meet the requirements.

- Laura said that RSL Communities had already been denied the zone change so why do they continue.
    - Patrick reviewed the history of the process saying that they received a positive staff report saying that the property met the requirements of a transition zone, the Planning Commission voted that "no compelling reason existed for a rezone", and the City Council asked via a motion for RSL Communities to resubmit the plan subject to a maximum lot count that was less than 41.

Tanya Colledge (lives at 11768 Sunset Hills, which borders the property on the northwest border – by lot 101) articulated the following concerns:

- She feels that if a developer were to develop the property under an R1-40, she could force the City to continue the trail through the site and access the rear of the school. The detention basins would be required under an R1-40 regardless because they constitute engineering concerns. The other proposed benefits did not seem like compelling reasons.
- She was concerned that once the rezone occurs, the neighborhood would have no control or guarantee that the concept plan would be the same as the final plat.
    - Patrick said that RSL Communities is asking for an R1-30 rezone subject to a 37 lot max and that the City could stipulate that their Plat look like the submitted concept plan unless there is some compelling reason for them to deviate (i.e. engineering, etc.).
- Tanya said that she didn't have anything against RSL Communities. She looked for complaints about the company online and couldn't find anything.

Neal Evans (lives at 11597 N. Lone Rock Circle, which borders the property on the southwest border – adjacent to lots 110 & 111) articulated the following concerns:

- He did not share the opinion that R1-40 lots did not meet current market demand. He referenced the R1-40 Ivory project currently selling to the west of Highland Blvd. He said that the Ivory homes are selling as quickly as they can build them.
    - Mark Hugo mentioned that he spoke to an Ivory Sales Representative that told him that "Dry Creek Highlands" (the referenced Ivory project) was the slowest selling Ivory project in the entire state because the lot costs were so expensive (due to their size).
    - Patrick mentioned that R1-40 lot sizes are costly to landscape and maintain and if you drive through "Dry Creek Highlands" you can see many homes without installed landscaping.
        - Neal felt that was because the homes were brand new.
- Neal worried about the precedent that a rezone to R1-30 would create within Highland.
    - Patrick responded by saying that the revised request is structured in such a way (subject to a max lot count) that the City would not grant them a true R1-30 rezone – so no R1-30 precedent would be created.

Cody Yeck (lives at 6384 W. Skyline Dr., which borders the property on the south border – adjacent to lot 113) articulated the following concerns:

- She asked that RSL Communities withdraw the R1-30 zone request and then the neighbors would be happy.
    - Patrick responded by saying that they had a right to apply for the zone change and that they have been encouraged enough from feedback from many neighbors, the City Staff, and many City Officials to continue to pursue it.

During the meeting, Dr. Higgins (Ridgeline Elementary School Principal) popped into the meeting to say, “hi”. He was asked by the neighbors if the school was overcrowded. Dr. Higgins said, “no”. He elaborated by saying that the current school enrollment was 1,015 students but that approximately 60 of those were preschoolers, which don’t count towards the capacity. The net population of the school therefore was 955. Ridgeline has had up to 1,284 students (a couple of years ago). The school has 2 trailers but they are not filled to capacity.

Dr. Higgins mentioned that if the residents were concerned about overcrowding, they should vote for the new school bond that will be on the upcoming ballot. The school bond will not increase property taxes since another bond is retiring at the same time. The School District has already acquired land near the IM Flash facility for a new Elementary School and Middle School.

The meeting adjourned around 8:30 PM.

would continue to increase. He wanted to see some kind of solution for residents near 107th. He wanted to see a few more amenities for seniors and thought the density seemed high. He liked the idea of bringing senior housing to the area. He agreed that the location was difficult and thought this was the best option.

Chairman Kemp called for a motion.

MOTION: Commissioner Brammer moved to continue the public hearing in order to address questions regarding density, parking, traffic and clarification on the amenities. Commissioner Ostler seconded the motion. Commission Chair Kemp and Commissioner Brammer, Commissioner Day, Commissioner Ostler, and Commissioner Rock were in favor. Commissioner Carruth and Commissioner Campbell were opposed. The motion carried with two opposed.

2. **Z-16-04**
RSL Communities is requesting to rezone 28.38 acres located south of Ridgeline Elementary from R-1-40 to R-1-30.

New City Planner Zac Smallwood introduced himself. He reviewed the details of the application and the concept plan and said staff saw the project fitting well with existing houses.

Patrick Ord, representing RSL, reviewed the background and products of the company and the similarities between the R-1-40 and R-1-30 zones. He talked about the zoning of the surrounding properties and about providing a transition zone with their development. He mentioned the school in the area and said they would be open to working with the city on any traffic calming measures that the city deemed appropriate. He said they wanted to encourage the walkability of the site plan and hoped to get an entrance through the rear of the school, although it was a school district's decision.

Commissioner Rock excused himself from the meeting at 8:30 PM.

Mr. Ord talked about their flex plan architecture and said they were not a typical production builder. He showed pictures of sample site plans and elevations. He said RSL would build the homes and hoped to have buildout as quickly as possible. He talked about possible school overcrowding and mentioned that he had a conversation with the principal of the school. The principal thought the district was good with keeping up with growth concerns.

Commissioner Ostler understood that the R-1-30 zone was to be a transition zone on the peripheral of the city. He wondered what they were transitioning from. Mr. Ord explained that the transition would be from R-1-40 on the east and west to R-1-20 on the north along with a planned development on the northeast and south.

Commissioner Campbell thought it seemed to fit the definition of the transition zone. He wondered if the neighboring horses were what they wanted.

Chairman Kemp opened the public hearing at 8:41 PM and asked for public comment.

Resident Tanya Colledge said this project would directly impact her because she bordered three of the proposed lots. She mentioned an email that she sent to the city. She was happy to see development and hoped that it would cut down on the motorized traffic behind her. She was not opposed to the development, but had concerns regarding the R-1-30 zone request. She talked about the size of the lots and the need for a detention pond which would decrease the number of lots. Ms. Colledge said there were a lot of issues with Highland Oaks development that was never supposed to impact the neighbors. She had concerns with the slope and drainage. She thought the price points defined by RSL were unrealistic. She pointed out that the zone change was not on the Master Plan and thought there was a demand for R-1-40. She talked about the trails in the area.

Resident Natalie Ball said she lived across from the school and was very concerned about traffic. She thought the city kept making exceptions by allowing smaller higher density developments which increased traffic. She said the school was already congested and told about her son who was almost hit in a cross walk because of speeders. She said the traffic was getting out of hand. She acknowledged that more development would come, but asked to stick with the Master Plan because it limited the number of households in the area. She asked the Commission to look to the future and not make exceptions.

Resident Laura Harding pointed out that the school was completely landlocked with one access road. She said the trails were a big deal because many kids lived behind the school. She talked about the number of kids who use the trails daily and asked for help with keeping access straight behind to the school. She voiced concern because the front of the school was very busy. She thought the R-1-40 zone preserved green space and said there was a huge demand for lots in the R-1-40 zone. She did not think it was in a transition zone. Ms. Harding pointed out that there were currently four trailers on the school property and talked about the additional children that would be coming from other developments. She said she was tired of production builders.

Realtor Cody Yeck mentioned that buyers were tired of large homes on small lots and that they wanted a place for pools, sports courts, or other places for their kids to play. She voiced concern that the developer would not be able to make money with R-1-30 zone. If that happened, she wanted to know what the planning commission would do to stop the developer from reselling that property to someone who would ask for smaller lots. She did not think RSL would be able to sell at the price point that was mentioned. She would like to see the property developed and the trails preserved.

Resident Jennifer Avondet preferred that R-1-40 zone and larger lots. She thought the neighborhood meeting was conducted excellently and that RSL did a good job addressing the concerns of the neighborhood. She wondered if R-1-30 could be approved with contingencies, like requiring two trails, including drainage lots, etc.

Resident LaWana Ballantyne distributed a document defining her concerns and opposition to the requested zone change. She voiced concerns for the neighborhood layout and quality, traffic patterns, the status and safety of two dedicated trail systems, water drainage and flood control, impact on Highland schools, boundary controls and fencing, and influence on existing properties. She said the development would impact her bordering property. She said her property on the south was not smaller than the proposed lots as was previously stated. She said water drainage for the area needed attention regardless of the development. She thought surrounding home values would be seriously challenged as well as resell capability. She was not against R-1-30 zones or 1 acre lots, but could not support the RSL development as shown.

Resident Neal Evans request that the zone change not be considered until the developer came back with a specific plan instead of a concept plan. He talked about development in the area and thought the vision of Highland was lower density. He voiced concern with dust and dirt from the development.

Resident Tim Ball thought educational issues were the preeminent issue. He said he spoke with a representative of the superintendent's office today. He said the contingencies to mitigate growth were dependant upon costly school bonds. He voiced concern about overcrowding in the schools and the lack of certain programs that could not be accommodated. He suggested a moratorium on building until the issues were resolved. He asked that the R-1-40 zone was kept. Commissioner Brammer explained that the school district had taken the approach to react to development, and had taken any control, foresight, or data away from cities to make decisions regarding school planning. He said cities were instructed to not bring that into consideration based on the State statute regulatory system. He said school districts had decided not to coordinate with cities regarding schools. Instead, they urge cities to develop according to local property rights and zoning laws, and they would react to the development. He said cities respected the sovereignty of the school districts. Chairman Kemp said the district had not coordinated with the city in the past.

Resident Becky Bursell understood that the city could not do anything about the school, but she suggested not making it worse by rezoning the property. She hoped that the Commissioners and developer understood that the residents knew the neighborhood better than they did. She talked about dealing with the dirt, dust, and erosion while other areas near her were being developed. She said she was still dealing with erosion because of the grading. She talked about the safety of the children, overcrowded schools, and additional traffic. She talked about the lack of green space, walking trails, nor roundabouts in the concept plan. She voiced concerns about current traffic issues and speeds.

Mr. Ord reiterated that it was a concept plan and that it illustrated the maximum number of lots they would allow on the site. He said they would be willing to talk about trail elements. He mentioned that they may need a detention to the southwest and southeast. He said there were a lot of engineering concerns that would be addressed during the preliminary plan process. He mentioned that kids on the property were technically trespassing and said that it would be a benefit to neighbors to have a development that accommodated trails and access. He addressed concerns that they were a production company and said they had more of a custom product.

Regarding construction, dust, and drainage, he said they were the only home builder for the development and wanted to be good neighbors. They wanted to make a concept that was in line with market demand. He said half acre lots were still large lots that could accommodate large homes and yards. Regarding property values, he said it was good to have various lot sizes for supply and demand. He mentioned that the city told RSL that they did not want more open space that needed to be maintained.

Chair Kemp closed the public hearing at 9:32 and asked for additional comments from the commissioners.

Commissioner Day wondered if the developer would be able to accommodate trails to the school if they built lots according to the R-1-40 zone. He wondered if now was the time to try to negotiate for trails to the school.

Commissioner Campbell preferred to have more time in order to make a decision. He talked about the surrounding subdivisions and said he would like to drive through the area to have a better feel.

Commissioner Ostler said he had the opportunity to drive the area and did not see how it became R-1-30. He voiced concern with having requests for R-1-30 in other parts of the city if R-1-30 was approved in this area. He wanted to keep R-1-40 because neighboring subdivisions were R-1-40. Commissioner Ostler talked about the reason for R-1-30 and the need for a transition zone on the outside areas of Highland's boundary.

Commissioner Carruth mentioned that she was able to drive the area and agreed with Commissioner Ostler. She said it was mostly surrounded by R-1-40 and thought it should stay R-1-40.

Commissioner Brammer explained that the R-1-30 zone had been approved, but not yet in the General Plan. He said any application for the R-1-30 was a deviation from the R-1-40. He thought it could serve as a transition on the north/south, but did not meet the transition on the east/west. He thought it qualified for consideration under the ordinance and thought it met the criteria. He said any development would have the same dust and traffic issues. He thought the developer would lose one to three lots in order to deal with engineering issues. He thought it met the requirements for a change to R-1-30.

Chair Kemp said he had driven all the roads and knew the subdivisions well. He said he sympathized with residents who voiced concern with child safety and over crowded schools. He did not think there was a compelling enough argument to change it from R-1-40 to R-1-30. Chair Kemp called for a motion.

MOTION: Commissioner Ostler moved to deny the application requesting a zone change to R-1-30. Commissioner Carruth seconded the motion. Commission Chair Kemp and Commissioners Campbell, Carruth, Day, and Ostler were in favor. Commissioner Brammer was opposed. The motion carried with one opposed and one absent.

Councilman Brian Braithwaite argued that a denial would not be arbitrary because the applicant has not followed through with the terms of their Conditional Use Permit.

Councilman Rod Mann asked if the applicant would be meeting their Conditional Use Permit if they started to move dirt before September 15th. Tim Merrill, City Attorney, stated that staff and the City Council would have to best determine if substantial construction activity had been done, since that term was not specifically defined. He again stated that the applicant has made significant progress in obtaining approval for various plats and plans since their original approval.

Al Rafati, the applicant, said that he had attended a number of meetings prior to this and had sensed the disappointment from the City Council in what they had proposed. Mr. Rafati was not part of the original team that proposed the project, but came in at a later date to acquire the land and support the development. He stated that he was open to working with the City to come up with ways to make the subdivision a success. Mr. Rafati then explained the reasons that the project has fallen behind schedule and stated that they intend to begin construction as soon as possible.

Councilman Dennis LeBaron stated that he was not in favor of the project from the beginning, but the proposal met the strict requirements of the code and it was approved. He agreed that the applicant had not met the terms of their Conditional Use Permit and felt that a denial was justified.

Councilman Ed Dennis warned that a lot of City funds would be used in litigating this issue if the extension were denied.

Those voting aye: Brian Braithwaite and Dennis LeBaron
Those voting nay: Tim Irwin, Ed Dennis, and Rod Mann
Motion died.

MOTION: Councilman Ed Dennis moved the City Council approve a six-month extension for a Conditional Use Permit for the Blackstone Development.

Councilman Tim Irwin seconded the motion.

Those voting aye: Tim Irwin, Ed Dennis, and Rod Mann
Those voting nay: Brian Braithwaite and Dennis LeBaron
Motion carried.

ACTION ITEMS:

7. PUBLIC HEARING/MOTION: Request for a re-zone from R-1-40 to R-1-30 of 28.38 acres located at 6475 West 11800 North– Oak Ridge Subdivision

BACKGROUND: *The applicant would like to subdivide and develop this property into low density single family residential and has requested that the zoning be changed to R-1-30 from R-1-40. Rezone requests are a legislative process.*

Nathan Crane, City Administrator, presented the background information regarding the rezone request. He presented the concept plan that was provided by the applicant, which showed a 41-lot subdivision. The Planning Commission recommended that the application be denied because the subject property was not a transitional area, and based on the number of residents who spoke against the application.

Councilman Tim Irwin expressed a concern regarding the findings of the Planning Commission. He argued that someone purchasing a home in this subdivision would not be considering the size of the surrounding lots. He also argued that the minimum lot size of the R-1-30 zone could still be considered a large size.

The City Councilmembers discussed what constitutes a large lot.

Mayor Thompson opened the Public Hearing at 7:58 p.m.

Patrick Ward, the applicant representing RSL Communities, thanked the City Council for the opportunity to present their application. He began his presentation by listing the reasons that the R-1-30 zoning creates, and one of those reasons was to provide a zoning that could be used in transitional areas within the City. Mr. Ward then presented a map of the area and explained that an R-1-40 zone would be difficult to accomplish based on the shape of the property. In regards to the concept plan provided in the staff report, Mr. Ward explained that the 41-lot plan showed the maximum lot yield available under the R-1-30 zone; however, they did not intend to include that many lots. To show a more likely scenario, a concept plan showing only 38 lots was created. Mr. Ward presented this concept plan to the City Council and audience. In response to concerns raised by the residents at the previous meeting, Mr. Ward explained that they were working to address water runoff, include traffic calming measures, and creating a walkable path to the school. Mr. Ward addressed the types and size of homes that would be constructed, and presented statistical information regarding the number of school age children. Based on the information provided to him by the local principal and the District Vice President, the number of enrolled school children would decrease in the near future.

Neal Evans, a resident, stated that he was not in favor of the rezone request. He stated that the majority of the surrounding neighborhoods were zoned R-1-40, and the subject property did not qualify as a transitional area. Mr. Evans felt that Highland should continue to provide acre lots. He also expressed a concern for having large homes on small lots, and the invasion of privacy.

Lawana Ballantine, a resident, was concerned about water runoff which would go straight to her home, as her lot was at the lowest elevation in the area. She doubted that the detention basins provided by the developer would be able to handle water from 38 homes. Mrs. Ballantine also asked if the ridge would be removed prior to construction. Finally, she asked who would be responsible for flooding issues if the project were abandoned before completion.

Councilman Brian Braithwaite confirmed that responsibility for any flooding or other issue would be that of the current property owner.

Laura Harding, a resident, asked the City Council to consider how many residents were present to speak against the proposal. She stated that she had many other neighbors who could not attend the meeting who were in opposition. Ms. Harding was concerned that the only party that would benefit from this change is the developer. She explained that she lives on a half-acre lot, and complained about the lack of greenspace and privacy on her lot.

Councilman Ed Dennis asked Ms. Harding why she was opposed to the R-1-30 zone when it would require a larger lot size than what she currently lives on. He stated that some of the surrounding neighborhoods, although zoned R-1-40, had smaller lots because of the Greenspace Overlay.

Vickie Harris, a resident, complimented the developer for listening to the concerns from the neighbors and trying to address them. She commented that there would be opposition to any development that goes into that property, and it was impossible to please everyone. She believed that the applicant's proposal, particularly the 38-lot concept plan, was appropriate for the area. Ms. Harris stated that there were very few acre lots in the surrounding neighborhoods, so the proposed lot sizes would actually be larger than the average lot in the area.

Dennis Anderson, a resident, asked that drainage and traffic studies be conducted before the subdivision is approved.

Tanya Colledge, a resident, stated that she recently sent the City Councilmembers a lengthy email outlining her concerns. She thanked Mr. Crane for compiling all of the communication received from residents and including them in the staff report. Ms. Colledge expressed her opposition of the rezone by stating that the City defines large lots in the masterplan as R-1-40. She was also concerned that her property value would decrease if the proposed subdivision were constructed. Ms. Colledge asked the City Council Members to act as representatives of the residents here and deny the request.

Vickie Harris again approached the City Council and asked that the developer be strictly held to any agreement they make with the City.

Cody Yeck, a resident, stated that her home is located on a smaller lot in a greenspace overlay, but they built there with the understanding that the subject property behind them would be developed into large lots. As a realtor, Mrs. Yeck testified that people are looking for acre-sized lots so that pools or sports courts could be installed on their properties. She was also concerned that the subject property would become a dust bowl with all of the construction that would happen there, and it would continue if the homes were not sold.

Corey Freeze, a resident, felt that the rezone was a reasonable request. He explained that he resides on a half-acre lot and felt that was a substantial amount of property. Mr. Freeze suggested that they consider the future population of Highland City by providing more homes on slightly smaller lots.

Cynthia Andrus, a resident, agreed that the developer had made good efforts in addressing the residents' concerns, and she appreciated those efforts. However, she still believed that the difference between the R-1-40 and the R-1-30 zone was too much, and adding more homes would take away their privacy.

Timothy Ball, a resident, agreed with the majority of the neighbors who had spoken. He addressed the issue of overcrowding at the local schools, stating that the school district is interested in planning for future growth. This contradicts the information provided by the applicant. Mr. Ball talked about the lack of classroom space, exhausted resources, and the elimination of vital programs. He asked the City Council to consider the needs of the children currently in Highland City. Mr. Ball argued that people who want smaller lot sizes have alternative options in the neighboring cities, and Highland does not need to provide that.

Councilman Ed Dennis was concerned about the conflicting information regarding the school district that was given by the applicant and Mr. Ball. He asked Mr. Ball if he could disclose who he had been speaking with regarding this information, and Mr. Ball stated that he could not provide a name at this time. However, he would be receiving a written letter from this person, and he would be providing copies of it to the City Councilmembers. There was a discussion regarding the number of children enrolled at Ridgeline Elementary compared to the capacity of the school building.

Ken Worton, a resident, stated that he moved his family to Highland 20 years ago because it was rural and offered acre lots. He stated that R-1-40 offers those larger lots, and it's always been that way. Mr. Worton was also concerned that only the developer would be benefiting from the rezone, when the City Council should be considering what is best for Highland City. Mr. Worton asked Councilman Tim Irwin how long he has lived in Highland.

Councilman Tim Irwin stated that he has lived in the City long enough to speak with other residents about their wants and needs. He stated that Highland City is changing, and people do desire smaller lots.

Mr. Worton argued that Highland City does not need to change, because it is fine the way it is. He also voiced his opinion that anyone who has not lived in Highland City has no business being on the City Council, because that person would not be able to understand the needs of the City.

Leslie Andrus, a resident, echoed Mr. Worton's comments. She stated that she felt deceived by this rezone request, because her understanding was that the subject property would be developed into large lots.

Hearing no further comments, Mayor Thompson closed the public hearing at 9:18 p.m. and brought the discussion back to the Council.

Mayor Thompson thanked the residents for their comments and stated that their input would be taken into consideration as the City Council deliberated this issue. To address a few of the comments made, Mayor Thompson stated that change is a reality and the City will have to adjust

in some ways. He also stated that anyone who has resided in Highland for just a few months has the right to be on the City Council or give their opinion in a public forum.

Councilman Ed Dennis briefly talked about the history of the subject property, stating that a portion of the property was donated to the LDS church, and a portion was sold to the School District. The configuration of the remaining property does not fit an R-1-40 zone very well, which is the main reason that the applicant has requested a rezone to R-1-30. He asked that this be factored into the discussion.

Councilman Rod Mann argued that the donation of the church property was not important to the discussion. In regards to the request, he stated that he was not comfortable overriding the recommendation of the Planning Commission unless there was a compelling reason. He agreed that the subject property was not a transitional area, and the opinion of the neighbors bares significant weight in this decision. Councilman Rod Mann felt that the lots sizes of the R-1-30 could still be considered as "large". He requested that the item be sent back to the Planning Commission with the changes that had been made and were being made by the applicant.

Councilman Ed Dennis commented that Highland City has never been exclusively an R-1-40 community, and a number of R-1-20 subdivisions have been in place for a very long time.

Councilman Brian Braithwaite thanked the developer for presenting his information and for attempting to make changes that would address the neighbors' concerns. He also thanked the residents for their comments. Councilman Braithwaite believed that Highland was an R-1-40 City, and there needed to be good reasons to justify changes like this. He stated that he was in favor of discussing the rezone, but only with the facts that are pertinent such as the surrounding uses, impact to the neighbors, and the topography of the land. He added that a property owner does have rights to develop their property, and the City cannot create regulations that would cause them to fail in this attempt. Councilman Braithwaite addressed the issue of overcrowding in schools. He stated that the City would eventually build out to 25,000 to 30,000 residents, and any development would have a large impact on the school system. He also stated that demographics change over time, and school attendance would fluctuate. Seven more houses in this specific development would not impact the school system as much as some of the other subdivisions that are going in. Because Alpine School District decides how to react to the growth, overcrowding should not factor into the City Council's decision on this rezone application. In regards to the R-1-30 zone, Councilman Braithwaite stated that it was not created with the intention of being applied everywhere in the City. He believed that their decision on this property would set a precedent for other R-1-30 zoning requests. There needs to be a valid reason for approving such a rezone, and he wasn't sure that the justifications were strong enough in this case. He suggested that the item be sent back to the Planning Commission because there could be other options for this property, such as rezoning to the R-1-30 with a strict set of restrictions. This option would give the developer the flexibility to create a subdivision that was aesthetically pleasing while requiring fewer lots than allowed in the R-1-30.

Councilman Ed Dennis agreed with Councilman Braithwaite's suggestion.

Councilman Dennis LeBaron stated that he appreciates the size of the R-1-40 lots, but it is not a perfect zoning. This is why the City has tried implementing things like the Greenspace Overlay in the past. He felt that the creation of the R-1-30 zone was visionary and appropriate for certain areas of the City. He suggested that the item be continued until the City has the opportunity to review and discuss the City's masterplan with the community.

Councilman Tim Irwin expressed appreciation for the comments made by the developer, residents, and fellow Councilmembers. He commented that the R-1-30 zone was created to give property owners other development options in difficult situations. This decision was difficult for Councilman Irwin because he views the R-1-30 as having large lots even though they are less than one acre. The developer has worked hard to mitigate the concerns of the neighbors, and the rezone would assist the developer in making a nice subdivision.

Councilman Ed Dennis apologized to those who may have been offended by some of his comments that evening, because his intention was not to offend. He explained that he had spent a significant amount of time speaking with a real estate expert discussing the pros and cons of the proposed development. Councilman Dennis was told that many other attempts to develop this property with the R-1-40 zoning had been abandoned because it is simply not reasonable. The R-1-30 zone would give this developer more options. He added that an increased number of rooftops would help increase revenue for the City, even just slightly.

MOTION: Councilman Brian Braithwaite moved the City Council deny the applicant's request to rezone property from an R-1-40 to and R-1-30 located at 6475 West 11800 North and direct the applicant to go back to the Planning Commission and work with staff to identify an R-1-30 that would allow a reduced number of lots to provide some transition and would be mitigated by the topography. They also direct the applicant to share the amended proposal with resident allowing continued communication.

Councilman Rod Mann seconded the motion.
Those voting aye: Brian Braithwaite, Ed Dennis and Rod Mann.
Those voting nay: Dennis LeBaron and Tim Irwin
Motion carried.

8. RESOLUTION: Approval of an Interlocal Agreement with Utah County – Major Crimes Task Force

BACKGROUND: *The Utah County Major Crimes Task Force is a multi-jurisdictional cooperation tasked with addressing the problems of drugs, gangs, and violent crimes occurring in Utah County. Lone Peak Police Department pays an annual assessment to be a part of the Task Force. That assessment provides our Police Department with specialized resources to investigate and solve more sophisticated crimes such as child pornography, computer crimes, and the distribution of illegal drugs. The Task Force also provides information on known criminal activity in Highland City. An interlocal agreement is required by each entity to participate in the Task Force. For Lone Peak Police Department to participate, Highland City Council, Alpine City Council, and the Lone Peak Public Safety Board must sign. In comparison*

PLANNING COMMISSION AGENDA
REPORT ITEM #2

DATE: October 25, 2016
TO: Planning Commission
FROM: Zachary Smallwood
Planner
SUBJECT: A request by Dallas Hakes for site and architectural plan approval for a 4,104 square foot car wash on lot 11 of the Highland Marketplace subdivision in the Commercial Retail Zone (SP-16-01).

STAFF RECOMMENDATION:

The Planning Commission should accept the findings and approve the site and architectural plan subject to the stipulations identified in this staff report.

BACKGROUND:

The property is part of the Commercial Retail (CR) Zoning District that was approved by the City Council in October 2006. A master site plan was approved by the Council in February 2007 which included approval for the entire development except for Building D. The Highland Marketplace Subdivision was approved by the Council in March 2007.

A development agreement was also approved by the Council in March 2007. The development agreement includes provisions for site plan, site lighting, architecture, and landscaping.

City council approved a text amendment allowing car washes to be developed within the CR zone in June of 2016.

Site and architectural plan review is an administrative action. Consideration is limited to compliance with existing development standards and regulations. The end user cannot be considered.

SUMMARY OF THE REQUEST:

1. The applicant is requesting site plan approval for a 4,104 square feet retail building on lot 11 of the Highland Marketplace Subdivision. Quick Quack car wash has been identified as the end user.

2. Access to the property will be entirely from a private road in the Highland Marketplace subdivision that connects to SR-92.

3. The CR District requires four parking stalls per 1,000 square feet of interior floor area. Interior floor area is defined as all areas devoted to the principal use. Storage areas, restrooms, break rooms, etc are not included. The building includes less than 2,850 square feet of interior area as defined by the Development Code. As a result 11 parking spaces are required. The site plan identifies 19 spaces which exceeds the minimum requirement. There are two handicapped spaces which meets the requirements of the American with Disabilities Act.

CITIZEN PARTICIPATION:

Notification of a site and architectural plan application is not required.

ANALYSIS:

General Plan and Zoning

- The site is designated as Commercial on the General Plan Land Use Map and the site is zoned Commercial Retail. Retail sales are a permitted use in the CR District. The proposed use is consistent with the General Plan and existing zoning.

Compatibility with Surrounding Land Uses

- The property is part of the Highland Marketplace subdivision. The site is surrounded by retail buildings. The proposed use is compatible with existing and planned land uses in the area.

Building Design

- The development agreement identifies an architecture theme for the Highland Marketplace subdivision. The theme includes the use of stone accents, pediments, awnings, and other architectural accents. The City Council will need to determine if the proposed architecture is consistent with the development agreement.

- In order for the building to meet the requirements of the development agreement staff believes the following items should be included:

    - The roof material needs to be consistent with the material and color used in the center.
    - Awnings should be placed over the windows.
    - The drive-thru awning needs to match the other proposed awnings.
    - The window mullions need to match the existing buildings as shown in the development agreement.

Access, Circulation, and Parking

- The improvements adjacent to SR92 and Alpine Highway have been completed. These roads have the capacity to accommodate the traffic generated by the proposed use.

FINDINGS:
With the proposed stipulations, the proposed site and architectural plans meet the following findings:

- It meets the objectives of the General Plan.
- It meets the requirements of the CR Zoning District.
- It meets the requirements of the Highland City Development Code.
- It is consistent with the Development Agreement.

RECOMMENDATION:
The Planning Commission should recommend approval of the architectural plan subject to the following stipulations:

1. Final site design should be in conformance with the plans submitted on 9/26/16.

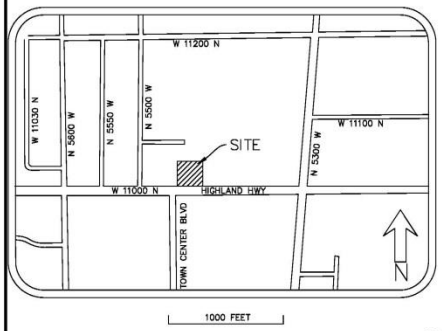
2. Final civil engineering plans to be reviewed and approved by the City Engineer.

3. All required public improvements shall be installed as per City Engineer's approval.

FISCAL IMPACT:
This action will not have a financial impact on this fiscal year's budget expenditures.

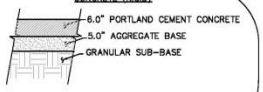
ATTACHMENTS:
1. Proposed site plan
2. Conceptual landscape plan
3. Lighting plan
4. Proposed elevations
5. Project narrative
6. Development agreement – Architectural elevations
7. Approved Highland Marketplace site plan- January 2007

VICINITY MAP



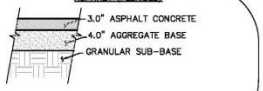
PARKING LOT SHALL HAVE A PAVED, ALL-WEATHER SURFACING MATERIAL CONSISTING OF A MINIMUM OF 6" OF ROAD BASE WITH 3" OF ASPHALT, OR, 3" OR ROAD BASE WITH 6" OF CONCRETE PAVING ON ALL PARKING AREAS. MAY BE MODIFIED BASED ON THE GEOTECHNICAL CONDITIONS FOUND ON THE SITE.
VEHICLES SHALL BE PREVENTED FROM OVERHANGING INTO LANDSCAPED AREAS THROUGH EXTENDED CURBS RO THE USE OF CONCRETE WHEEL STOPS.

CONCRETE (RIGID)



SEE TERRACON GEOTECHNICAL REPORT FOR ADDITIONAL PAVEMENT RECOMMENDATIONS.
PER TERRACON GEOTECHNICAL REPORT

ASPHALT (FLEXIBLE)

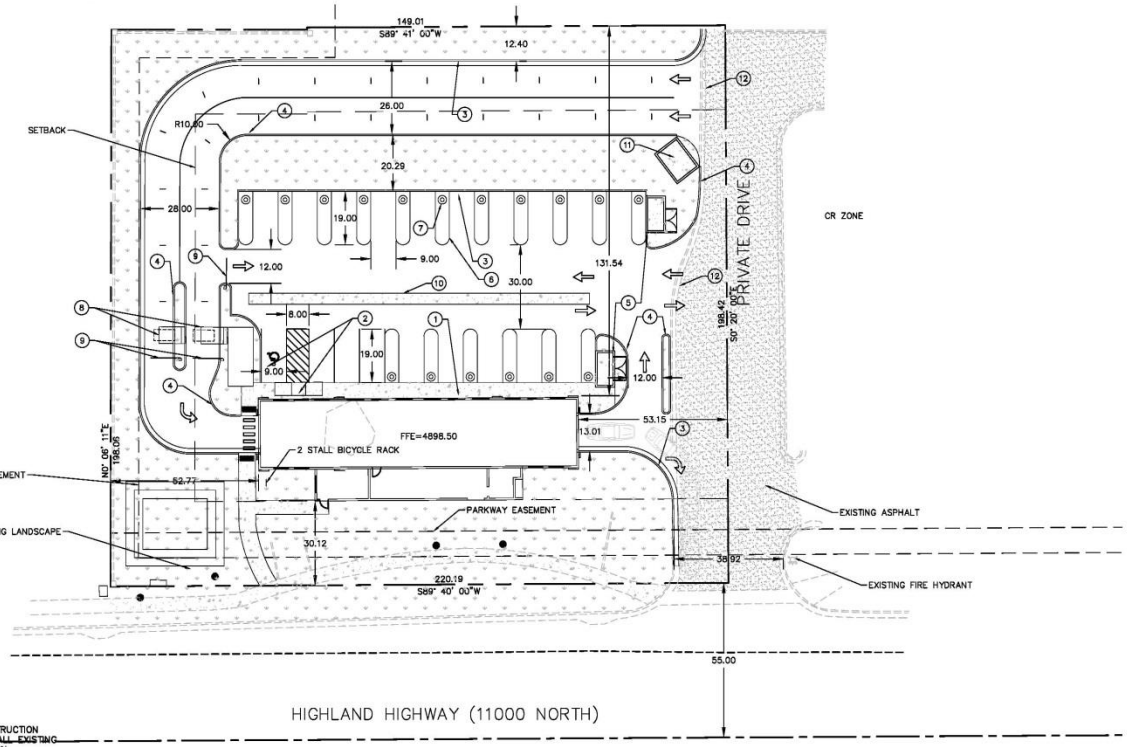


SEE TERRACON GEOTECHNICAL REPORT FOR ADDITIONAL PAVEMENT RECOMMENDATIONS.
PER TERRACON GEOTECHNICAL REPORT

DEVELOPER
NAME:
DALLAS HAKES
ADDRESS:
QQ UTAH COUNTY PO BOX 887
SPRINGVILLE, UT 84663
PHONE NUMBER:
(801) 489-4498

ENGINEER:
NAME:
LEGEND ENGINEERING-LONNY REED
ADDRESS:
52 WEST 100 NORTH
HEBER CITY, UTAH 84032
PHONE NUMBER:
(435) 654-4828

HIGHLAND CITY NOTES:
1. ALL UTILITY LINES LESS THAN 69 KV SHALL BE UNDERGROUNDED WITH THE FIRST PHASE OF DEVELOPMENT.
2. ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
3. PLANTS LOCATED WITHIN REQUIRED SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIAL SHALL BE MAINTAINED TO BE LOWER THAN 3' OR TALLER THAN 7'.
4. FUTURE DEVELOPMENT PADS WITHIN MASTER PLANNED DEVELOPMENTS SHALL BE COVERED FOR DUST AND WEED CONTROL AT TIME OF DEVELOPMENT.
5. ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN. ANY CHANGES THERETO SHALL REQUIRE APPROVAL OF HIGHLAND CITY.
6. THIS PROJECT IS SUBJECT TO THE CURRENT HIGHLAND CITY ENGINEERING REQUIREMENTS (MAG SUPPLEMENTAL REGULATIONS), GENERAL PLAN, DEVELOPMENT CODE, AND ANY APPLICABLE SPECIFIC PLANS.



GENERAL NOTES:
1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
6. SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
7. ALL WORK TO BE ACCORDING TO CITY STANDARDS.

C-1 ZONE

LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN LINE	SD
EXISTING FENCE	
TOP OF GRATE	TOG
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
PROPOSED	PROP
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE

SITE DATA

LOT AREA:	43,500	SF (0.997 ACRES)
BUILDING AREA:	3,675	SF± 8.4%
PAVEMENT AREA:	24,928	SF± 57.4%
LANDSCAPE AREA:	14,897	SF± 34.2%

ZONING: CR (COMMERCIAL RETAIL ZONE)

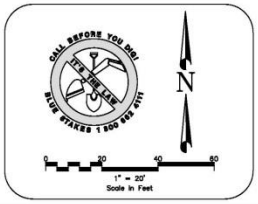
BUILDING DATA

CONSTRUCTION TYPE: V-B
SPRINKLERS: NO

PARKING TABULATION

REQUIRED: 4 STALLS
PROVIDED: 4 STALLS
1 ADA STALL

NOTES:
1. PROPOSED 6' SIDEWALK PER APWA PLAN 231. SEE SHEET C-4.
2. ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER ADA STANDARDS.
3. PROPOSED CURB & GUTTER PER CITY STANDARD ST-03. SEE SHEET C-4.
4. PROPOSED 6" CURB WALL PER APWA PLAN 209 TYPE P. SEE SHEET C-4.
5. CONSTRUCT VACUUM ENCLOSURE WITH CONCRETE PAD AND APRON. INSTALL OWNER PROVIDED VACUUM EQUIPMENT, UNDERGROUND TRUNK LINES, PIPING, ETC. COORDINATE WITH ARCHITECTURAL PLANS.
6. PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).
7. INSTALL OWNER PROVIDED "TOMMY BALL" PLANTERS/GARBAGE RECEPTACLE (TYPICAL).
8. INSTALL OWNER PROVIDED PAY STATIONS WITH CANOPIES. COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
9. INSTALL OWNER PROVIDED GATES AND LOOP DETECTION SYSTEM. COORDINATE TIMING OF INSTALLATION PRIOR TO CONSTRUCTION OF PAVEMENT. SEE ARCHITECTURAL PLANS FOR DETAILS.
10. PROPOSED 4' WATERWAY PER AWPA PLAN 211. SEE SHEET C-4.
11. PROPOSED DUMPSTER LOCATION. SEE SHEET C-4 FOR DETAILS.
12. EXISTING CURB TO BE REMOVED.



NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: CJ

LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UT 84032
435-654-4828
www.legendengineering.com

LEGEND ENGINEERING

QUICK QUACK HIGHLAND
SITE PLAN
5452 WEST 11000 NORTH HIGHLAND, UTAH

LICENSED PROFESSIONAL ENGINEER
LONNY R. REED
No. 301412
3/28/16
STATE OF UTAH

SHEET:
C-1

DATE:
Sep 26, 2016

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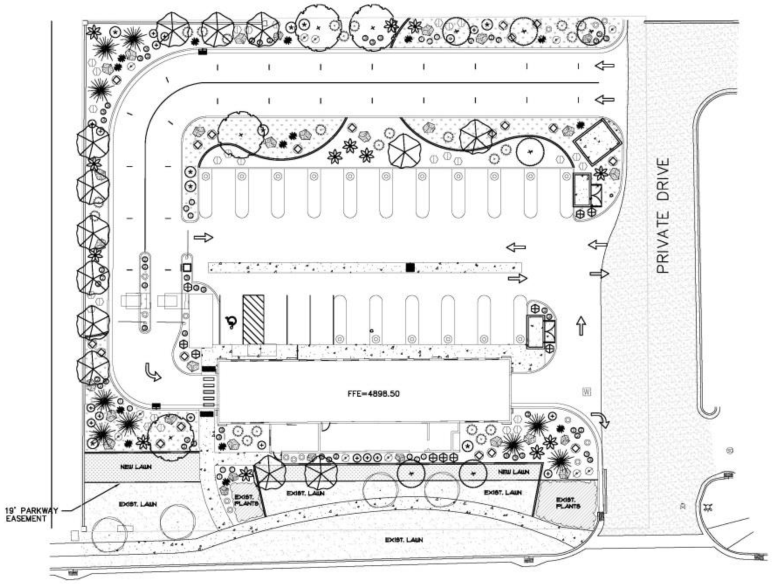


HIGHLAND HIGHWAY (11000 NORTH)

Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
6		Amelanchier grand. 'Autumn B.	A. Brilliance Serviceberry	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
9		Picea orientalis 'Green Knight'	Green Knight Spruce	6'-8' Height B & B	Full Throughout Specimen
4		Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Caliper 10'-12' Height	Full Head Crown Straight Trunk
13		Zelcova serrata 'Musashino'	Musashino Zelcova	2" Caliper 10'-12' Height	Full Head Crown Straight Trunk
4		Existing Tree (in Parkway)	Several Varieties	Varies	To Remain

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
11		Berberis thund. 'Crimson Pygmy'	Crimson Pygmy Barberry	2 Gallon	15"-18" Height
9		Caryopteris clandonensis	Blue Mist Spiraea	5 Gallon	18"-24" Height
13		Physocarpus o. 'Summer Wine'	Summer Wine Ninebark	5 Gallon	24"-30" Height
23		Rhus aromatica 'Grow-Low'	Grow Low Sumac	2 Gallon	18"-24" Spread
20		Rosa 'Meidiland Red'	Red Groundcover Rose	5 Gallon	18"-24" Spread
17		Spiraea bumalda 'Neon Flash'	Neon Flash Spiraea	2 Gallon	18"-24" Height
14		Yucca filam. 'Golden Sword'	Golden Sword Yucca	2 Gallon	15"-18" Height

Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
10		Calamagrostis a. 'Avalanche'	Avalanche Feather Grass	2 Gallon	24"-30" Height
27		Calamagrostis a. 'Foerster'	Foerster Feather Grass	2 Gallon	24"-30" Height
14		Pennisetum alop. 'Little Bunny'	Little Bunny Fountain Grass	1 Gallon	12"-15" Height

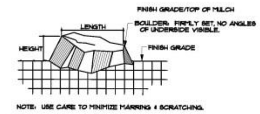
Plant List (PERENNIALS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
14		Agastache 'Sunset'	Sunset Hyssop	1 Gallon	Full Can
23		Hemerocallis 'Stella d'Oro'	Stella d'Oro Day Lily	1 Gallon	Full Can
28		Salvia 'East Friesland'	East Friesland Sage	1 Gallon	Full Can

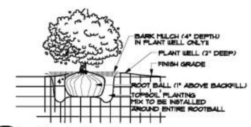
** Plant material quantities are provided for convenience in bidding ONLY!! The contractor shall provide and install all plant materials either shown or noted on the plans, and of the sizes and heights specified.

Plant Material Quality Note:

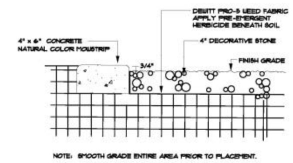
All plant materials shall be of number one quality and size for the container specified. All materials of each variety shall be furnished by the same supplier and come from the same stock or group. The Owner and Landscape Architect have the right to reject any and all plant materials not meeting specification or in a healthy condition for the project. The contractor shall secure all plant materials for the project a minimum of 60 days prior to the anticipated installation date. No plant material substitutions will be considered following the 60 day period. All plant materials shall be reviewed and approved prior to shipment to the site.



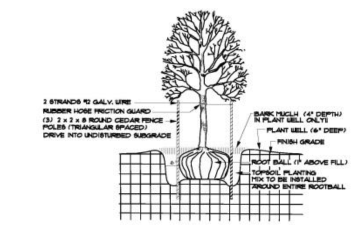
1 L1.10 Landscape Boulder
N. T. S.



2 L1.10 Shrub Planting
N. T. S.



3 L1.10 Mowstrip / Stone Mulch
N. T. S.



4 L1.10 Tree Planting
N. T. S.

Planting Notes

1. All landscape areas shall receive a 4 inch depth of topsoil. If topsoil is not available at the site, it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. Provide chemical analysis for all topsoil for approval.
2. Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
3. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
4. Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive (Soil Pep/or equal), and shall be rotary mixed on-site prior to installation.
5. Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
6. Upon completion of planting operations, all shrub pits and tree wells shall receive a 4 inch depth of shredded bark mulch mixture as a cover. The overall shrub beds themselves (beyond plant wells) shall receive a 4" depth of decorative stone surfacing over Pro-5 weed barrier fabric.
7. In decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stone.
8. Landscape maintenance shall be required for a period through the second mowing of the lawn (30 days minimum) and shall include weeding, pruning and one fertilization.
9. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than two years following the date of completion and final acceptance.

Submittal Requirements

1. The contractor shall provide to the Owner/Engineer product samples of all landscape materials such as boulders, decorative stone, bark mulches, weed barrier fabric, soil ammendments & import topsoil in order to obtain approval to be used on the project, and prior to shipment to the site. Failure to provide this in a timely manner will in no way affect or delay the construction schedule and time for project completion.
2. All plant materials shall be secured for the project a minimum of 60 days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 30 days prior to planting of the project. No substitutions will be considered following this time period.

Sub-Grade Requirements

1. SHRUB AREAS : Eight (8) inches below finish grade. This will allow for the installation of a four inch depth of topsoil along with a four inch depth of bark mulch or decorative stone, leaving it slightly below finish grade and concrete areas.
2. SUB-GRADE COORDINATION : The Landscape contractor shall meet early on in the construction process with the site grading contractor, in order to ensure that all sub-grades, prior to final topsoil placement, are provided. Any discrepencies or questions shall be discussed and resolved at that time. Landscape operations shall not begin until the specified sub-grade elevations have been provided.

Legend

Symbol	Description	Remarks
	Landscape Boulder / 3'-4' Min. Size / Individually Placed	Boulder Type And Color Shall Be From Nearest Local Source, Blonde-Tan Colored Quartzite, Block Edges (Not Rounded).
	4" x 6" Extruded Concrete Mowstrip / Natural Color	Install In Straight True Lines And Uniform Curves, & Between All Lawn And Shrub Areas. Compact Sub-grade To 90% Prior To Installation.
	New Shrub - Rock Area / 3" Minus Size / "Nephi Gray"	Install In Areas Shown To A Depth Of 4 Inches Over "DeWitt" Brand Weed Barrier Fabric. Submit Gray-Beige Sample For Approval.
	New Lawn Area / Make Smooth Transition To Existing Lawn	Install In Areas Shown And Over The Specified Depth Of Topsoil. Make Smooth Grade Transition From New To Existing.
No Hatch	New Shrub - Rock Area / 1 1/2" Min. Size / "Soma"	Install In Areas Shown To A Depth Of 4 Inches Over "DeWitt" Brand Weed Barrier Fabric. Rock To Be A "Soma" Product Or Equal.

General Notes

1. All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape and irrigation projects, and be able to supply the necessary staff to perform all tasks associated with these drawings, and in a professional and timely manner.
2. The landscape contractor, at all times, shall have personnel on-site experienced in being able to interpret the drawings correctly, and accurately measure the design layout using the specified scale.
3. The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
4. The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below all walks, curbs, etc.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
7. The contractor shall plant all plants per the planting details, stake/guy as shown. The top of the rootballs shall be planted flush with the finish grade.

Landscape Architect

RDL Design Company, Inc.
1020 East Yale Avenue
Salt Lake City, Utah 84105

Phone : 801-647-3114
Email : rdldesign@comcast.net

LEGEND ENGINEERING, LLC
52 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-654-4828
TOLL FREE FAX: 1-866-310-9972
www.legendengineering.com

NO.	REVISIONS	BY	DATE

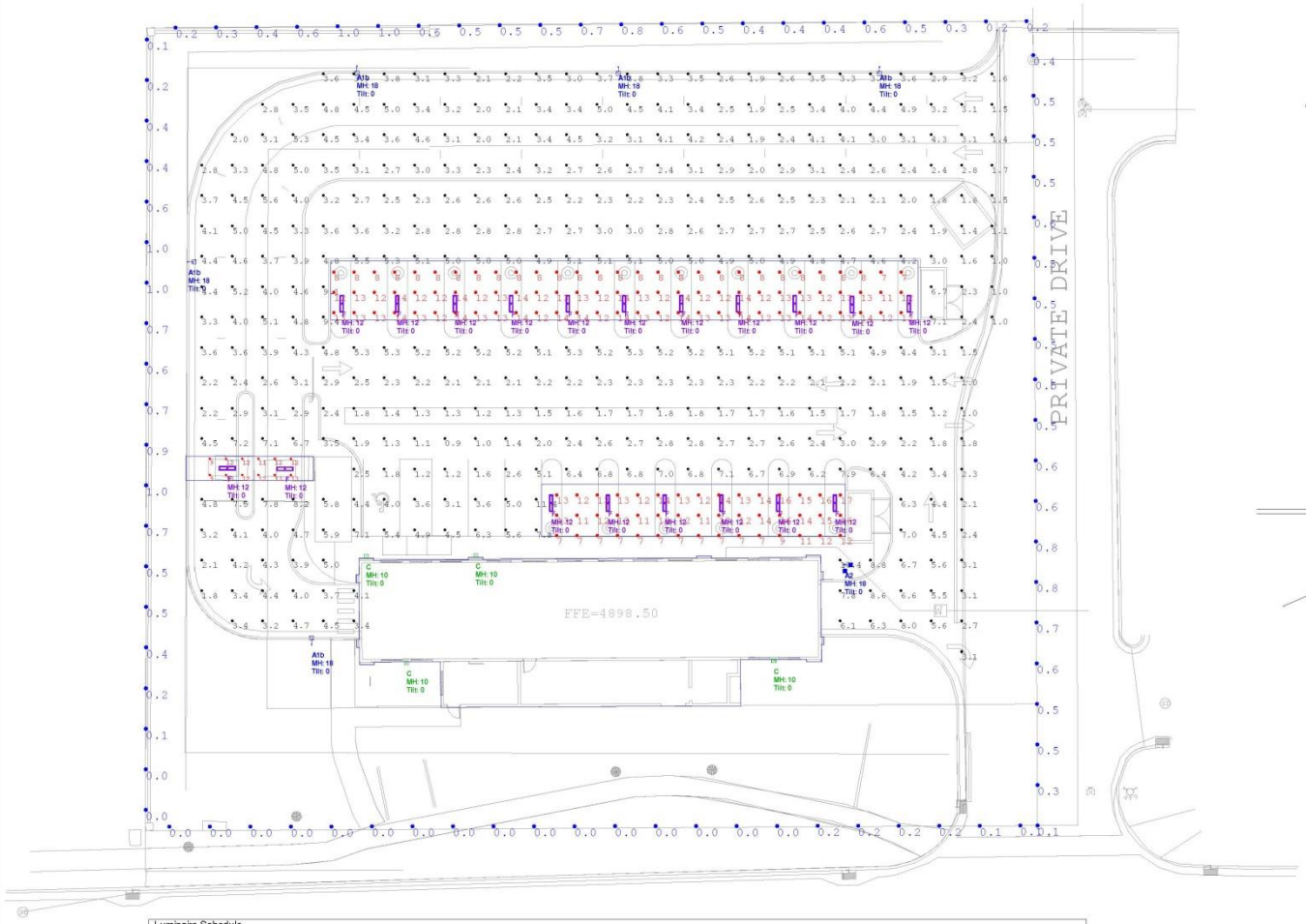
PROJECT ENGINEER: LB DESIGNER: LB

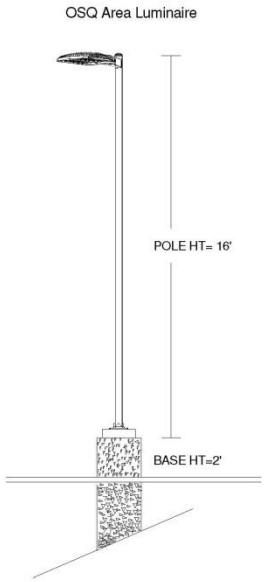
QUICK QUACK HIGHLAND
LANDSCAPE PLAN
5452 WEST 11000 NORTH HIGHLAND, UTAH

STATE OF UTAH LICENSED LANDSCAPE ARCHITECT 08-12-16

SHEET: L—1

FILE NAME: 08/12/16 SCALE: 1"=20'





Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Lum. Watts	Description
	1	A2	2 @ 90	11412	0.930	112	OSQ-A-NM-4ME-A-57K-ULxx, OSQ-DAxx -- CUT-OFF AREA LIGHT
	5	A1b	SINGLE	9747	0.930	112	OSQ-A-NM-4ME-A-57K-ULxx, OSQ-DAxx, OSQ-BLSMF -- CUT-OFF AREA LIGHT
	4	C	WALL MOUNT	2722	1.000	25	XSPW-A-0-3-M-G-U-x -- CUT-OFF WALL PACK
	19	F	SINGLE	5000	0.900	51	WS4-50L-57K-10V-FD-SSL -- CANOPY LIGHT

Footcandles calculated using predicted lumen values after 50K hours of operation					
Label	Avg	Max	Min	Avg/Min	Max/Min
Entrance Canopy	11.67	13	9	1.30	1.44
Property Line	0.39	1.0	0.0	N.A.	N.A.
Site	3.60	11.4	0.9	4.00	12.67
Vacuum Canopies	11.37	17	7	1.62	2.43

FIXTURE MOUNTING HEIGHTS:
POLE MOUNTED - 18' AFG (16' POLE + 2' BASE)
WALL MOUNTED - 10' AFG
CANOPY MOUNTED - 12' AFG

ADDITIONAL EQUIPMENT REQUIRED:
(6) CL-SSP-4011-18-D3-xx (18' x 4" SQUARE POLE, 2@90° MOUNT)
(7) OSQ-DAxx DIRECT ARM MOUNT
(5) OSQ-BLSMF BACKLIGHT SHIELD
(19) WS4MBK WS4 MOUNTING BRACKET KIT
PROPOSED POLES MEET 120MPH SUSTAINED WIND LOADS

***CUSTOMER TO VERIFY MOUNTING, VOLTAGE, AND COLOR PRIOR TO PLACING ORDER

0 20 40 80

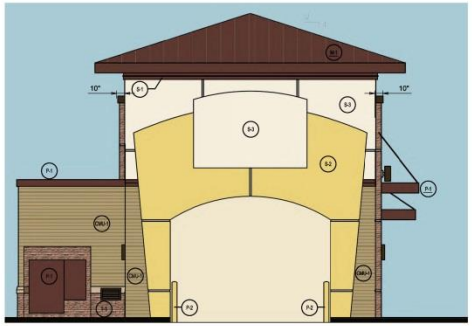
CREE™

1200 92nd Street - Sturtevant, WI 53177
www.cree.com - (800) 236-6800

Project Name: QUICK QUACK CAR WASH - HIGHLAND, UT | SR No. 15882
Date:8/15/2016 | Scale: 1"=20' | Footcandles calculated at grade
Filename: 160701QQ1ABMR3.AGI | Layout by: Amy McIntosh

Illumination results shown on this lighting design are based on project parameters provided to Cree, Inc. used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 09

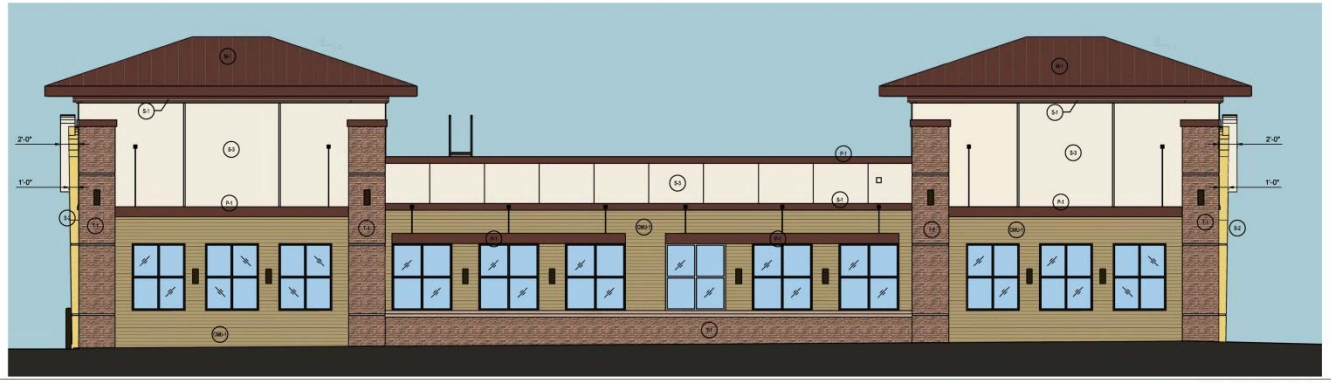


EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 03

EXTERIOR FINISH SCHEDULE

LABEL	MATERIAL	COLOR / MANUFACTURER	LOCATION
CMU-1	SMOOTH FACE CMU	SUPERLITE / OLD CASTLE "DESERT YELLOW" INTEGRAL COLOR	
S-1	STUCCO	MATCH SW 6055 "FIERY BROWN"	STUCCO TRIM BELOW ROOF
S-2	STUCCO	MATCH SW 6374 "TORCHLIGHT"	ENTRY AND EXIT ARCH STUCCO
S-3	STUCCO	MATCH SW 6120 "BELIEVABLE BUFF"	MAIN BUILDING STUCCO
P-1	PAINT	SW 6055 "FIERY BROWN"	METAL COPING, STEEL CANOPY AND SUPPORTS
P-2	PAINT	SW 6374 "TORCHLIGHT"	PIPE BOLLARDS
P-3	PAINT	SW 6120 "BELIEVABLE BUFF"	SW 6120 "BELIEVABLE BUFF"
T-1	STONE VENEER	CORONADO STONE PRODUCTS "QUICK STACK CARMEL MOUNTAIN"	CORONADO STONE PRODUCTS "QUICK STACK CARMEL MOUNTAIN"
M-1	STANDING SEAM ROOFING	MATCH SW 6055 "FIERY BROWN"	MATCH SW 6055 "FIERY BROWN"

EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 02



EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 01

PROJECT NOTES

PROJECT TITLE

DAIN & ASSOCIATES
ARCHITECTURE DESIGN PROJECT MANAGEMENT
JAMES A. DAIN ARCHITECT
PHONE (801) 888-8804

DATE: August 1, 2016

REVISIONS:

A200

Project Narrative

This project has been designed consistent to Highland City Development Code and per APWA and ADA standards. The proposed construction is a car wash facility consistent with the site zoning. The facility will have a wash bay building and several vacuum stations on site.

The access points for this site will come from a private access street previously constructed during the Highland Marketplace project. Vehicles on site may enter from the north access and exit from the central or south access points. Five parking stalls have been provided on the site which exceeds Development Code requirements.

The site is designed to maximize the space for landscaping while still meeting parking and drive aisle requirements. The grading and drainage has been designed to flow water away from the structure. This construction will not have significant impact on the present utilities or streets.

Due to neighboring residential zones and commercial property, decibel levels from the vacuums and the dryers have been approximated at each property line. The south and east property lines are nearest to the dryer and may experience approximately 70 decibels to 80 decibels. The north and west property lines are nearest to the vacuums and may experience approximately 60 decibels. These levels have been determined from a noise assessment performed on another Quick Quack car wash and vacuum producer provided information.

DELICATESSEN
RETAIL SHOP
CAFE

Axis Architects

Highland Marketplace

Small Retail

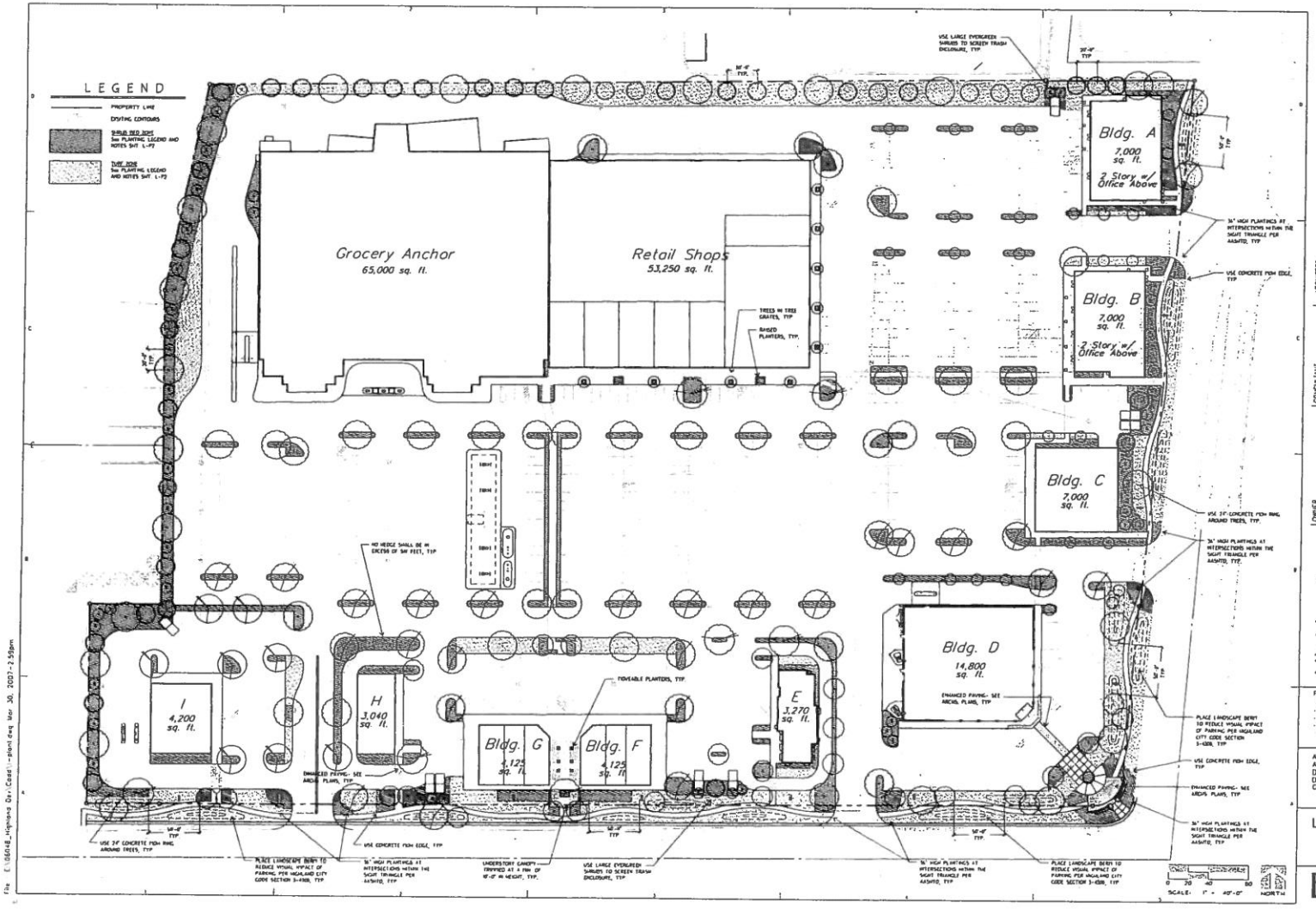
THOMAS FOX PROPERTIES

Axis Architects

Highland Marketplace

Shops

THOMAS FOX PROPERTIES



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ARCHITECT

Axis Architects

292 South Denver Street, Suite 205 Salt Lake City, UT 84111 t: 801.355.3002 f: 801.355.0113 AxisArchitects.com

CONSULTANT

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Landscape Architecture & Architectural Site Design

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www.artisansdesign.com

OWNER

Thomas Fox Properties

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Ste. 400
Salt Lake City, UT 84115

Tel 801.596.7711
Fax 801.596.7181

Highland Marketplace

SR 92 and SR 74

Revision / Date

Axis Job / 0614
ASD Job / 0614B
Date 3-30-2007
Drawn RC
Checked RC

LANDSCAPE PLAN

L-P1

PLANNING COMMISSION AGENDA
REPORT ITEM #3

DATE: October 25, 2016
TO: Planning Commission
FROM: Zachary Smallwood
Planner
SUBJECT: A request by Daniel Schmidt for site and architectural plan approval for a 4,889 square foot building in the TCO Commercial Retail Zone. West of Wendy's North of Meier's (SP-16-02).

STAFF RECOMMENDATION:

The Planning Commission should accept the findings and approve the site and architectural plan subject to the stipulations identified in this staff report.

BACKGROUND:

In the Town Center Overlay (TCO) District the City Council is the approval body for a site plan, after receiving a recommendation from the Planning Commission. The Planning Commission is the approval body for the architectural review.

Site and architectural plan review are administrative actions. Consideration is limited to compliance with existing development standards and regulations. The end user cannot be considered.

SUMMARY OF THE REQUEST:

1. The applicant is requesting site and architectural plan approval for a 4,889 square foot retail building.

2. Vehicular access will be provided from an existing driveway on Timpanogos Highway and the existing driveway that serve Wendy's on Town Center Boulevard. Each drive way provides full turning movements.

3. The building height is 23 and one-half feet at its tallest point. This is less than the maximum height allowed by the Development Code of 40 feet.

4. There are three public entrances in the building. They are all located on the south side of the building.

5. The original site plan with Meier's Grocer had 127 parking spaces to be shared with

the additional pads of retail, the change in format has added an additional 4 stalls making the grand total up to 131 stalls. The minimum for this building is 20.

CITIZEN PARTICIPATION:

Notification of a site and architectural plan application is not required.

ANALYSIS:

General Plan and Zoning

- The site is designated as Mixed Use on the General Plan Land Use Map and the site is zoned Town Center Overlay/Town Center Commercial Retail District. Retail sales are a permitted use in the TCO District. The proposed use is consistent with the General Plan and existing zoning.

Compatibility with Surrounding Land Uses

- The property to the north is developed as single family residential and is zoned R-1-40 Single Family Residential. The property to the west is an existing fast food restaurant and zoned TCO. The property to the south is also zoned TCO and is developed as the Toscana Townhomes. The property to the east is zoned R-1-40 Single Family Residential and is currently a water building and power plant. The closest home is 100+ feet to the north of the project across Timpanogos Highway.

Access, Circulation, and Parking

- Access onto Timpanogos Highway is reviewed and approved by the Utah Department of Transportation. A stipulation has been included requiring approval from UDOT of the driveway placement prior to issuance of a building permit.

- Timpanogos Highway and Town Center Boulevard have been improved to their full width, sidewalk, landscape and lighting improvements.

- The site plan provides adequate access and onsite circulation for the proposed use. Cross access easements have been provided with Meier's Grocer approval that allowed circulation between different parcels. Staff believes there is sufficient parking for the use.

FINDINGS:

The proposed site plan with the recommended stipulations meets the following findings:

- It is in conformance with the Town Center Zoning District and Guidelines
- It is in conformance with the Highland City Development Code.
- It is compatible with existing and future development within the Town Center.

RECOMMENDATION:

Staff recommends that the Planning Commission **APPROVE** the architectural plan subject to the following stipulations:

1. The refuse collection area needs to be relocated.
2. Prior to issuance of a building permit for the any of the pads, approval from UDOT for the location of the new western driveway on Timpanogos Highway shall be provided

FISCAL IMPACT:

This action will not have a financial impact on this fiscal year's budget expenditures.

PROPOSED MOTIONS:

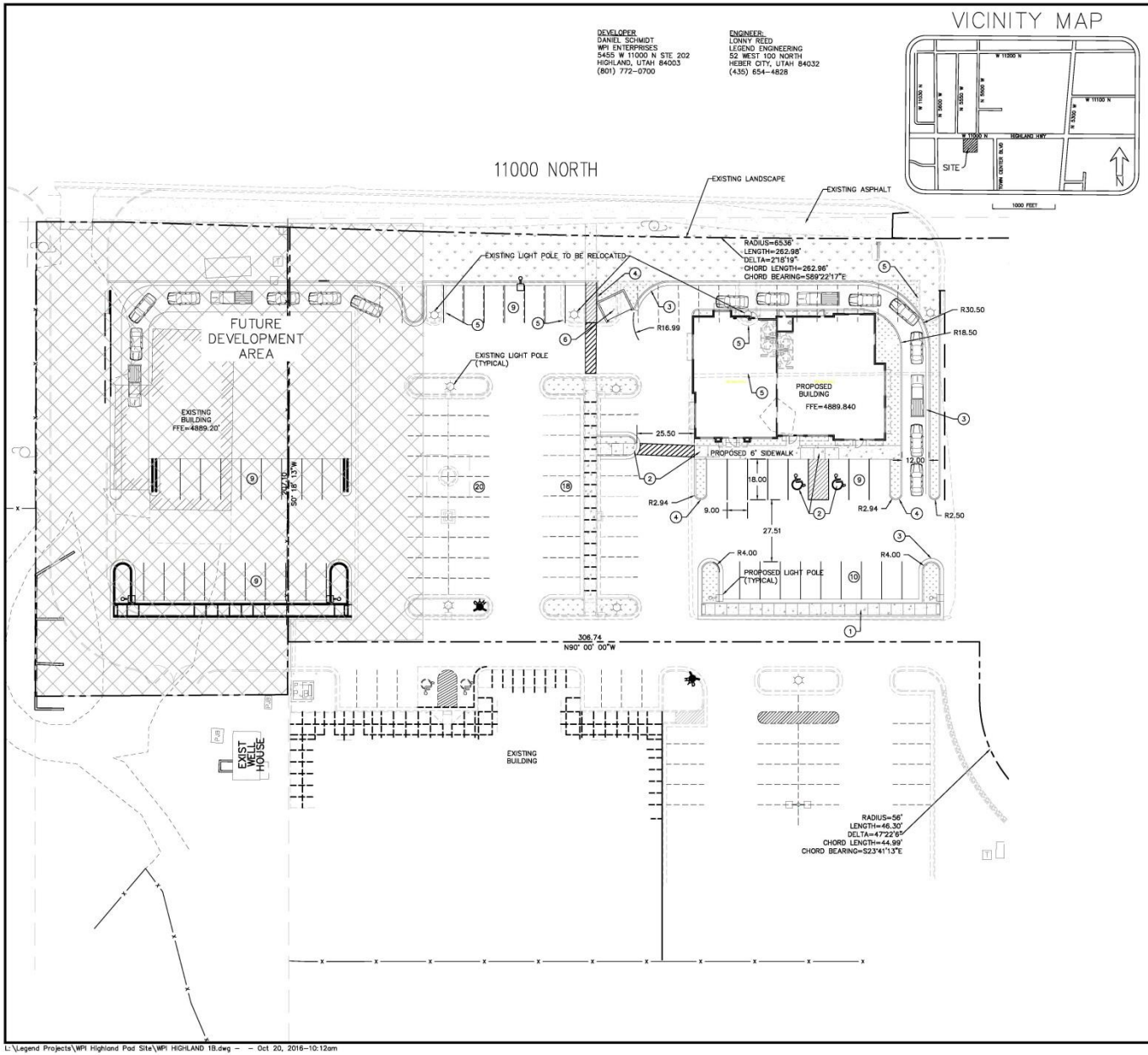
I move that the Planning Commission accept the findings and recommend **APPROVAL** of the site plan for case SP-16-02 subject to the 1 stipulation recommended by staff.

ATTACHMENTS:

1. Proposed site plan
2. Conceptual landscape plan
3. Lighting plan
4. Proposed elevations
5. Project narrative
6. Meier's master site plan

DEVELOPER
DANIEL SCHMIDT
WPI ENTERPRISES
5455 W 11000 N STE 202
HIGHLAND, UTAH 84003
(801) 772-0700

ENGINEER:
LONNY REED
LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UTAH 84032
(435) 654-4828



LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
EXISTING FENCE	x
TOP OF GRATE	TOG
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
PROPOSED	PROP
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE

SITE DATA

LOT AREA:	64,963	SF (1.49 ACRES)
PROJECT AREA:	29,571	SF (0.68 ACRES)
BUILDING AREA:	4,587	SF± 15.5%
PAVEMENT AREA:	18,745	SF± 63.4%
LANDSCAPE AREA:	6,239	SF± 21.1%

ZONING: CR (COMMERCIAL RETAIL ZONE)

BUILDING DATA

CONSTRUCTION TYPE:
SPRINKLERS:

PARKING TABULATION

REQUIRED: 33 STALLS (4 STALLS PER 1,000 SF FLOOR AREA)
PROVIDED: 87 TOTAL SHARED STALLS
2 CURRENTLY PROPOSED ADA STALLS

NOTES:

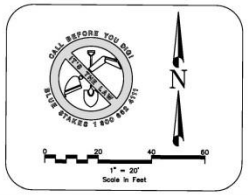
1. PROPOSED 5' SIDEWALK PER APWA PLAN 231. SEE SHEET C-4.
2. ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER ADA STANDARDS.
3. PROPOSED CURB & GUTTER PER CITY STANDARD ST-03. SEE SHEET C-4.
4. PROPOSED 6" CURB WALL PER APWA PLAN 209 TYPE P. SEE SHEET C-4.
5. EXISTING CURB TO BE REMOVED.
6. PROPOSED TRASH ENCLOSURE. SEE SHEET C-5.

HIGHLAND CITY NOTES:

1. ALL UTILITY LINES LESS THAN 69 KV SHALL BE UNDERGROUNDED WITH THE FIRST PHASE OF DEVELOPMENT.
2. ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
3. PLANTS LOCATED WITHIN REQUIRED SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIAL SHALL BE MAINTAINED TO BE LOWER THAN 3' OR TALLER THAN 7'.
4. FUTURE DEVELOPMENT PADS WITHIN MASTER PLANNED DEVELOPMENTS SHALL BE COVERED FOR DUST AND WEED CONTROL AT TIME OF DEVELOPMENT.
5. ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN. ANY CHANGES THERETO SHALL REQUIRE APPROVAL OF HIGHLAND CITY.
6. THIS PROJECT IS SUBJECT TO THE CURRENT HIGHLAND CITY ENGINEERING REQUIREMENTS (MAG SUPPLEMENTAL REGULATIONS), GENERAL PLAN, DEVELOPMENT CODE, AND ANY APPLICABLE SPECIFIC PLANS.

GENERAL NOTES:

1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
6. SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
7. ALL WORK TO BE ACCORDING TO CITY STANDARDS.



NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LR
DESIGNER: CJ

LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UTAH 84032
PHONE: 435-654-4828
www.legendengineering.com

LEGEND ENGINEERING

REGISTERED PROFESSIONAL ENGINEER
LONNY R. REED
No. 501413
10/20/16
STATE OF UTAH

WPI HIGHLAND SITE PLAN
HIGHLAND, UTAH

SHEET: C-1

DATE: Oct 20, 2016

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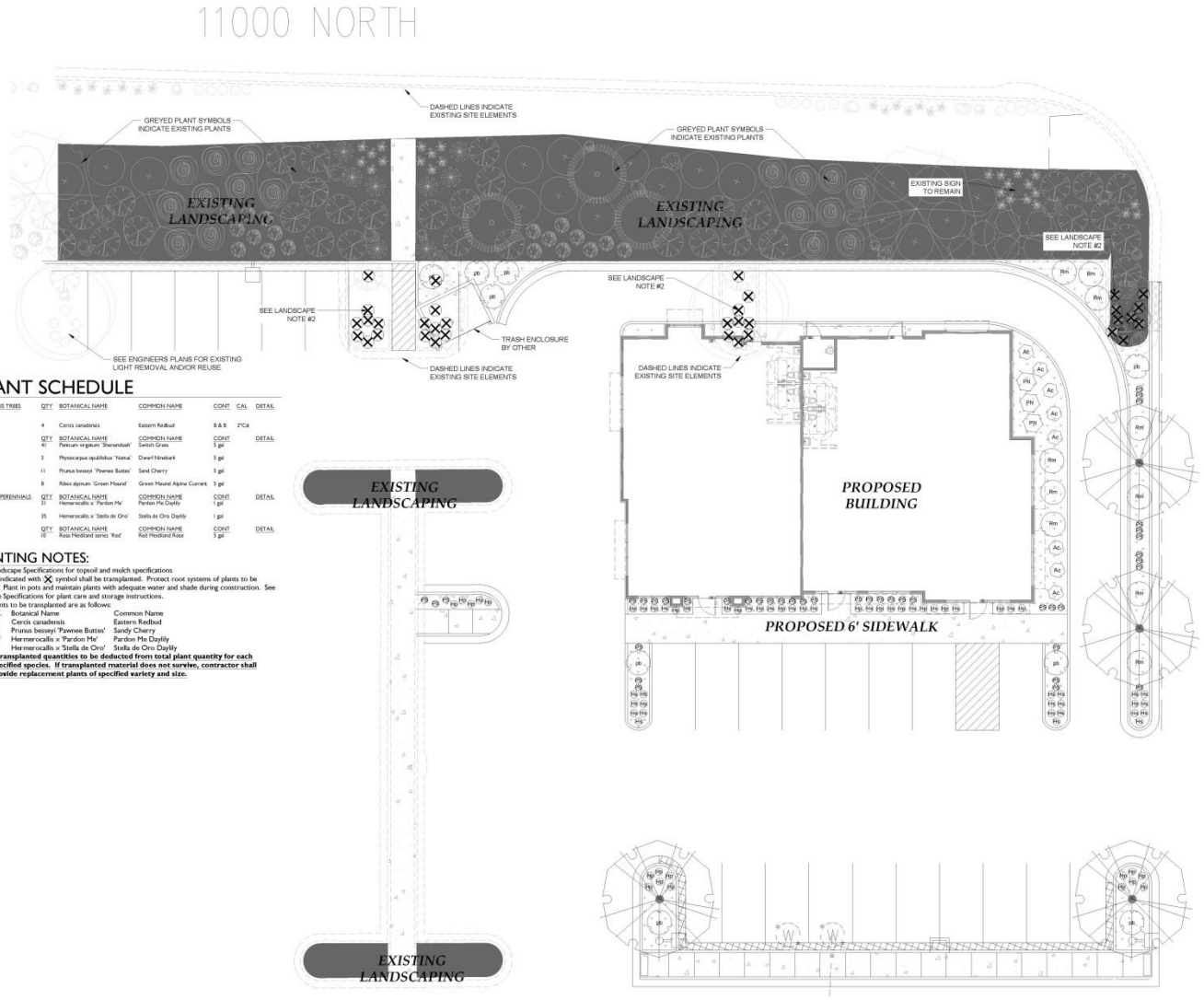


PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	DETAIL
	4	Cercis canadensis	Eastern Redbud	B & B	2"Cal	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	DETAIL
PS	41	Pennisetum virgatum 'Shenandoah'	Switch Grass	5 gal	
PN	3	Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	5 gal	
pb	11	Prunus besseyi 'Pawnee Buttes'	Sand Cherry	5 gal	
Ac	8	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	5 gal	

ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	DETAIL
Hp	31	Hemerocallis x 'Pardon Me'	Pardon Me Daylily	1 gal	
Hs	35	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal	

ROSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	DETAIL
Rm	10	Rosa Meidland series 'Red'	Red Meidland Rose	5 gal	

PLANTING NOTES:

1) See Landscape Specifications for topsoil and mulch specifications
2) Plants indicated with ✕ symbol shall be transplanted. Protect root systems of plants to be removed. Plant in pots and maintain plants with adequate water and shade during construction. See Landscape Specifications for plant care and storage instructions.

Plants to be transplanted are as follows:

QTY.	Botanical Name	Common Name
2*	Cercis canadensis	Eastern Redbud
3*	Prunus besseyi 'Pawnee Buttes'	Sandy Cherry
18*	Hermerocallis x 'Pardon Me'	Pardon Me Daylily
9*	Hermerocallis x 'Stella de Oro'	Stella de Oro Daylily

***Transplanted quantities to be deducted from total plant quantity for each specified species. If transplanted material does not survive, contractor shall provide replacement plants of specified variety and size.**

PLANTING PLAN

ATTENTION: PRIOR TO PERFORMING ANY WORK ON THIS PLAN CONTRACTOR SHALL IDENTIFY THROUGH BLUESTAKES AND ON-SITE OBSERVATION ANY AND ALL UTILITIES AND HAZARDS OR CONDITIONS THAT MAY PREVENT WORK FROM BEING PERFORMED ACCORDING TO THESE PLANS ABOVE OR BELOW GROUND. IF CONDITIONS ARE FOUND THAT MAY PREVENT WORK FROM BEING PERFORMED AS PER PLAN, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY (I.E. ELECTRICAL, GAS, WATER,SEWER, ETC.).

ATTENTION: EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITH THESE DRAWINGS. QUANTITIES (if and if) LISTED ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND QUANTITIES ON THESE PLANS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN QUANTITIES LISTED IN LEGENDS AND PLAN. WHERE DISCREPANCIES EXIST BETWEEN SPECIFICATIONS, DETAILS, AND/OR DRAWINGS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT DRAWINGS ARE CONSISTENT WITH SURVEYED BASE INFORMATION. DURING CONSTRUCTION IF DISCREPANCIES ARE FOUND BETWEEN THESE PLANS AND THE SITE, CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.

0' 10' 20' 40'
SCALE: 1" = 10' on 24"x36" Sheet

NORTH

northland DESIGN GROUP
Landscape Architecture + Land Planning
7220 N. University Pkwy, Bldg. 5C - Provo, UT 84604
801.763.5117 • FAX 801.763.5118 • Web: www.northlanddesigngroup.com

CITY SUBMITTAL SET

WPI HIGHLANDS 1B

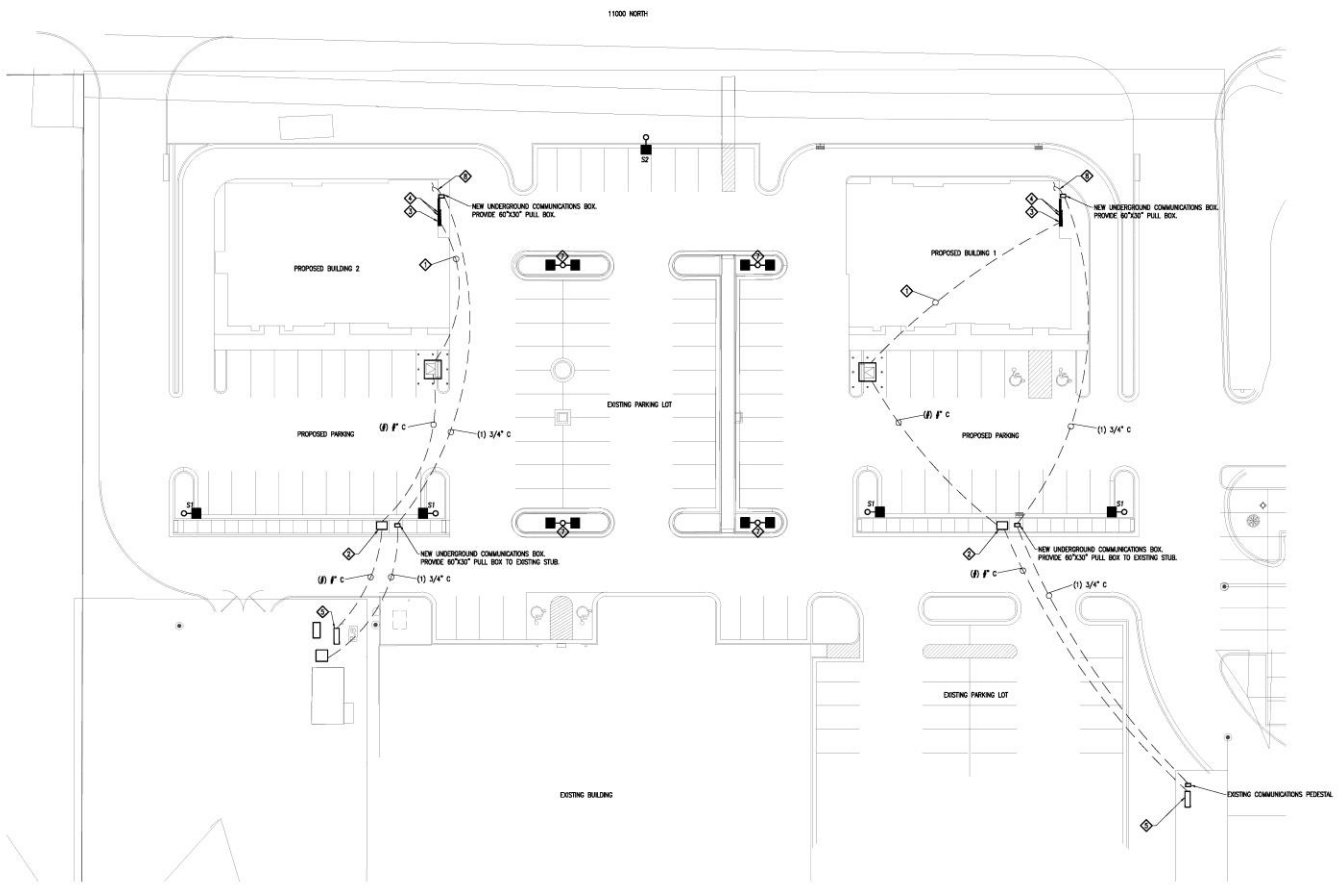
HIGHLAND, UTAH

L100

LICENSED LANDSCAPE ARCHITECT
7922519-5301
R. August Bateman
STATE OF UTAH

ELECTRICAL KEYED NOTES:

1. SEE ONE-LINE DIAGRAM FOR CONDUIT REQUIREMENTS.
2. EXISTING PULL BOX.
3. MAIN DISTRIBUTION PANEL.
4. TENANT METERS.
5. EXISTING SECTIONALIZER.
6. NEW TRANSFORMER.
7. EXISTING LAMP POST.
8. (1) ¾" CONDUIT TO COMMUNICATIONS TERMINAL BOARD OF EACH TENANT.



SITE POWER PLAN

SCALE: 1" = 20'-0"

PRELIMINARY PLANS

PRELIMINARY DRAWING SUBJECT TO CHANGE. DRAWING INCOMPLETE AND NOT INTENDED FOR PERMITTING, PRICING, OR CONSTRUCTION.

ROYAL ENGINEERING

ELECTRICAL
2335 SOUTH STATE SUITE 100
PHONE: 801.375.2228

MECHANICAL
PROVO, UTAH 84606
FAX: 801.375.2878

COPYRIGHT JOB# J16341.00 DATE PLOTTED: 10/19/2016

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PLOT DATE: 10/19/2016 Z:\Projects\16\16341.00\16341.00 ELEC RL.dwg

REVISIONS

DRAWN BY
BS

HARRIS ARCHITECTURE
3300 N UNIVERSITY AVENUE #200, PROVO UT 84604 | 801.377.6303 | WWW.HARRIS-ARCHITECTURE.COM

A NEW PROJECT FOR
HIGHLAND RETAIL
SITE DEMO PLAN

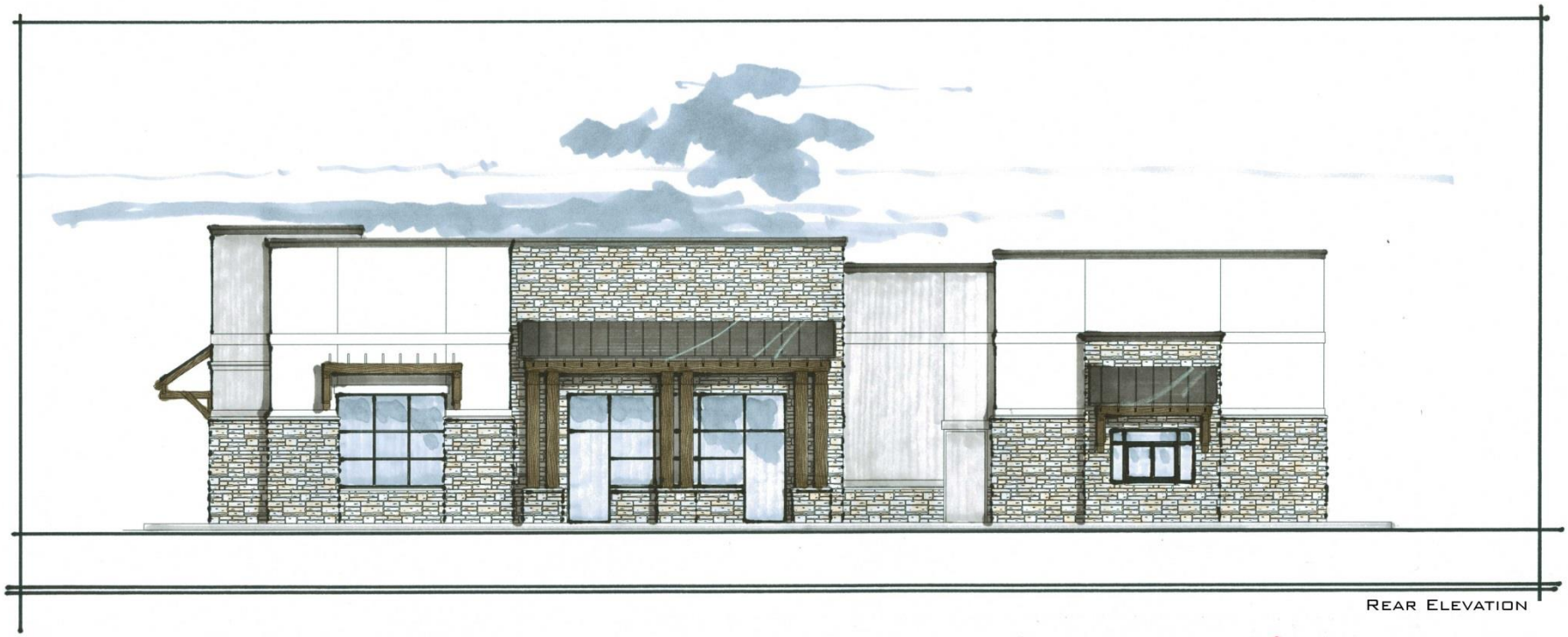
09-2016
HIGHLAND UTAH

E1.2

Front Elevation

WPI- Highland retail

HARRIS ARCHITECTURE



Rear Elevation

WPI- Highland retail

HARRIS ARCHITECTURE

5455 W 11000 N SUITE 202
HIGHLAND, UTAH 84003
PHONE: (801) 467-7000

WPI

Project Narrative

This project has been designed consistent to Highland City Development Code and per APWA and ADA standards. The proposed construction is a retail center consistent with the site zoning. The facility will most likely open with two separate retail spaces. The existing site is an undeveloped pad site with asphalt and landscaping. The proposed project is compatible and cohesive in both architectural design and site layout with the adjacent properties, Meier's and Wendy's.

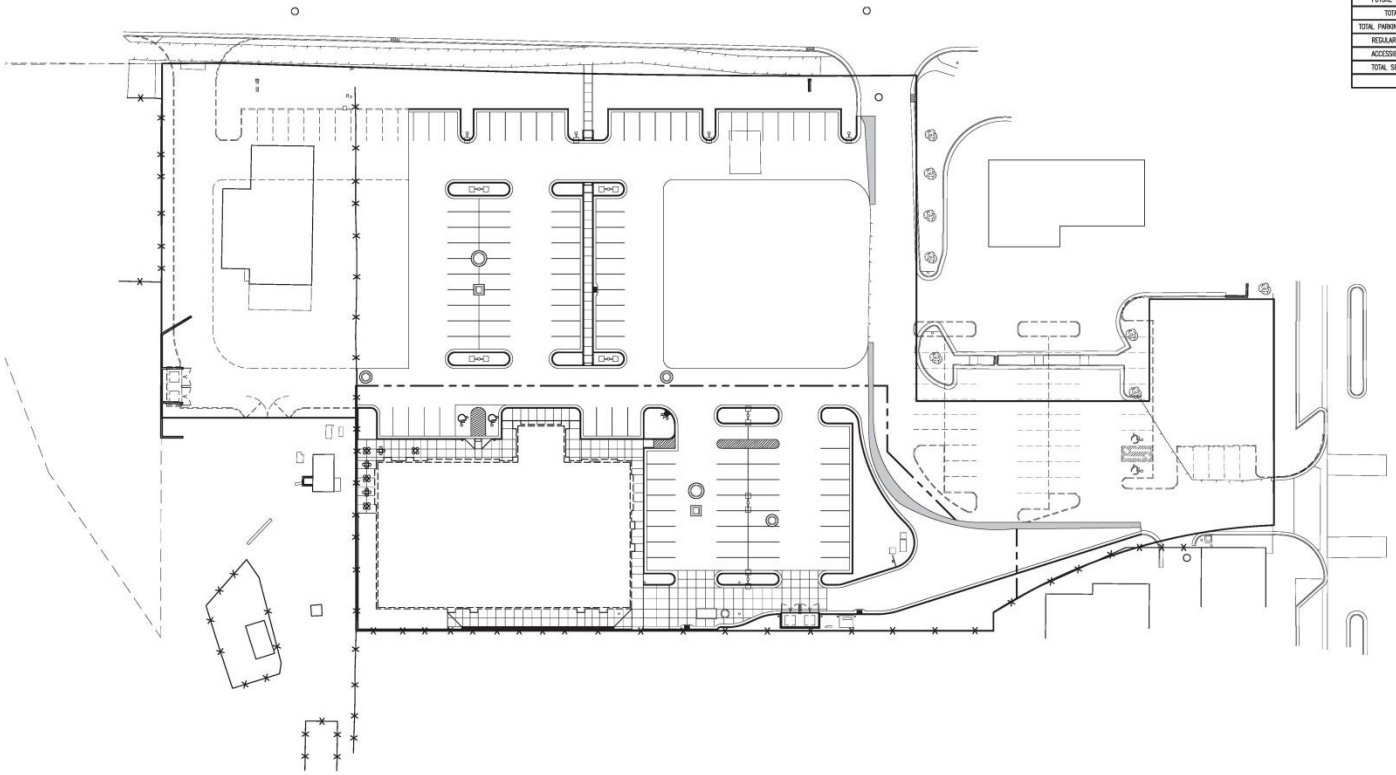
Site, Building and lighting design is compatible with City requirements and will complement Highland's vision for commercial projects.

The access points for this site will come from a private access street previously constructed. Vehicles on site may enter or exit from the east or west via an existing through street. Vehicular circulation has been designed with emergency and delivery vehicles in mind. Seven additional parking stalls have been provided on the site from the existing conditions.

The site is designed to maximize the space for landscaping while still meeting parking and drive aisle requirements. Screening and buffering to meet city code has been addressed in our proposed drawings. Pedestrian and alternative vehicle considerations have been made in the proposed plans. The grading and drainage has been designed to flow water away from the structure. This construction will not have significant impact on the present utilities or streets.

The proposed site will accommodate typical retail tenants who will have typical hours of operation and number of employees as found in the market. Noise, smoke, odor, dust, vibration or illumination will by typical of other retail centers in the market.

We are excited about this proposed project and feel that it will have a positive impact on the community by providing a sense of place with a retail presence to meet the demands of Highland residences and comply with the city's vision with respect to design elements.



SITE INFORMATION			
	SQ. FT.	ACRES	%
TOTAL PARCEL AREA	151,484	3.48	100%
BUILDING AREAS			
WENDY'S	4,000		
MEIER'S FINE FOODS	13,340		
FUTURE PAD 1	4,500		
FUTURE PAD 2	4,500		
FUTURE PAD 3	4,000		
TOTAL PARKING SPACES REQUIRED			
WENDY'S	16		
MEIER'S FINE FOODS	54		
FUTURE PAD 1	18		
FUTURE PAD 2	18		
FUTURE PAD 3	16		
TOTAL REQUIRED	122		
TOTAL PARKING SPACES PROVIDED			
REGULAR	190 STALLS		
ACCESSIBLE	8 STALLS		
TOTAL SPACES PROVIDED	198 STALLS		

MASTER SITE PLAN

SCALE: 1" = 20'-0"

NORTH

LICENSED ARCHITECT
PAUL NELSON EVANS
273770
STATE OF UTAH

evans + associates architecture
1376 south state street, suite 103b, draper, utah 84020
phone 801-553-8372 fax 801-553-8373

Meier's
Fine Foods

5450 West 11000 North
Highland, Utah

November 5, 2012 | 12-15

MASTER SITE PLAN

C1.11

HIGHLAND CITY PLANNINC COMMISSION MEETINGS
SCHEDULE FOR 2017

The Highland City Planning Commission at their regularly scheduled meeting on October 25, 2016, adopted the meeting schedule for the year 2017.

The regular session begins at 7:00 p.m. Work sessions are scheduled as needed. Meetings will be held at the Highland City Council Chambers, 5400 West Civic Center Drive, Suite 1, Highland, Utah.

The 2017 Planning Commission Regular Meeting Schedule is as follows:

January 24
February 28
March 28
April 25
May 23
June 27
July 25
August 22
September 26
October 24
November 28
December 12

THE PUBLIC IS INVITED TO ATTEND ALL PLANNING COMMISSION MEETINGS.
If you need a special accommodation to participate in the City
Council Meetings, please call the City Recorder's Office at 801-772-4505

TO BE PUBLISHED IN THE *DAILY HERALD*

DRAFT

Highland City Planning Commission
September 27, 2016

The regular meeting of the Highland City Planning Commission was called to order by Planning Commission Chair, Christopher Kemp at 7:00 PM on September 27, 2016. An invocation was offered by Commissioner Ostler and those assembled were led in the Pledge of Allegiance by Commissioner Campbell.

PRESENT:	Commissioner: Christopher Kemp
	Commissioner: Ron Campbell
	Commissioner: Abe Day
	Commissioner: Kurt Ostler
EXCUSED:	Commissioner: Brady Brammer
	Commissioner: Sherry Carruth
	Commissioner: Steve Rock
STAFF PRESENT:	Community Development Director: Nathan Crane
	City Planner: Zac Smallwood
	Planning Coordinator: JoAnn Scott
	Planning Commission Secretary: Heather White
OTHERS:	*See attached Meeting Attendance sheet*

PUBLIC APPEARANCES

Chair Kemp asked for public comment.

Resident Elizabeth Rice Bryant mentioned that she had been working with Mr. Smallwood. She said throughout the summer she had tolerated a helicopter landing on the next street over from her house. She said small rocks and dust is kicked up and causes damage to the windows on her house. She explained that she spoke with someone at FAA (Federal Aviation Administration) who said they governed what goes on in the air. The FAA representative said he would send a letter to the owners of the helicopter, but the helicopter was rented. She said landing that close to houses was dangerous and a destruction of property. She asked that the city adopt an ordinance requiring a helipad and a couple of acres. She explained that the helicopter was landing every weekend or every other weekend and if there was damage to her property she would sue. She mentioned that the pilot was not a resident but visiting his daughter who lived in Highland.

Mr. Smallwood explained that he was currently doing research on helicopter ordinances.

PUBLIC HEARING ITEMS

1. **Z-14-03**
McKay Christensen is requesting to rezone 5.76 acres located at the northwest corner of SR74 and Town Center Parkway from Town Center Commercial Retail and Town Center Flex Use to Planned Area Development to allow for a vertical mixed residential (220 age restricted units) and retail development.

Chairman Kemp opened the public hearing at 7:06 PM and asked staff to review the application.

Mr. Crane reviewed the details of the application and the location of the project. He said it was consistent with the General Plan and met the goal of providing a wider range of housing options, including senior housing. He said the Planning Commission needed to decide if it was the right project for the area. He reviewed the concept plan, parking stall numbers and layout, traffic circulation, utility impact, and open space. He showed elevation/site concept, building height, retail layout, and amenities layout.

Mr. Christensen mentioned that the additional information regarding traffic and parking were the results of a traffic study. He talked more about the underground parking structures and surface parking.

Chairman Kemp asked if the project was going to look like the renderings that were presented. Mr. Christensen said they intended for the exterior of the buildings to look like the renderings. He said the square footages would remain the same, but the floor plans of the apartments needed to be changed.

Mr. Christensen explained that the lighting on the front of the building would have sconces with under mount can lights. He pointed out that they would not allow sag lighting. He mentioned that the property was 100 yards from the nearest home on the east. He said they intended to be fully cooperative on lighting. Mr. Christensen reviewed the amenity plan and gave more details. He showed pictures of the proposed entry, reading rooms, theater, dining area, full catering kitchen, pool, and piano area. He reviewed floor plans for each size of apartment.

Commissioner Ostler voiced concern regarding the proposed number of parking stalls. Mr. Christensen said they knew the market and the demographic. He pointed out that if they were under parked, they would struggle to lease. He talked about other housing projects in Sandy and Draper and explained that the occupancy rates in the other areas were 90-95 % occupied. He mentioned that tenets would sign 1-year leases. He did not know the turnover rate, but said it was a lot lower for seniors. Mr. Christensen acknowledged that there were concerns regarding traffic. He talked about his experience and the retail history in Highland. He thought this project was the best use for the area. He said he wanted to talk with UCCU (Utah Community Credit Union) about having a reciprocal parking option with them.

Chairman Kemp asked for public comment.

Resident Sarah McGill thought senior housing was better than most options. She had concerns about density, lighting, and traffic. She talked about the lighting impact from Ace Hardware. She talked about traffic issues on 10700 North and said one of the main problems was the straight though access to the library. She mentioned bushes needed to be trimmed because they were a traffic hazard. Ms. McGill said it was a traffic flow issue in the area and a light or roundabout would probably be needed.

Resident Michael Walch asked about the exclusive access for the retail areas from SR 74. He wondered if it was a right turn in, right turn out or if there would be a left turn lane on SR 74 and how much stacking would be necessary. Mr. Crane explained that it was planned to be a full turn.

Commissioner Ostler asked for clarification on the square footage for the retail space and asked if fire staff was okay with one access for the retail. Mr. Crane explained that there was an access agreement with the property to the north.

Chairman Kemp asked for additional comments. Multiple residents informally said they liked the models, but stressed concern regarding traffic safety. They liked the project, but did not want to get stuck in their neighborhood because of traffic.

Chairman Kemp said he thought a lot about the development since the last meeting. He said he was also concerned with traffic and the neighbors to the east. He was concerned that if this project was not approved then something bringing more traffic might be approved in the future. He wondered what would happen if the project was approved, but the intersection had terrible traffic issues. Mr. Christensen said if the intersection was over burdened, or became over burdened over time, they would be happy to cooperate with UDOT (Utah Department of Transportation) and Highland in getting UDOT to add an intersection.

Commissioner Day asked about the turnover rate and the possibility for government subsidies. Mr. Christensen did not have specific numbers, but said seniors tend to move less. He explained that the trips per day were less because they traveled more. He explained that the project was not a government subsidized or low income housing development, meaning that there would not be income restrictions or requirements for a certain portion of the development.

Commissioner Ostler wondered if any of the apartments would fit into some kind of rent assisted housing program. Mr. Christensen explained that the financing program and target market was not for low income, but that the development did fit into "affordable housing". He thought rent assistance might be able to be obtained through social security or other programs.

Commissioner Day wondered about the impact to surrounding businesses. Everyone agreed that businesses would benefit any time additional people were brought into the area.

Chairman Kemp closed the public hearing at 8:00 PM and asked for additional comments or concerns from the commissioners.

Commissioner Campbell's biggest concerns were with traffic and said he was very sensitive to traffic issues. He felt his questions had been answered fairly well and thought this project was the best option for the location. He said lighting was also a concern and thought a one foot-candle was very reasonable and generous to the residents. He talked about the balance between the safety of retailers and neighboring residents. He was in favor of the development.

Commissioner Day thought the city was setting a precedent with approving the development, but also thought Highland needed senior housing along with additional retail. He was concerned with businesses not occupying the retail portion. He said he was generally in favor of the development.

Commissioner Ostler was worried about traffic. He talked about driving home from his office in the city center area and the traffic and safety issues he encounters. He liked the senior plan, but was concerned about parking. He said he was in favor of the development with stipulations.

Chairman Kemp appreciated the additional information and renderings from the developers. The Planning Commissioners discussed possible stipulations. They talked about the importance of having the actual buildings match the quality of the renderings, the second access by the credit union, retail parking requirements based on 15,000 sf (square feet), matching landscape renderings, a UCCU parking agreement, trimmed bushes in medians, amenities space, and retail space.

Mr. Christensen mentioned that they based the retail parking on three stalls/1,000 sf. He explained the limited frontage and other obstacles that restricted parking. He mentioned that he would have to reduce the amount of retail if he was required to add more parking. Mr. Crane explained that city code required four stalls/1,000 sf for retail, but the developer was proposing an alternate parking standard for age restricted attached units. Discussion ensued. It was determined that the retail parking needed to be "adequate" and that the specific number of stalls needed to be worked out with the Council and city staff.

MOTION: Commissioner Ostler moved that the Planning Commission recommend approval of the proposed rezoning based on the following stipulations:

1. the renderings that have been presented are represented in the project
2. there is a second access for fire on the northern part by the credit union
3. there is adequate retail parking
4. the retail component will be greater than 10,000 square feet

Commissioner Campbell seconded the motion. Commission Chair Kemp and Commissioner Campbell, Commissioner Day, and Commissioner Ostler were in favor. None were opposed. The motion carried with three absent.

OTHER BUSINESS

None

APPROVAL OF MINUTES

The Planning Commission reviewed the minutes from the August 23, 2016 meeting.

MOTION: Commissioner Day moved to approved the August 23, 2016 minutes. Commissioner Campbell seconded the motion. All present were in favor. The motion carried with three absent.

PLANNING STAFF REPORT

Mr. Crane mentioned that staff was working on a helipad ordinance, changing accessory apartment regulations, a possible subdivision application, and a site plan for a car wash.

Commissioner Ostler asked about affordable housing areas in Highland. Mr. Crane said accessory apartments, assisted living, and a couple alternatives were considered affordable housing in Highland. He said changes regarding accessory apartments included fixing the definition of family, defining what accessory was, off-site parking, and compliance with the building code.

COMMISSION COMMENTS AND SUGGESTIONS

None

ADJOURNMENT

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

The meeting was adjourned at 8:20 PM.