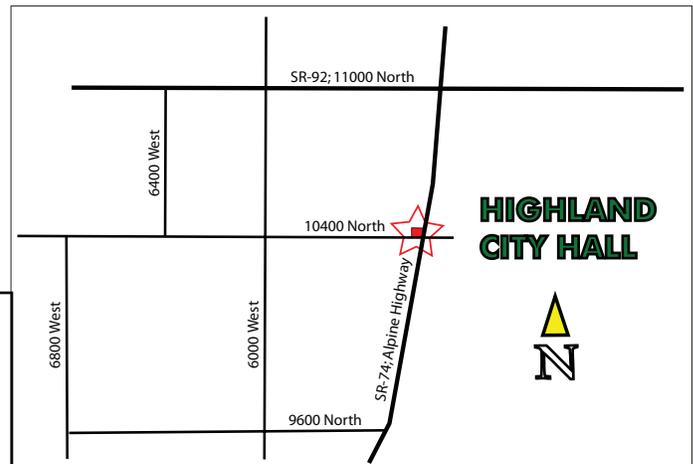


HIGHLAND CITY PLANNING COMMISSION AGENDA

DATE: TUESDAY, NOVEMBER 14, 2006

TIME: 7:00 P.M.

PLACE: 5378 WEST 10400 NORTH



Parliamentary Procedure is followed at Highland City Council Meetings. Parliamentary Procedure refers to the rules of democracy – that is, the commonly accepted way in which a group of people come together, present and discuss possible courses of action, and make decisions. Parliamentary law is based upon the will of the majority; the right of the minority to be heard; protection of the rights of absentees; courtesy and justice for all; and consideration of one subject at a time.

4:30 p.m.

Item 1: Highland City Planning Commission Orientation

7:00 p.m.

Item 2: Coventry Homes Model Home ~ Conditional Use Permit

Item 3: Ivory Homes Model Home ~ Conditional Use Permit & Public Hearing

Item 4: CR Zone ~ Architectural Review and Approval

Item 5: CR Zone ~ Final Subdivision Approval

Item 6: Throckmorton Property ~ General Plan and Zone Map Amendment & Public Hearing

Item 7: Grapevine Estates Phase 2 ~ Preliminary Subdivision Approval & Public Hearing

Item 8: Highland City Sign Ordinance ~ Discussion

Item 9: Approval of Meeting Minutes for October 10, 2006

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Winifred Jensen, City Recorder, 756-5751 at least three working days prior to the meeting.

Item 1: Highland City Planning Commission Orientation ~ November 14, 2006

Summary Statement:

Highland City would like to host an orientation for the Planning Commission where the City Attorney will review duties and authority of Planning Commission on November 14, 2006 at 4:30 p.m.

Sponsor:

Highland City

Staff Presentation:

City Attorney, David Church

Background:

As the Highland City Planning Commission has recently added commissioners, it seems a good opportunity to go through the duties and responsibilities of the Planning Commission with the City Attorney. This will serve as an information session for review or new information about being a Planning Commissioner.

Proposed Action:

That the Planning Commission come to the Planning Commission meeting at 4:30 p.m. on November 14, 2006 prior to the regular scheduled Planning Commission Meeting.

Legal Authority:

Planning Commission Duties

Fiscal Impact:

N/A

List of Attachments:

- N/A

Item 2: Coventry Homes ~ Model Home Conditional Use & Public Hearing

Motion:

To recommend that the City Council Grant the Highland Coventry Townhomes Model Home Conditional Use Permit subject to all conditions/recommendations of staff and Planning Commission.

The Planning Commission will need to specifically list any additional conditions or recommendations in the motion that the Planning Commission would like to impose that is not specifically identified by staff.

Sponsor:

Steve Maddox, representing Highland Coventry Townhomes, requests a conditional use permit for a model home in the Coventry Townhomes in the Highland Town Center, located at 5600 West Coventry Road.

Staff Presentation:

Hannah Thiel, Planner

Recommendation:

The only concerns for this model home are as follows;

1. That the home meet all zoning regulations pertaining to model homes; and
 2. That section 3-4748(3) be strictly followed with emphasis on (f) signage
 3. That the attached proposed elevations are the same elevations outlined as 'Elevation E' in the Master Building Elevation Plan for Highland Town Center.
-

Findings:

The Planning Commission may use findings in their recommendation of Coventry Homes Model Home

Background:

Steve Maddox, who is the owner or represents the owner of property located at 5600 West Coventry Road, is requesting a Conditional Use Permit to operate a model home. The home the applicant wishes to use as a model home is located in a subdivision that must be recorded before a building permit may be issued for the model home. The applicable Code is as follows:

3-4748: Conditional Uses

...

(3) Model homes used for the sale of homes/lots within the Town Center Urban Subdivision in Highland, provided that the model home thereof conforms to the following requirements and subject to a conditional use permit:

- (a) Model home is used for lot/home sales within the Town Center Urban Subdivision Overlay.
- (b) The maximum number of personnel shall not exceed three at any given time.
- (c) Off street parking shall be provided such that it does not impede, disrupt, or cause a hazard to the flow of traffic or pedestrians.
- (d) No model home use shall exceed two years.
- (e) Outdoor lighting shall be limited to outdoor and landscape lighting normally permitted in a residential setting limited to the hours of dusk to 9:00 p.m.

(f) Signage shall be regulated by existing sign ordinance and in addition to said ordinance, no model home shall display banners, flags, or balloons. Each model home sign shall be allowed within the immediate front yard with a maximum size of 48" x 96" with a height from ground level not to exceed 10'.

(g) A model home shall operate only between the hours of 7:00 a.m. to 9:00 p.m. Monday through Saturday.

(h) Garages used as sales office shall be converted back before occupancy is permitted.

(i) All homes permitted under this section shall have a final inspection prior to conversion as residential use.

Legal Authority:

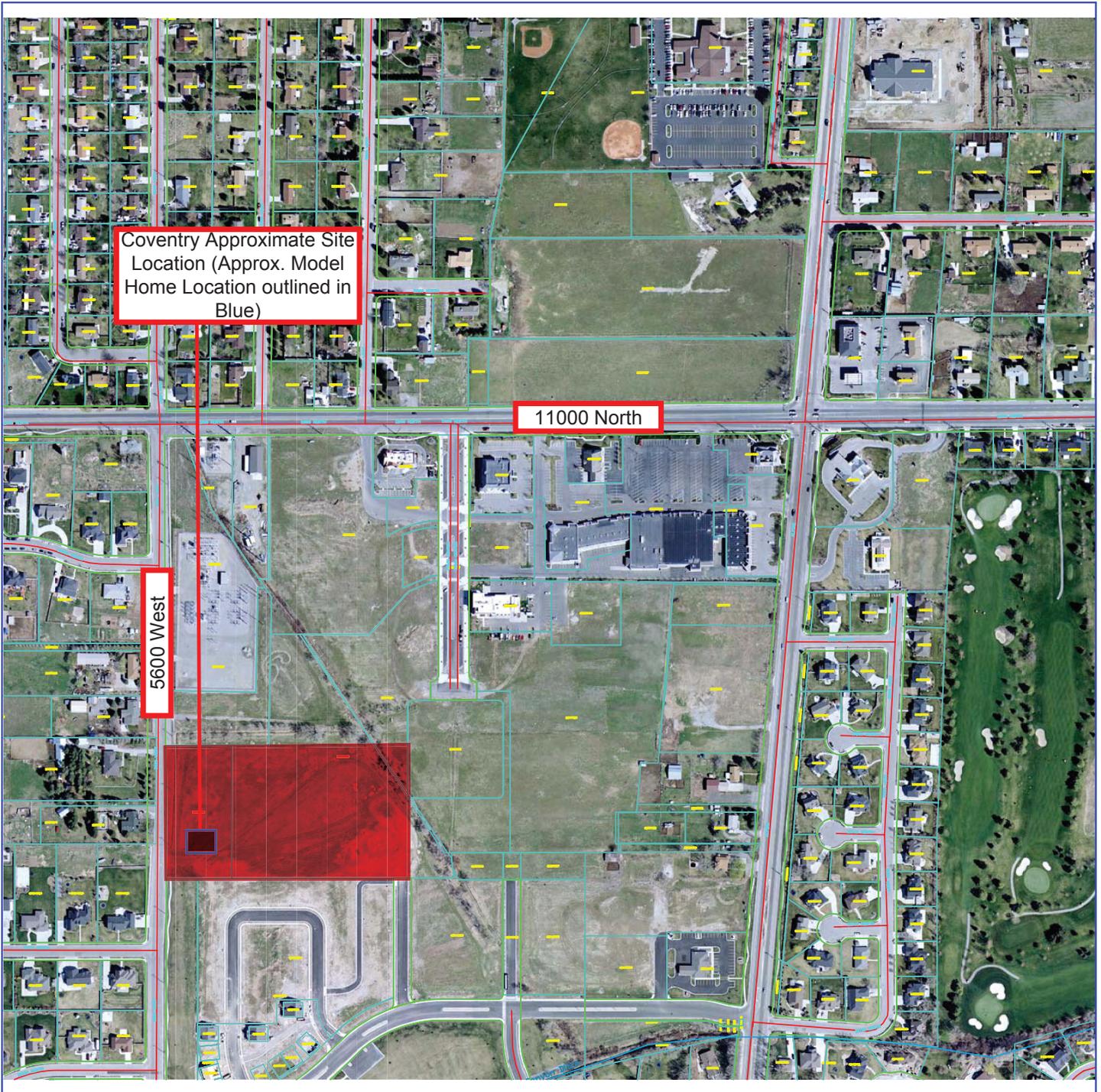
- Highland City Land Use Ordinance (Development Code) 3-4108(13)
- Chapter 4, Highland City Land Use Ordinance (Development Code); Conditional Use Procedure

Fiscal Impact:

N/A

List of Attachments:

- Vicinity Map
- Master Building Elevation Plan
- Site Plan
- Building Elevations



ATTACHMENT

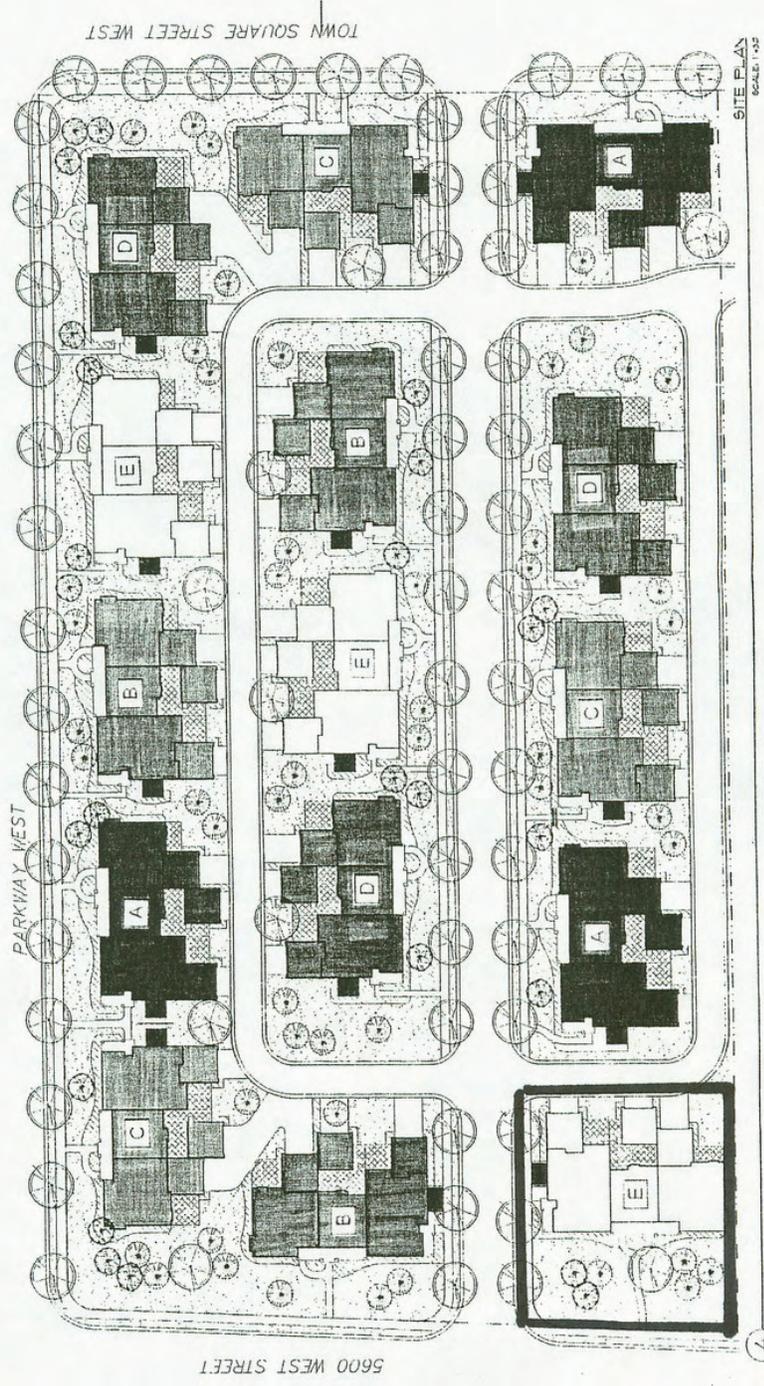
MASTER BUILDING ELEVATION PLAN



Highland Town Center
An Owner Occupied Housing Development
Landscape Development
Trophy homes

Blake McCann
14500 14th St. S.
Suite 300
Burien, WA 98148
Phone: 206.835.4100
Fax: 206.835.4101
www.blakemccann.com

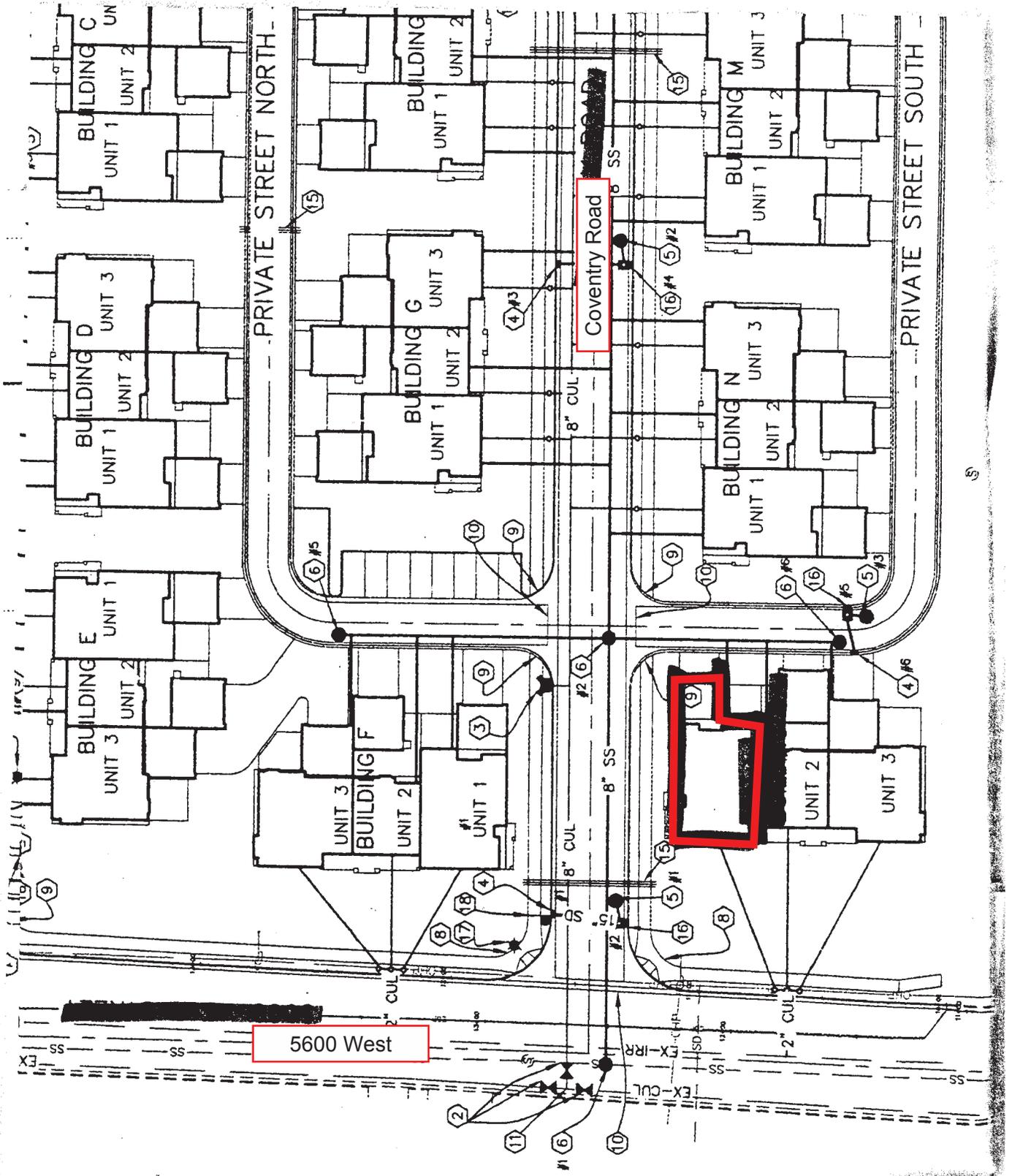
- Legend:
- Elevation A
 - Elevation B
 - Elevation C
 - Elevation D
 - Elevation E



Project Key Map

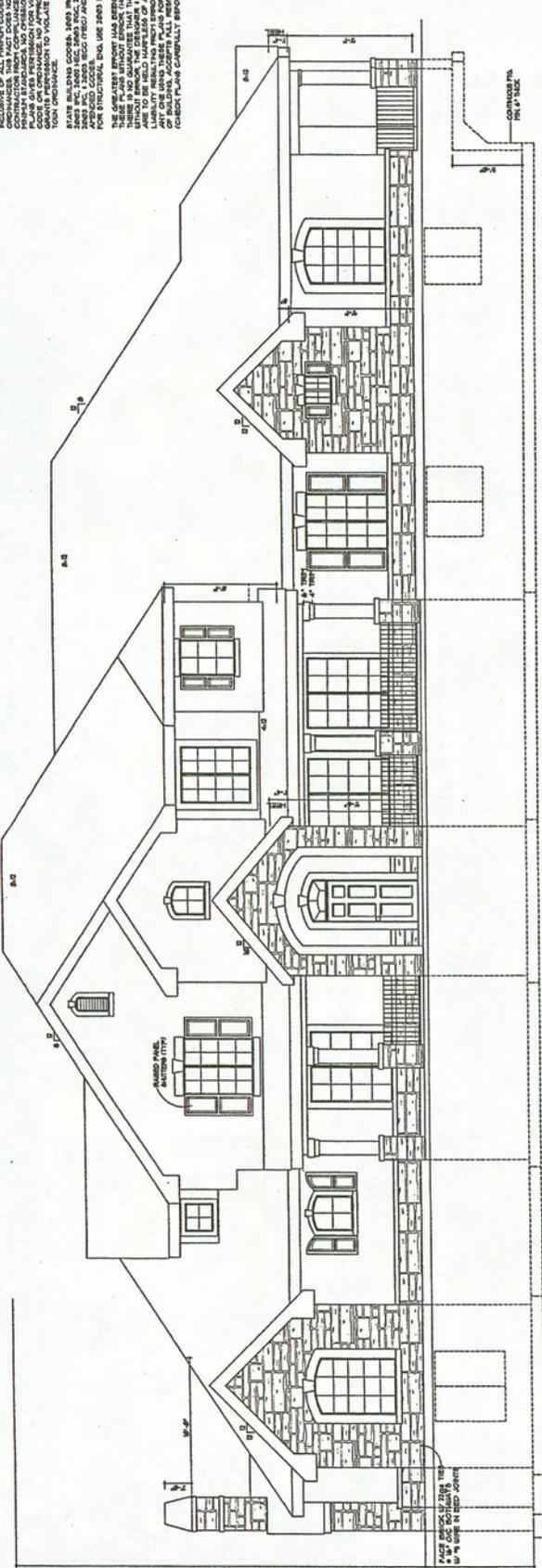
Project Information
 Drawn By: KRB
 Date of Plot: May 11, 2005 - 2:21pm
 Project Number: 05-001
 Date Checked/Revised: 05/11/05
 Scale: 1/8" = 1'-0"

North

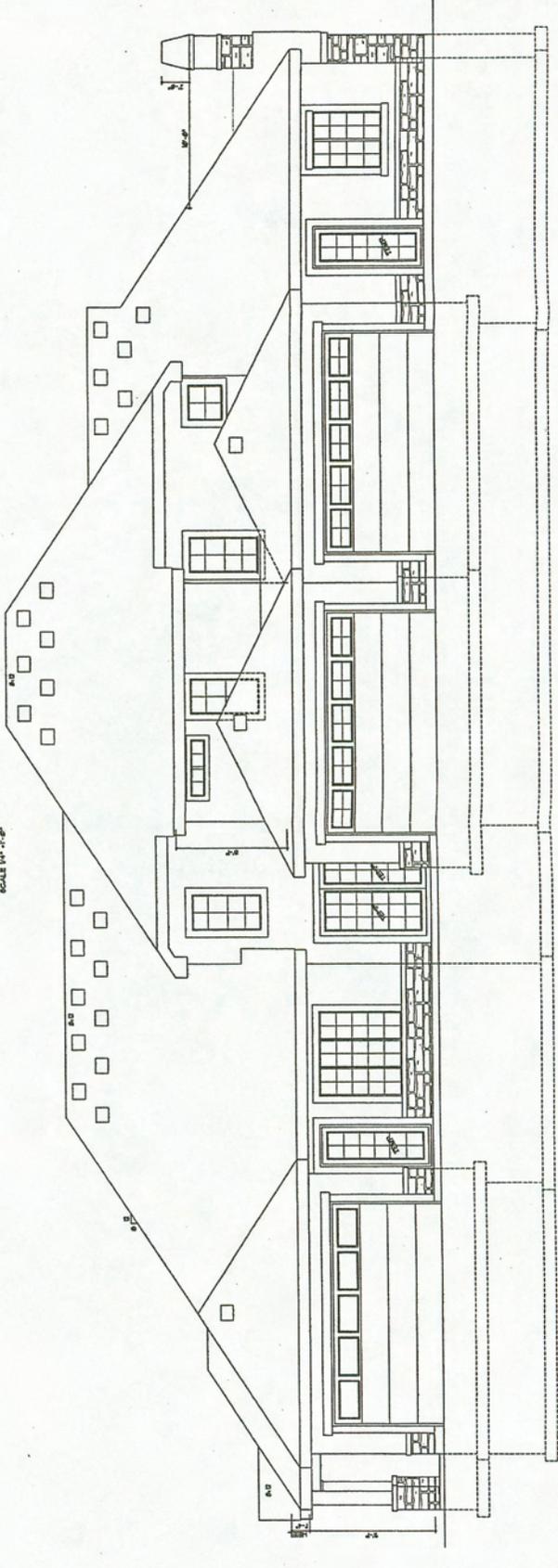


ATTACHMENT

IN ACCEPTING THAT IT IS HEREBY RESPONSIBLE TO THE PUBLIC AND TO THE COMMUNITY TO MAKE SURE THAT ALL STATE AND LOCAL CODES AND ORDINANCES ARE FULLY COMPLIED WITH AND THAT THE PROJECT IS IN FULL COMPLIANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES, THE ARCHITECT AND ARCHITECTURAL FIRM DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE ARCHITECTURAL DRAWINGS OR THE INFORMATION CONTAINED THEREIN. THE ARCHITECT AND ARCHITECTURAL FIRM DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED IN ANY OTHER DOCUMENTS OR DRAWINGS PREPARED BY OTHER PROFESSIONALS OR CONSULTANTS. THE ARCHITECT AND ARCHITECTURAL FIRM DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED IN ANY OTHER DOCUMENTS OR DRAWINGS PREPARED BY OTHER PROFESSIONALS OR CONSULTANTS. THE ARCHITECT AND ARCHITECTURAL FIRM DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED IN ANY OTHER DOCUMENTS OR DRAWINGS PREPARED BY OTHER PROFESSIONALS OR CONSULTANTS.

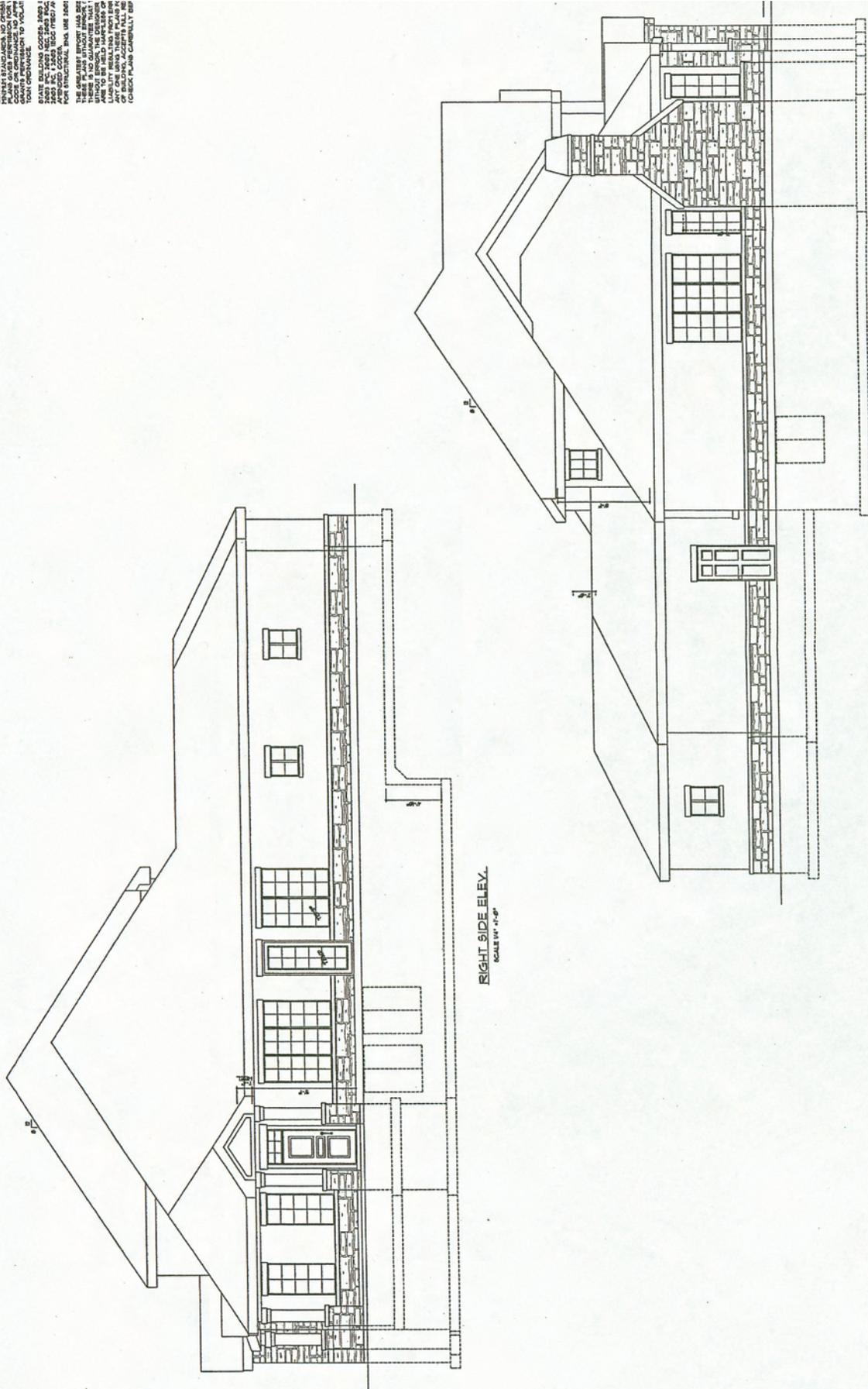


FRONT ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"

TO UNDERSTAND THAT IT IS THE RESPONSIBILITY OF THE ARCHITECT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND TO OBTAIN ALL NECESSARY CONTRACTS FROM ALL APPLICABLE CONTRACTORS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND FOR OBTAINING ALL NECESSARY CONTRACTS FROM ALL APPLICABLE CONTRACTORS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND FOR OBTAINING ALL NECESSARY CONTRACTS FROM ALL APPLICABLE CONTRACTORS.



RIGHT SIDE ELEV.
SCALE 1/4" = 1'-0"

LEFT SIDE ELEV.
SCALE 1/4" = 1'-0"

Item 3: Ivory Homes Model Home ~ Conditional Use & Public Hearing

Motion:

To recommend that the City Council Grant the Ivory Homes Model Home Conditional Use Permit subject to all conditions/recommendations of staff and Planning Commission.

The Planning Commission will need to specifically list any additional conditions or recommendations in the motion that the Planning Commission would like to impose that is not specifically identified by staff.

Sponsor:

Ivory Homes

Staff Presentation:

Hannah Thiel, City Planner to present

Recommendation:

Staff concerns for this model home are as follows:

1. That the home meet all zoning regulations pertaining to model homes; and
 2. That section 3-4748(3) be strictly followed with emphasis on (f) signage and that the existing sign on Highland Boulevard be removed; and
 3. That the existing model home be returned to a home for sale per the ordinance as identified below within 30 days after the proposed model home is opened; and
 4. That all of the signage at the current model home be removed before the proposed model home is open; and
 5. That the realtor for proposed model home only place signs on the property of the proposed model home per the ordinance.
-

Findings:

The Planning Commission may use findings in their recommendation of Ivory Homes Model Home

Background:

Brad Mackey, who represents the owner of property located at 11452 North Maple Hollow Court, is requesting a Conditional Use Permit to operate a model home. The applicant has an existing model home at this time which will need to be vacated as a model home and have the necessary building inspections done prior to selling it as a residence. The applicable Code is as follows:

3-4108: Conditional Uses. (Amended 2/18/97, 4/21/98, 11/3/98, 1/15/02, 6/17/03, 12/2/03, 3/2/04, 6/15/04) The following buildings, structures and uses of land shall be allowed in the R-1-40 Zone upon compliance with the provisions of this Section as well as other requirements of this Code and upon obtaining a conditional use permit as specified in Chapter 4 of this Code:

- ...
- (13) Model Homes used for the sale of homes/lots within a subdivision in Highland, provided that the model home thereof conforms to the following requirements:
- (a) Model home is used for lot/home sales within the city.
 - (b) The maximum number of personnel shall not exceed three at any given time.
 - (c) Off street parking shall be provided such that it does not impede, disrupt, or cause a hazard to the flow of traffic or pedestrians.
 - (d) No model home use shall exceed two years.

- (e) Outdoor lighting shall be limited to outdoor and landscape lighting normally permitted in a residential setting limited to the hours of dusk to 9:00 p.m.
- (f) Signage shall be regulated by existing sign ordinance.
- (g) A model home shall operate only between the hours of 7:00 a.m. to 9:00 p.m. Monday through Saturday.
- (h) Garages used as sales office shall be converted back before occupancy is permitted.
- (i) All homes permitted under this section shall have a final inspection prior to conversion as residential use.
- (j) All pre-existing use prior to January 15, 2002 shall have six months to come into compliance.

Legal Authority:

- Highland City Land Use Ordinance (Development Code) 3-4108(13)
- Chapter 4, Highland City Land Use Ordinance (Development Code); Conditional Use Procedure

Fiscal Impact:

N/A

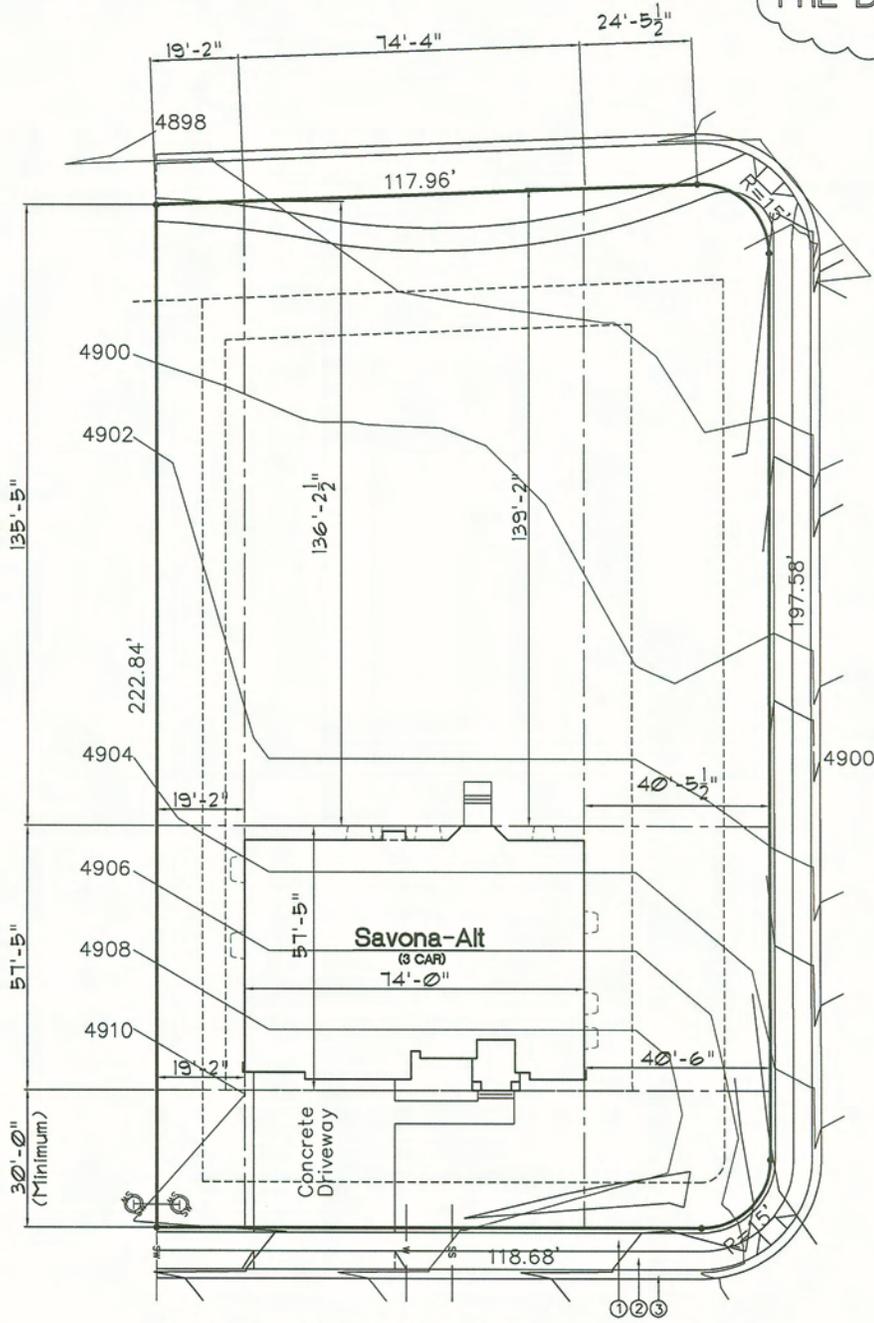
List of Attachments:

- Vicinity Map
- Site Plan
- Building Elevations



determined solely at the discretion of Ivory Homes based upon utilities, grade, neighboring homes & site conditions. As subdivisions allow

PRE-DIG MEETING



BROADLEAF HOLLOW LANE (11430 N.)

MAPLE HOLLOW COURT (6700 W.)

Drawn By: Paul

- 1. Sidewalk
- 2. Parkstrip
- 3. Curb / Gutter



Initial _____, Date: _____

Initial _____, Date: _____

Lot 429 Dry Creek Highlands
 11452 North Maple Hollow Court
 Highland, Utah
 30,021 Square Feet

SITE PLAN

SCALE: 1" = 40'

Subject to any changes necessary made at the discretion of Ivory Homes

Item 4: CR Zone ~ Architectural Review and Approval

Motion:

That the Planning Commission recommend the City Council Approve the Architecture for the buildings included in this application per the recommendations of staff.

The Planning Commission will need to specifically list any additional conditions or recommendations in the motion that the Planning Commission would like to impose that is not specifically identified by staff.

Sponsor:

Tom Hulbert, Fox Properties, LLC.

Staff Presentation:

Lonnie Crowell, Assistant Director of Planning and Zoning to present

Recommendation:

The applicant has submitted plans which are nearly identical in architecture and materials. This was somewhat the direction given when it was suggested that a theme should be present in this development. Staff prefers that the project has a theme to create identity however staff does not believe all of the buildings should have identical in colors, materials or architectural style. Staff would like to comment on each building as follows:

- ★ **Grocery Anchor: 1)** That the Planning Commission recommend one of two things 1- the building's architecture itself be a continuation of the architectural theme similar to the adjacent in-line retail or 2- the building material/color and style be altered on the east/west side of the entrance to avoid the "monotonous repetition" referred to in the ordinance and typical with large symmetrical buildings. **2)** That additional fenestration be utilized to meet the intent of the ordinance. *3-4370: Architectural Design (1) Overall Architecture (b) The design shall improve community appearance by avoiding excessive variety and monotonous repetition. (c) The design shall include a majority of architectural elements which are commonly found in other commercial areas in Highland (ex: columns, lentils, window treatments with a high percentage of fenestration, portico/ arbor/ arcade, architectural roofing material, quoins, building materials (earth-tone colors, brick, rock, trim).* Staff would suggest additional fenestration on the ground floor along the walkway which would offer two benefits to the building. The **first benefit** would consist of breaking up the long blank wall and monotonous aesthetic that is typical with large buildings. The pedestrian that is shopping between the in-line retail and the anchor main entrance would retain interest while continuing to shop. Recent observations across the country indicate that the pedestrian's limit to retaining interest in a shop front setting is only thirty feet. In other words, if a person is walking/shopping along a storefront and a blank wall is longer than thirty (30) feet, the person will typically get "bored" and stop walking/shopping. The **second benefit** relates to advertising and temporary signage. Additional fenestration would give the tenant the opportunity to advertise uses within the building through visual product advertisement and some interior signage (per typical sign ordinance). Due to the historic temporary sign ordinances within Highland, additional visibility would allow for additional advertising that is not otherwise available to the tenant. **3)** That the applicant/tenant return to the Planning Commission to obtain sign approval after the sign ordinance has been amended to include the CR Zone.
- ★ **In-Line Retail** (Adjacent to Grocery Anchor): Only one comment for this building is that staff would recommend that each leasable space appear as a separate architectural style with different materials so that it does not have the appearance of a "strip mall" commercial center. This concept is defined in the Design Standards that are currently being developed (Council changed the Design Guidelines to Design Standards). The following page includes photographs of a successful development in San Jose, California that actually increased the surrounding property values significantly.



This center in a semi-rural setting called Evergreen Village, San Jose California is extremely successful after one year. The property is much larger than the proposed CR Zone which in turn offered more opportunity.

The center includes a center green, a grocery anchor, and retail shopping that makes one want to walk along the storefronts and shop. It does not have a strip mall appearance because the parking is mostly to the rear with some in the front. You see the building instead of the cars and the buildings do not all look identical.



This center has all of the seven elements which are common in Highland and spelled out in the Design Standards. You can see the variety of development options that are available with these concepts. The Town Center has the ability to have this quality.



The housing you see in the distance is actually part of this development. The prices of the homes near the commercial center, which are unnoticeably different then the surrounding homes and have very small lots, started selling for 25% higher than the average home value in the area of \$650,000.00. When this picture was taken one year after the development had started, the average home price around the center exceeded one million.



Unfortunately, I did not take a complete picture of the grocery anchor not knowing what was ahead for Highland at the time.

- **Building “D”:** The proposed elevations do not match the 3D renderings that were shown to the Planning Commission previously and informed of by the applicant at the time. Staff would strongly encourage the Planning Commission require elevations that are more similar the renderings (office building was placed at the location for previous renderings). The proposed elevations do not include ground floor window fronts and what appears to be fairly low quality fenestration. It is apparent to staff that the west elevation is lacking fenestration because this is the loading dock location. Staff is uncertain as to why the north elevation does not include windows. The existing windows are exceptionally high in their location which is contrary to the intent, or reason, for a “high percentage of fenestration” which is to give the persons who will shop or drive by the ability see what is inside the store. This serves the same two purposes as mentioned with the grocery anchor and in addition it creates the appearance of a smaller more properly scaled building with a higher aesthetic quality.
- **Building “G”:** Staff does not have any additional comments regarding the small retail building (G) and appreciates the quality of this proposed building. Staff would encourage the Planning Commission Recommend the City Council Grant Architectural Approval of this building as proposed.
- **Building “I”:** The Planning Commission or staff has not seen this building until now. The building appears to be consistent with the project architecture however there seems to be a lot of stucco. Staff would suggest the Planning Commission require additional rock on the columnar spaces adjacent to and between the windows. Also, it is staff’s opinion that this building has the architectural appearance of a car wash or fire station more than a bank. The Planning Commission may consider changes to the architectural form if considered appropriate.
- **Building “F” and Building “A”:** The elevations for these buildings are not included in this packet however they are simply reverse plans (duplicated but reflections) of Building “G” and “B” respectively. The applicant would like the Planning Commission to include these buildings as part of this recommendation.

Findings:

The Planning Commission may use findings to make their recommendation.

Background:

Tom Hulbert who represents property located at approximately 11050 North 5400 West is requesting Architectural Review and Approval for several buildings to be located in the proposed CR Zone. The applicant has appeared before the Planning Commission several times previous to this (see attached minutes). Mr. Hulbert is requesting architectural approval for It is understood by the Planning Commission that the average life span of a commercial building is currently between 30 -40 years. Staff has comments regarding a few of the proposed building elevations which are noted above in the recommendations. Staff believes that the architecture of this proposed development may be one of the more important decisions the Planning Commission has had for quite some time. The City Council amended the CR Zone to require Final Architectural Approval to be addressed at the Council level - therefore, the Planning Commission will need to make a recommendation at this time.

Legal Authority:

- Article 4.35 Commercial Retail Zone (CR Zone) Highland City Land Use Ordinance (Development Code)

Fiscal Impact:

N/A

List of Attachments:

- Copies of CR Ordinance
- Previous Planning Commission Minutes
- Site Plan indicating building locations
- Applicant's Architectural Renderings
- Applicant's Proposed Elevations
- Staff's Recommended Elevation Changes

1 pump island is set at an angle on the property, it shall be so located that automobiles stopped for service will
2 not extend over the property line. Gasoline storage will not be permitted above ground. All gasoline operations
3 and installations are subject to all applicable federal, state, and local laws and ordinances.

4
5 **3-4370: Architectural Design.** Prior to the issuance of building permits for any permitted or conditional use
6 within the Highland City Commercial Retail District, the Planning Commission and City Council shall review
7 the proposed development plans to assure compliance with the Commercial Retail Architectural Design
8 Standards and other sections. Appeals of actions on architectural compliance may be heard by the Highland
9 City Appeals Authority.

10 (1) Overall Architectural Outline:

11 (a) The proposed development shall be of a quality and character which is consistent with the
12 community design goals and policies including but not limited to: scale, height, bulk, materials,
13 cohesiveness, colors, roof pitch, roof eaves and the preservation of privacy.

14 (b) The design shall improve community appearance by avoiding excessive variety and
15 monotonous repetition.

16 (c) The design shall include a majority of architectural elements which are commonly found in other
17 commercial areas in Highland (ex: columns, lentils, window treatments w/ high percentage of
18 fenestration, portico/ arbor/ arcade, architectural roofing material, quoins, building materials
19 (earth-tone colors, brick, rock, trim)

20 (d) Proposed signage and landscaping shall be an integral architectural feature which does not
21 overwhelm or dominate the structure or property.

22 (e) A sign theme shall be incorporated requiring consistent materials and construction.

23 (f) Lighting shall be stationary and deflected away from all adjacent properties and public streets
24 and right-of-ways.

25 (g) An exterior lighting theme shall be required which is consistent with the lighting in other areas
26 of commercial in Highland.

27 (h) Mechanical equipment, storage, trash areas, and utilities shall be architecturally screened from
28 public view.

29 (i) With the intent of protecting sensitive land uses, any proposed design shall promote a
30 harmonious and compatible transition in terms of scale and character between areas of different
31 land uses.

32 (j) Both sides of all perimeter walls or fences shall be architecturally treated.

33 (k) Each licensed business will provide one ADA compliant public rest room for use by men and
34 women. The rest rooms shall be designed in accordance with the UBC to accommodate
35 handicapped persons.

36 (l) Gasoline islands, canopy areas, gasoline uses and pump islands shall be architecturally treated
37 to adhere to this ordinance. These uses shall be designed with materials, colors, and features
38 which match the structure to which it is associated. The exterior of any gasoline islands and
39 supporting structures (including pump island supporting structures) shall have a surface
40 material which consists of a minimum of 50% masonry or rock.

41 (2) The following guidelines apply to all permitted and conditional uses in the Highland City Commercial

- 1 Retail Zone:
- 2 (a) The following architectural styles and motifs are prohibited in Highland City unless consistent
- 3 with an approved design theme:
- 4 (i) A-frame structures
- 5 (ii) Geodesic dome structures
- 6 (iii) Mediterranean motifs
- 7 (iv) Highly ornate Victorian
- 8 (v) Pre-fabricated or industrial
- 9 (vi) Aluminum siding
- 10 (vii) Architectural design in Highland City has primarily been simple. Highly ornate buildings
- 11 are inconsistent with the architecture of the community and shall be prohibited.
- 12 (b) The siding materials listed below are prohibited in any commercial building in Highland City:
- 13 (i) Shake shingles
- 14 (ii) Weeping mortar
- 15 (iii) Plastic or vinyl siding
- 16 (iv) Used brick
- 17 (v) Lava rock
- 18 (vi) Asphalt or hardboard siding
- 19 (vii) Plywood siding
- 20 (viii) Stucco walls divided by wood dividers
- 21 (ix) Metal grills and/or facades
- 22 (x) Non-colored-anodized and/or unpainted aluminum, except for flagpoles.
- 23 (c) Different exterior siding materials add interest to a building, and to the community as a whole,
- 24 however, the use of too many exterior materials, like excessive ornamentation, detracts from
- 25 the values of adjoining properties. Exterior walls of any building may be sided with up to three
- 26 different materials per building, but no more than three materials may appear on any one wall,
- 27 including ornamental siding. Trim shall not be counted as a siding material.
- 28 (d) If trim covers more than 10% of a side of the building, it shall be counted as a siding material
- 29 on that side. Colors shall be limited to soft shades and/or earth tones. No bright or neon colors
- 30 shall be allowed on exterior of buildings.
- 31 (3) Roof Design. The following articles shall apply to roof structure and design in any commercial
- 32 development:
- 33 (a) The following roofing materials are prohibited, either because of their appearance, or because
- 34 they are not likely to perform satisfactorily in the climate of Highland City:
- 35 (i) Untreated aluminum or metal (except that copper and standing seam metal roofs may
- 36 be used)
- 37 (ii) Reflective materials
- 38 (iii) Brightly colored roofing materials such as bright red, blue, yellow, neon colors, or similar
- 39 colors that are highly visible unless approved by the Planning Commission.
- 40 (b) The following roof shapes are prohibited in Highland city, either because of their appearance,
- 41 or because of their poor performance:

- 1 (i) Gambrel roofs
- 2 (ii) Curvilinear roofs
- 3 (iii) Domed roofs
- 4 (iv) Geodesic domes
- 5 (v) Conical roofs
- 6 (vi) A-frame or modified A-frame roofs
- 7 (c) Skylights and solar panels must be designed to fit flush with the roof surface, or up to a
- 8 maximum of two feet above the roof's surface. No reflective materials may be used unless
- 9 thoroughly shielded to prevent reflection into nearby properties.
- 10 (d) A gasoline use canopy or island shall be designed to imitate the primary building of which it is
- 11 associated (any signage associated with a gasoline use shall be located under the eave of the
- 12 roof and shall not be permitted above the highest part of the eave. If the canopy is flat, then a
- 13 sign shall not project above the highest part of the roof structure).
- 14 (e) Roof types and ridge heights shall vary along building frontages. A single roof type or roof
- 15 ridge height shall not exceed 50 feet in horizontal length unless it is separated by a varied
- 16 roof type or roof ridge height. If the ridge height is varied then it shall be a vertical variation
- 17 of at least eighteen (18) inches in height minimum.
- 18

19 **3-4371: Non-Conforming Structures and Uses.** These provisions provide for the orderly termination of non-
 20 conforming buildings, structures, and uses to promote the public health, safety, and general welfare, and to
 21 bring these buildings, structures, and uses into conformity with the intent of the C-R Zone of Highland City.
 22 For more information relating to non-conforming uses see (Article 2) of this Code.

23
 24 **3-4372: Irrigation Water Requirements.** Developments occurring under the provisions of this Article must
 25 comply with the irrigation water requirements of Sections 5-123 and 7-112 of this Code.

26
 27 **3-4373: Submittal Requirements.** All permitted or conditional uses proposed for development under this
 28 Article shall be subject to site plan review according to Highland City Development Policy. There shall be
 29 submitted to the Planning Commission, a site plan for the use and development of the entire development site
 30 for the purposes of and meeting the requirements set forth in this ordinance. The Site Plan shall include the
 31 following:

- 32 (1) A site plan showing lot lines and defining the area to be occupied by buildings, the areas and
- 33 configurations to be used for parking, the location of roads, driveways, signs, and walks, the spaces
- 34 for loading, and the character and extent of landscaping, planting and other treatment for adjustment
- 35 to surrounding property.
- 36 (2) Enough information on land areas adjacent to the proposed development to indicate adjacent land
- 37 uses, zoning classifications, circulation systems, public facilities, and unique natural features of the
- 38 landscape.
- 39 (3) Elevations and/or architectural renderings of buildings' facades facing public rights- of-way and district
- 40 boundaries where the premises abut areas zoned for residential uses, said elevations or renders being
- 41 sufficiently complete to show building heights and roof lines, the location and height of any walls, signs,

1 and light standards, openings in the facade, and the general architectural character of the building.
2 (4) Additional requirements associated with a Conditional Use Permit application, see General Provision
3 Section, if conditional use approval is required.
4

5 **3-4374: Action of Site Plan.** The Planning Commission shall either; recommend, deny, or recommend with
6 conditions, the site plan. The site plan then will be considered for approval by the City Council.

- 7 (1) Findings necessary to granting approval for the site plan are:
8 (a) The proposed use and development of land conforms to the provisions of this ordinance, and
9 requirements of Engineering, Fire Department, and Planning Department. Each of these units
10 shall review the proposed site plan and submit their written comments to the Planning
11 Commission and City Council.
12 (b) The development is otherwise not detrimental to the public health, safety, general welfare, to
13 adjacent property, or to the orderly development of the City.
14 (c) Approval of a traffic impact (TIA) analysis, for the proposed development, to be completed by
15 a competent transportation engineer at the owner/developer's expense. Said TIA shall, as a
16 minimum, address the suitability of the proposed parking, street access, driveway, and onsite
17 traffic circulation systems and the impact on the adjacent street system.
18 (d) Demonstration that adverse impacts on neighboring residential properties have been
19 reasonably mitigated.

- 20 (2) The following items shall be required for site plan approval:
21 (a) Landscaping Plan
22 (b) Lighting Plan
23 (c) Grading Plan/Drainage Plan
24 (d) Traffic Circulation Plan
25 (e) Transition and Buffer Plan, setting forth how the uses within the project will be transitioned
26 along the perimeters of the project, and how the buffers will be employed to mitigate any
27 negative impacts of the project onto adjoining properties.
28 (f) Fiscal Impact Projections prepared at the direction of the City Council.
29

30 **3-4375: Appeals.** Appeals from any decision of the City Council with respect to a Conditional Use Permit may
31 be directed to the Appeal Authority within thirty days. Any appeal shall be in accordance with Chapter 2, Title
32 3, Appeal Authority as defined in this code.
33

34 **3-4376: Security: Site Improvements / Project Completion.** The following articles shall apply to all
35 commercial developments within the CR Zone.

- 36 (1) Site Improvements:
37 (a) Guarantee: To guarantee the construction, repair and/or replacement of required public
38 improvements, the permittee shall post a bond in the form of a cash deposit. The amount of the
39 bond shall be the greater of One-thousand Dollars (\$1000.00) or 120% of the reasonable
40 construction or installation costs of each of the following that is applicable to the project:
41 (i) Public Improvements

Hearing no further comment Larry closed the public hearing and brought the item back to the commission for further discussion.

Motion by Jerry Gorrell, Planning Commission moves to continue the Preliminary Subdivision Approval for the CR Zone to the next regularly scheduled Planning Commission meeting.

Second by Elizabeth Macfarlane.
Unanimous vote, motion carried.

Item 4: CR Zone ~ Site Plan Review and Recommendation

Larry Mendenhall inquired as to the possibility of some type of acoustical barrier around the perimeter to absorb the sounds coming from the commercial buildings. Tom Hulbert stated they had met with the two residents directly affected. On their side of the wall they are willing to landscape their yard to the resident's specifications to help minimize the wall and the sound. There will also be the trees along the development side of the fence. Tom continued to state that other homeowners to the west will also be contacted.

Discussion ensued regarding the possibility of re-arranging the placement of the larger buildings.

Motion by Jerry Gorrell, Planning Commission moves to continue the Site Plan Review and Recommendation of the CR Zone to the next regularly scheduled Planning Commission meeting.

Second by Brent Wallace.
Unanimous vote, motion carried.

Item 5: CR Zone ~ Architectural Review and Approval

Tom Hulbert presented two options of color boards in reference to the proposed buildings. The buildings will be consistent in color, with the elevations and design varying. Tom offered to have the architects attend the next meeting to relay the designs in more detail.

Motion by Brent Wallace, Planning Commission moves to continue the Architectural Review and Approval for the CR Zone to the next regularly scheduled Planning Commission meeting.

Second by Jerry Gorrell.
Unanimous vote, motion carried.

Item 3: CR Zone ~ Architectural Review and Approval

Hannah Thiel stated the developer's proposal is consistent with other commercial buildings in the area. Hannah reviewed the recommendations by staff.

Larry Mendenhall indicated there needs to be some changes to the architectural drawings. He feels there is nothing that grabs his attention.

Brian Braithwaite agreed with Larry that with this being the corner of the intersection he feels this needs to be improved upon. He felt that there is nothing that jumps out as being anything special.

Discussion ensued.

Motion by Brian Braithwaite, Planning Commission move to continue this item to the next scheduled Planning Commission meeting and request the applicant provide the Commission with 1) Additional evaluations showing each side of the proposed building 2) A color and material board be presented regarding the proposed materials.

Highland City Planning Commission

- 3 -

September 26, 2006

**Seconded by Roger Dixon
Unanimous vote, motion carried.**

Highland City Planning Commission

- 4 -

September 26, 2006

ATTACHMENT

1 Brian Braithwaite questioned a comment made regarding 24 hour opening. Barry
2 Edwards indicated that the applicant would have to discuss that with the city
3 council.

4
5 **Motion by Roger Dixon, Planning Commission recommends City Council amend**
6 **the General Plan and Zoning Map to include the attached parcels identified on the**
7 **overhead into the CR Zone.**

8
9 **Seconded by Elizabeth Macfarlane.**
10 **Unanimous vote, motion carried.**

11
12
13 **Item 6: CR Zone – Architectural Review and Approval**

14
15 Larry Mendenhall reviewed the information regarding the proposed request.
16
17 Larry Mendenhall feels the development of this piece of property is going to
18 require that the commission establish and use this as an exercise in helping them
19 establish an identity for Highland. Larry commented that he feels the corner
20 needs to help create that identity and does not feel that what has been proposed
21 for the corner lot fits that need.

22
23 Pierre Langue, a principal architect with Axis Architects proceeded to explain to
24 the commission which elevations belong to the numbers of lots.

25
26 Discussion ensued.

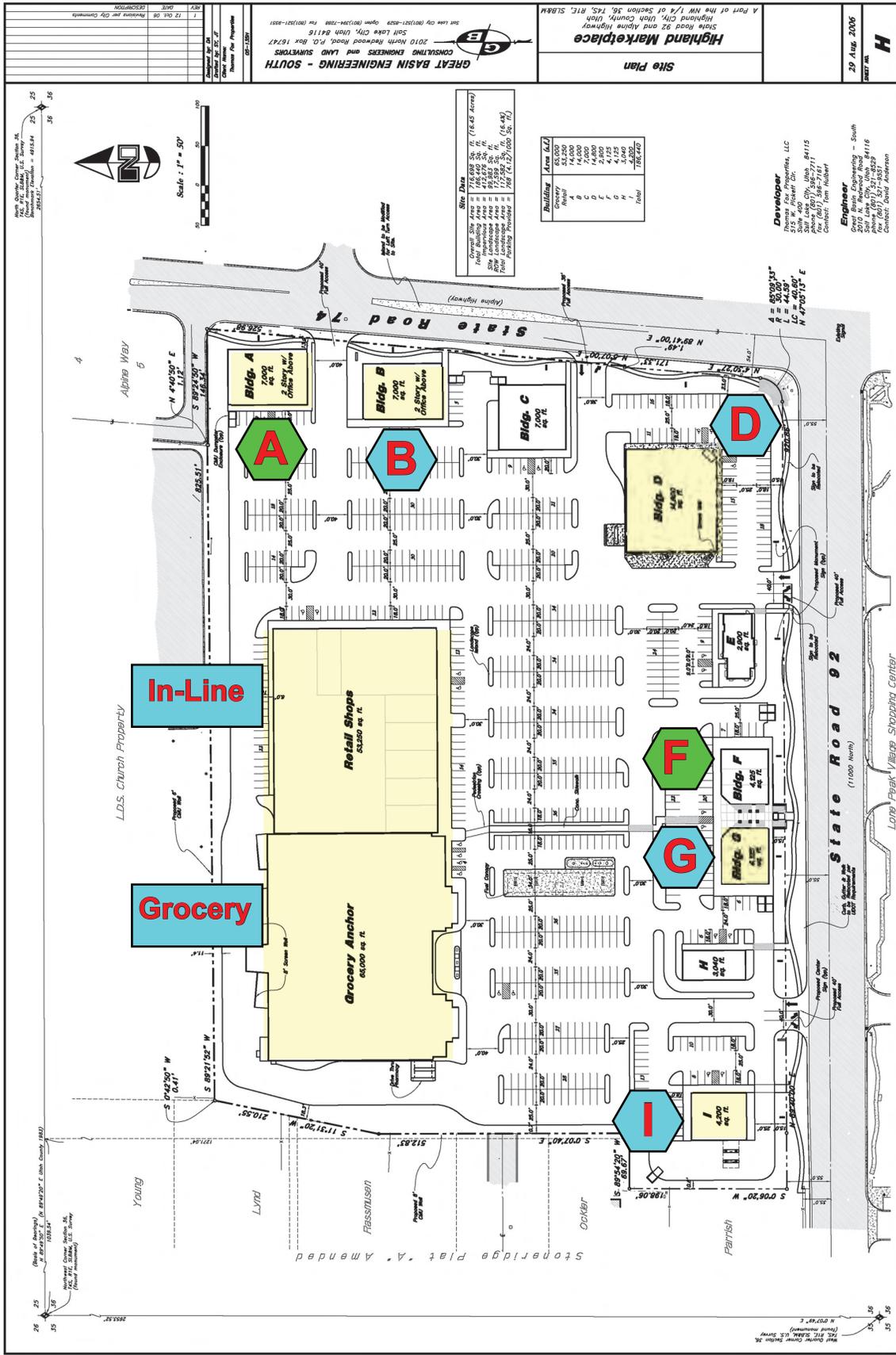
27
28 Larry Mendenhall thanked Mr. Langue for the explanation and discussion. Larry
29 stated he is not sure there is enough information to make a decision at this time
30 although he felt that the developer is proceeding in the right direction. Larry
31 suggested the developer continue to develop the architectural design of the larger
32 buildings and return before the Planning Commission for further discussion.

33
34 **Motion by Brian Braithwaite, Planning Commission moved to continue the**
35 **Architectural Review of the CR Zone to the next regularly scheduled Planning**
36 **Commission meeting.**

37
38 **Seconded by Brent Wallace.**
39 **Unanimous vote, motion carried.**

40
41
42 **Item 7: CR Zone – Preliminary Subdivision Approval**

43
44



ATTACHMENT

Thomas Fox Properties
 515 W Picket Circle - Suite 400
 Salt Lake City, UT
 (801) 966-7714
 Axis Architects
 352 South Denver Street, Suite 205 Salt Lake City UT 84111
 F: 801.355.2003 E: 801.355.0113 Architects.com

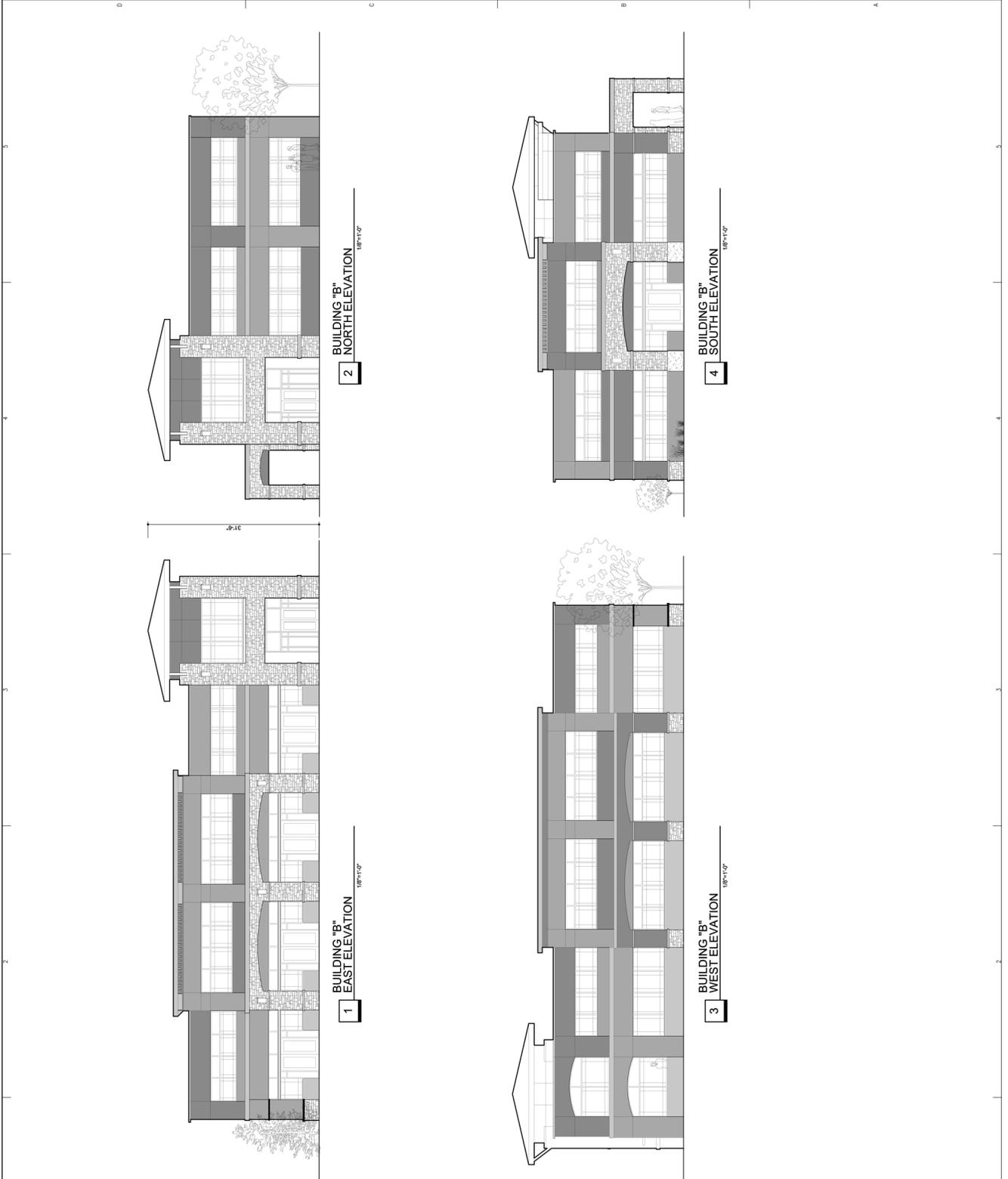
Highland Marketplace
 SR 92 and SR 74
 Schematic Design

Revision #	Date

Axis Arch #	0614
Owner #	
Date	06-28-2006
Prepared	
Checked	

BUILDING 'B' ELEVATION

AE211



ATTACHMENT



THOMAS FOX PROPERTIES

Highland Marketplace
Office

Axis Architects

ATTACHMENT

Thomas Fox Properties
 515 W Picket Circle - Suite 400
 Salt Lake City, UT
 (801) 596-7711
 Axis Architects
 355 South Deaver Street, Suite 205 Salt Lake City UT 84111
 F: 801.355.2033 E: 801.355.0113
 axisarchitects.com

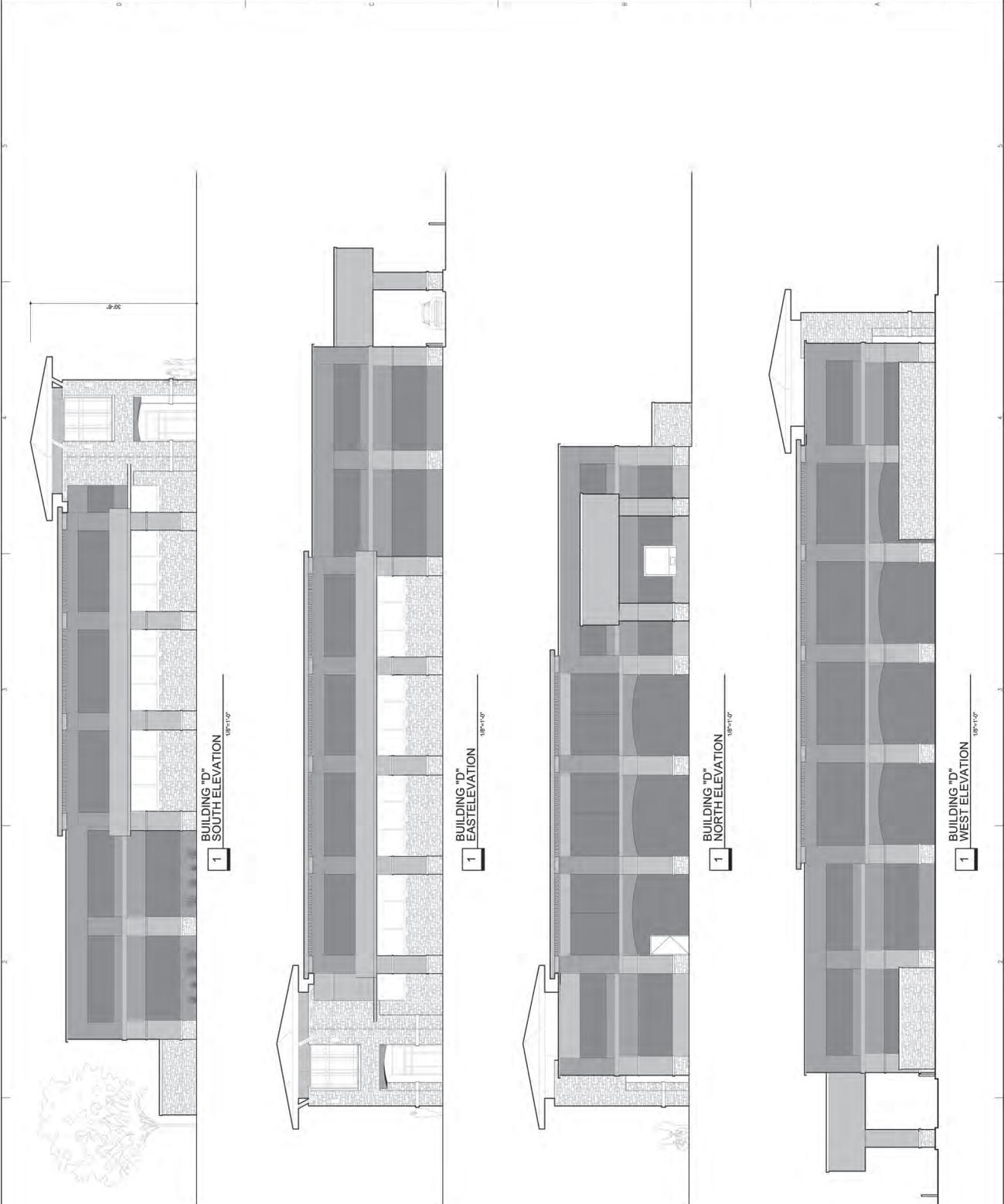
Highland
 Marketplace
 SR 92 and SR 74
 Schematic Design

Revision #	Date

Axis Job #	0914
Project #	08-28-2006
Date	
Drawn	
Checked	

BUILDING ELEVATION

AE212



ATTACHMENT



THOMAS FOX PROPERTIES

Highland Marketplace

Corner Hardscape

Axis Architects

ATTACHMENT



Axis Architects

Highland Marketplace
Small Retail - Northwest

THOMAS FOX PROPERTIES



Axis Architects

Highland Marketplace
Retail Hardscape Area - 1

THOMAS FOX PROPERTIES

ATTACHMENT

Thomas Fox Properties
 515 W Picket Circle - Suite 400
 Salt Lake City, UT
 (801) 596-7711

Axis Architects
 322 South Pioneer Street, Suite 205 Salt Lake City UT 84111 | P: 801-555-5003 | F: 801-555-0113 | axisarchitects.com

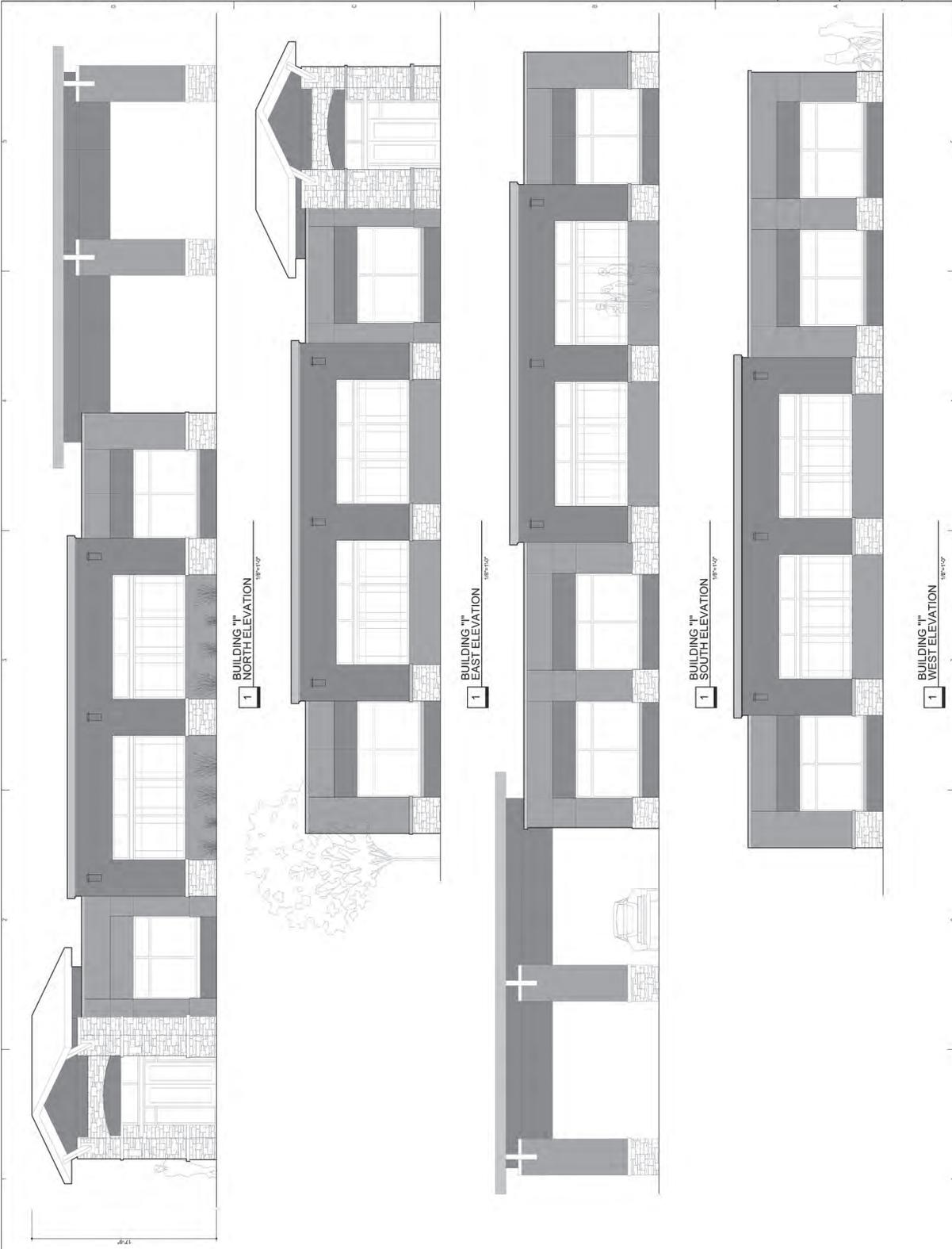
Highland Marketplace
 SR 92 and SR 74
 Schematic Design

Revision # Date

Author: J.S. # 0514
 Owner: #
 Date: 06-29-2006
 Checked: #

MARKETPLACE

AE214



ATTACHMENT

Thomas Fox Properties
 515 W Picket Circle - Suite 400
 Saint Louis City, UT
 (801) 596-7711
Axis Architects
 202 South Denver Street, Suite 205 Saint Louis City UT 84111 P: 801.225.2023 F: 801.202.0113 www.axisarchitect.com

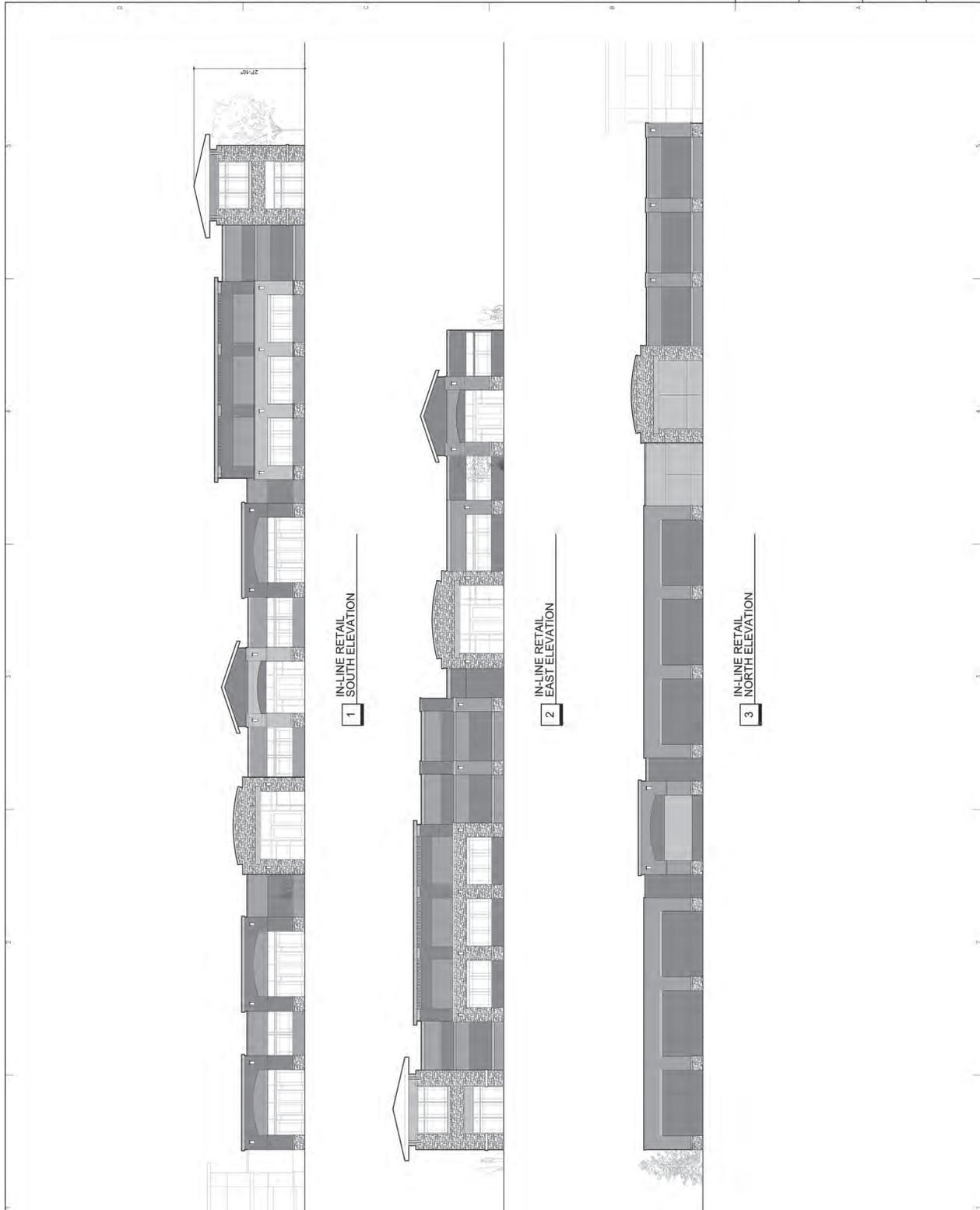
Highland Marketplace
 SR 92 and SR 74
 Schematic Design

Revision	Date

Axis Job #	0814
Project #	08-26-2006
Date	
Drawn	
Checked	

NAME RETAIL ELEVATION

AE215



ATTACHMENT



Highland Marketplace
Retail Adjacent to Grocery

THOMAS FOX PROPERTIES

Axis Architects

ATTACHMENT

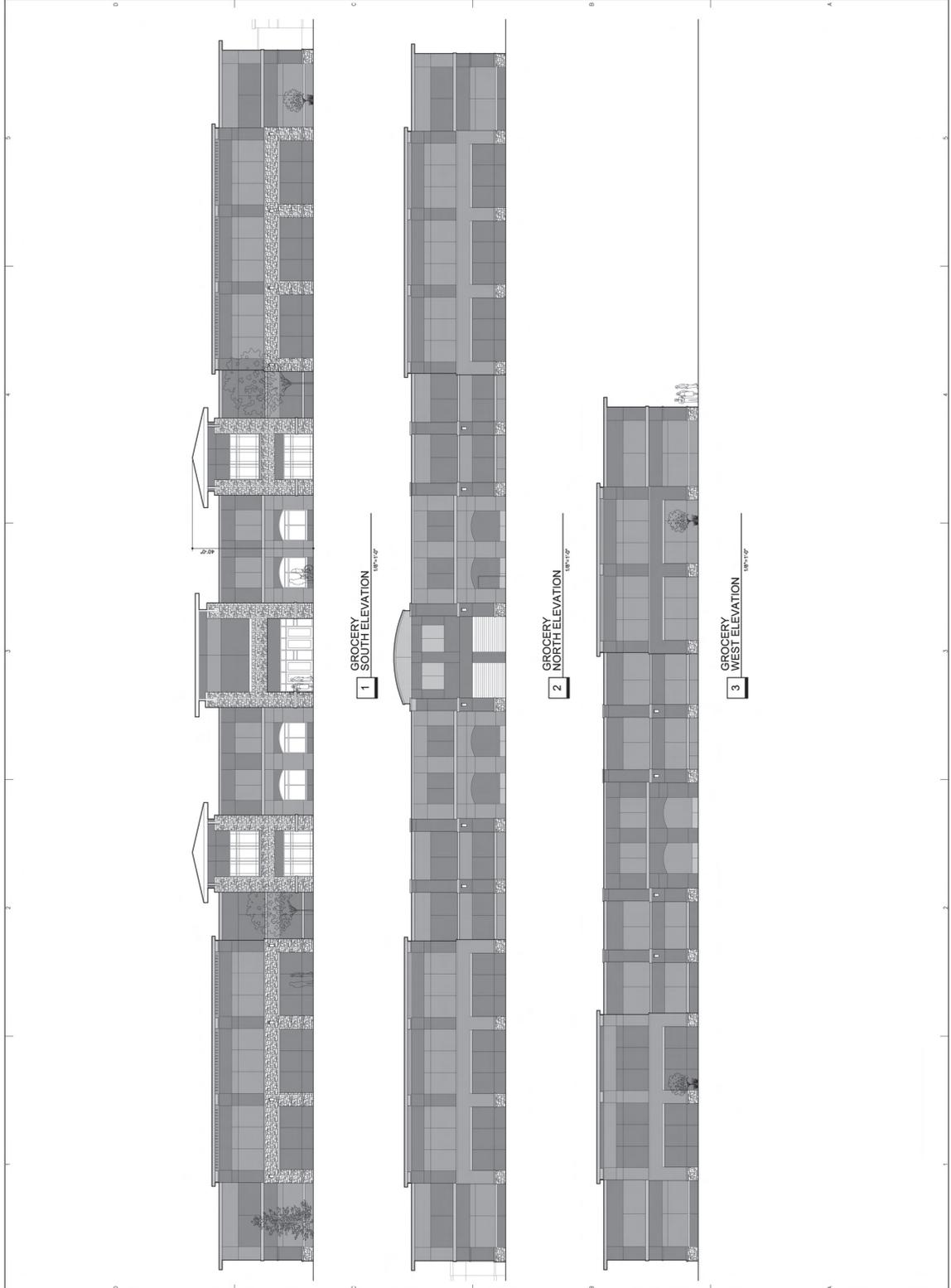
Thomas Fox Properties
 515 W Parker Circle - Suite 400
 Salt Lake City, UT
 (801) 596-7711
Axis Architects
 202 South DeWaver Street, Suite 205 Salt Lake City UT 84111 F: 801.355.3023 F: 801.355.0113 www.axisarchitects.com

Highland Marketplace
 SR 92 and SR 74
 Schematic Design

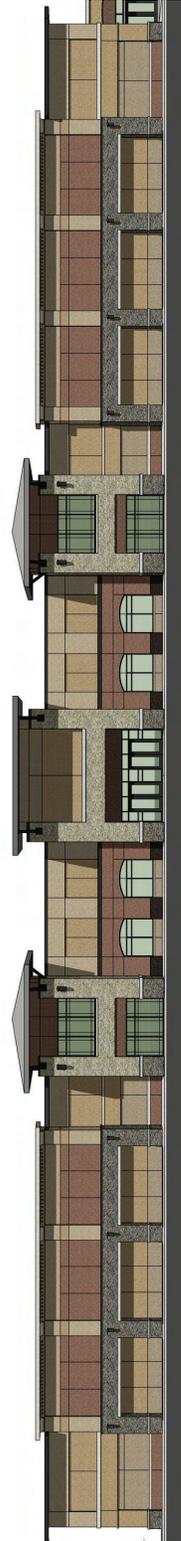
Revision #	Date

Axis Job #	0614
Date	06-28-2006
Checked	

AE216



ATTACHMENT

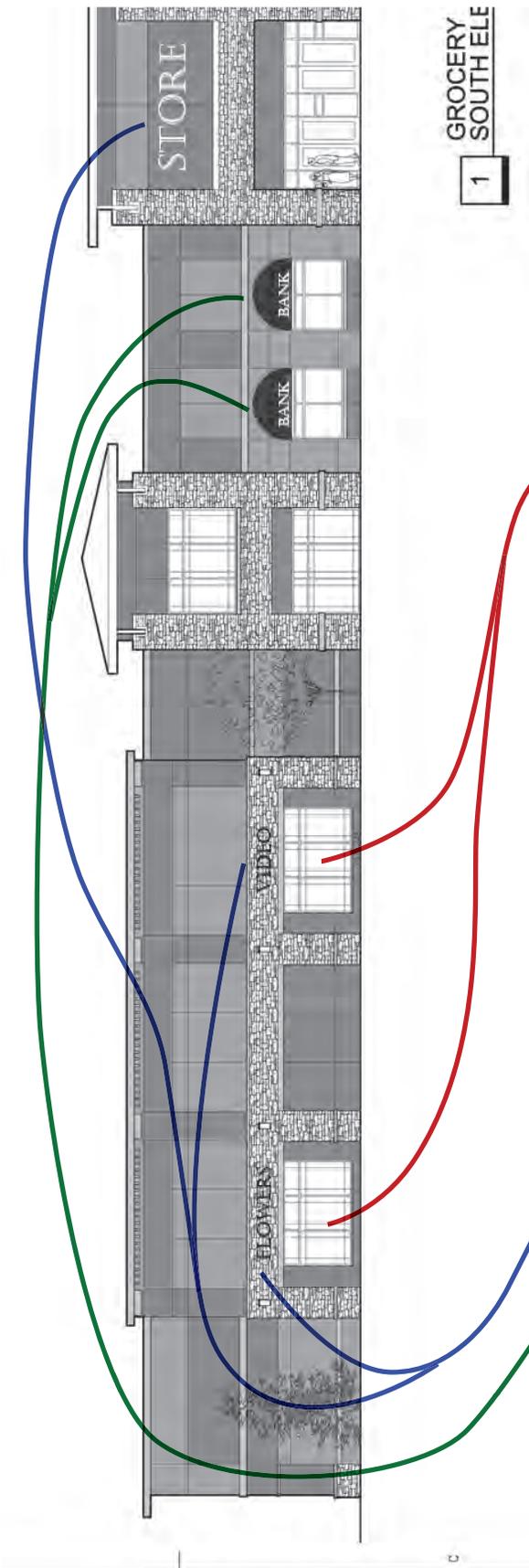


THOMAS FOX PROPERTIES

Highland Marketplace
Grocery

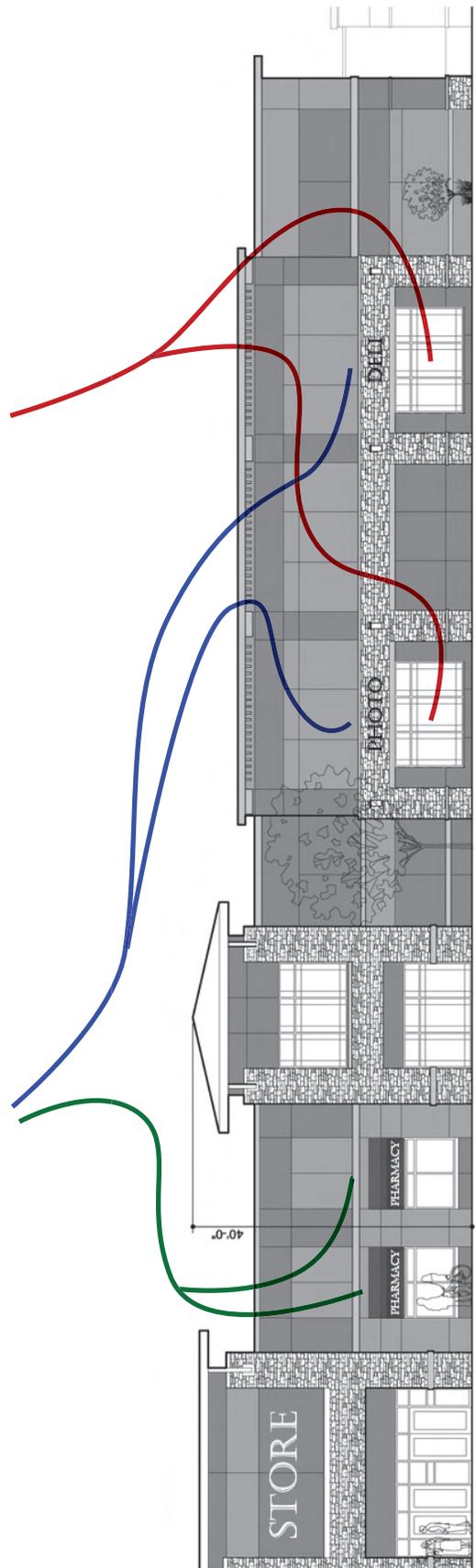
Axis Architects

ATTACHMENT



ADDITIONAL FENESTRATION

AWNINGS, SIMPLE SIGN THEME



GROCERY SOUTH ELEVATION
1/8"=1'-0"

BUILDING "GROCERY ANCHOR"

ATTACHMENT

BUILDING "D" (CORNER)

ADDITIONAL, MODIFIED FENESTRATION



ATTACHMENT

Item 5: CR Zone ~ Final Subdivision Approval

Motion:

That the Planning Commission grant Preliminary Approval for the Highland Marketplace Subdivision subject to recommendations of staff and Planning Commission

The Planning Commission will need to specifically list any additional conditions or recommendations in the motion that the Planning Commission would like to impose that is not specifically identified by staff.

Sponsor:

Tom Hulbert, Fox Properties, LLC.

Staff Presentation:

Hannah Thiel, Planner I; Lonnie Crowell, Director of Community Development

Recommendation:

Planning staff recommends the following Conditions of Approval with this proposal:

1. That the applicant install and improve the parkway detail along SR-92 and SR-74 which include the landscaping from the curb and include trees, grass, plantings and a meandering sidewalk per the Highland City Specification. The applicant needs to work with UDOT when putting in the landscaping and allow enough room for the road widening and still meet the 15' CR zone requirements for landscaping from the future curb (29 feet in from existing curb); and
 2. That the applicant be required to install any improvements along SR-92 and SR-74 that are not existing and be required to remove the monolithic sidewalk to install the parkway detail; and
 3. That the applicant work with the City to install half of the medians on SR-92 and SR-74; and
 4. That the applicant construct and install a masonry wall along the western and northern boundary of this proposed subdivision consistent with setbacks defined in the Development Code and that the Planning Commission Approve a Variance to allow an 8 foot wall along this boundary per the request of adjacent residential property owners. The Planning Commission may consider a variance for the masonry wall in the "front yard" which would permit a wall taller than 3 feet within the 30 foot front yard setback (if a wall is considered necessary in this location). This wall should be constructed prior to any alteration of this property. The wall on the North and West sides of the property should have pedestrian access through them. This access should be large enough for someone walking, but hopefully not large enough for shopping carts to make their way through; and
 5. That the applicant obtain a demolition permit for existing structures on the property prior to their removal. Those structure which require a demolition permit shall be determined by the City Building Inspector; and
 6. That the applicant obtain approvals for all ingress/egress from UDOT for access from SR-92 or SR-74; and
 7. That the applicant strictly adhere to the Dust and Mud Prevention Plan during grading and construction of this subdivision; and
 8. That all UDOT approvals be submitted to the City prior to Final Subdivision Approval with City Council.
-

Findings:

The Planning Commission may use findings in their Final Subdivision Approval

Background:

Mr. Hulbert is requesting Final Subdivision Approval for property located at approximately 11050 North 5400 West. The applicant is requesting Final Subdivision Approval for an 11 lot commercial subdivision on 16.622

acres. This property would allow for 18 residential lots if it were divided under the R-1-40 designation. The lots are 21,106 sq. ft. to 223,387 square feet in size for a proposed density of 0.661 units per acre. With this subdivision the applicant will be required to install the Parkway Detail along SR-92 and SR-74 per ordinance including all public improvements such as curb, gutter, sidewalk, or right-of-way which may be required by UDOT. The existing monolithic sidewalk will need to be removed with these improvements.

Legal Authority:

Chapter 5, Subdivisions
Subdivision process and procedure

Fiscal Impact:

N/A

List of Attachments:

- Planning Commission and City Council Minutes
- Subdivision Plat

they are reviewing this proposal due to that the survey having a major impact on the General Plan in which this is a part.

Larry Mendenhall indicated that the primary reason they are reviewing this proposal is that they need to keep this moving forward. Although they will not be voting on this item tonight, the public hearing has brought about a great number of comments that will impact their preparation to make a future decision.

Jerry Gorrell stated what makes this difficult for him is the two big boxes shown on the plat. His concern is that it changes the nature of the city and it leads to the next question as to why not have it down the road. The other concern is the negative impact it will have regarding the traffic and the left hand turn required as stated. The citizens of this community have shown that there is not a demand for retail in this area. Jerry concluded that his biggest concern is that he is not convinced that this is not a net-net benefit revenue for the city. He feels that even thought these developments bring in some tax revenue they also bring with them demands for additional services. He feels that this type of development often ends up costing more than it makes.

Larry Mendenhall suggested that the commission look into the future. What would happen if this area was built out piece by piece ? This developer is giving us an opportunity that will be adjusted as they review the next two or three items on the agenda. There are a few tools they can use to help craft this ordinance. He feels Highland has been very proactive as to how the buildings that are allowed to look and feels that they have that opportunity to help craft this ordinance. The creation of the commercial retail zone is a tool that the commission is putting together to govern what goes on that corner.

Discussion ensued.

Motion by Jerry Gorrell, Planning Commission moves to continue the General Plan Amendment and Zone Map Amendment for the CR Zone to the next regularly scheduled Planning Commission meeting.

**Second by Brent Wallace.
Unanimous vote, motion carried.**

Item 3: CR Zone ~ Preliminary Subdivision Approval and Public Hearing

Larry Mendenhall opened the public hearing.

A resident commented that he feels the traffic would be greatly increased and is concerned with the safety of the children in the neighborhood where there are no sidewalks.

Hearing no further comment Larry closed the public hearing and brought the item back to the commission for further discussion.

Motion by Jerry Gorrell, Planning Commission moves to continue the Preliminary Subdivision Approval for the CR Zone to the next regularly scheduled Planning Commission meeting.

**Second by Elizabeth Macfarlane.
Unanimous vote, motion carried.**

Item 4: CR Zone ~ Site Plan Review and Recommendation

Larry Mendenhall inquired as to the possibility of some type of acoustical barrier around the perimeter to absorb the sounds coming from the commercial buildings. Tom Hulbert stated they had met with the two residents directly affected. On their side of the wall they are willing to landscape their yard to the resident's specifications to help minimize the wall and the sound. There will also be the trees along the development side of the fence. Tom continued to state that other homeowners to the west will also be contacted.

Discussion ensued regarding the possibility of re-arranging the placement of the larger buildings.

Motion by Jerry Gorrell, Planning Commission moves to continue the Site Plan Review and Recommendation of the CR Zone to the next regularly scheduled Planning Commission meeting.

**Second by Brent Wallace.
Unanimous vote, motion carried.**

Item 5: CR Zone ~ Architectural Review and Approval

Tom Hulbert presented two options of color boards in reference to the proposed buildings. The buildings will be consistent in color, with the elevations and design varying. Tom offered to have the architects attend the next meeting to relay the designs in more detail.

Motion by Brent Wallace, Planning Commission moves to continue the Architectural Review and Approval for the CR Zone to the next regularly scheduled Planning Commission meeting.

**Second by Jerry Gorrell.
Unanimous vote, motion carried.**

1 Brian Braithwaite questioned a comment made regarding 24 hour opening. Barry
2 Edwards indicated that the applicant would have to discuss that with the city
3 council.

4
5 **Motion by Roger Dixon, Planning Commission recommends City Council amend**
6 **the General Plan and Zoning Map to include the attached parcels identified on the**
7 **overhead into the CR Zone.**

8
9 **Seconded by Elizabeth Macfarlane.**
10 **Unanimous vote, motion carried.**

Draft

11
12
13 **Item 6: CR Zone – Architectural Review and Approval**

14
15 Larry Mendenhall reviewed the information regarding the proposed request.

16
17 Larry Mendenhall feels the development of this piece of property is going to
18 require that the commission establish and use this as an exercise in helping them
19 establish an identity for Highland. Larry commented that he feels the corner
20 needs to help create that identity and does not feel that what has been proposed
21 for the corner lot fits that need.

22
23 Pierre Langue, a principal architect with Axis Architects proceeded to explain to
24 the commission which elevations belong to the numbers of lots.

25
26 Discussion ensued.

27
28 Larry Mendenhall thanked Mr. Langue for the explanation and discussion. Larry
29 stated he is not sure there is enough information to make a decision at this time
30 although he felt that the developer is proceeding in the right direction. Larry
31 suggested the developer continue to develop the architectural design of the larger
32 buildings and return before the Planning Commission for further discussion.

33
34 **Motion by Brian Braithwaite, Planning Commission moved to continue the**
35 **Architectural Review of the CR Zone to the next regularly scheduled Planning**
36 **Commission meeting.**

37
38 **Seconded by Brent Wallace.**
39 **Unanimous vote, motion carried.**

40
41
42 **Item 7: CR Zone – Preliminary Subdivision Approval**
43
44

1 Larry Mendenhall reviewed the information & recommendations of the proposed
2 subdivision.

3 Discussion ensued.

4
5 **Motion by Brian Braithwaite, Planning Commission grant Preliminary subdivision**
6 **approval conditionally dependent upon City Council's approval of CR Zone and**
7 **any requirements or ordinances that will be associated with the creation of that**
8 **zone in its final form with the understanding that if the Council does not approve**
9 **this zone or this property in its entirety, then this subdivision is not considered**
10 **legal in the R-1-40 Zone and is null and void. Subject to all of the recommend**
11 **conditions of staff to include, 1) applicant understand that the Planning**
12 **Commission and City Council may significantly alter what is shown in the**
13 **proposal based upon future discussion.**

14
15 **Seconded by Roger Dixon.**

16 **Unanimous vote, motion carried.**

17
18
19 **Item 8: Hollow Acres Subdivision Plat B – Final Subdivision Approval**

20
21 Larry Mendenhall reviewed the information and recommendations.

22
23 **Motion by Brent Wallace, Planning Commission recommend City Council grant**
24 **Final Approval for the Hollow Acres Subdivision Plat C subject to all conditions**
25 **and recommendations of staff.**

26
27 **Seconded by Brian Braithwaite.**

28
29 **Motion to Amend: Brian Braithwaite moved to include the previous Planning**
30 **Commission conditions. Motion seconded by Brent Wallace. The motion to**
31 **amend passed by Larry Mendenhall, Brian Braithwaite, Brent Wallace, Roger**
32 **Dixon and Jennifer Tucker voting in favor, Elizabeth Macfarlane voting opposed.**

33
34 **Amended Motion: Planning Commission recommends City Council grant Final**
35 **Approval for the Hollow Acres Subdivision Plat C subject to all conditions and**
36 **recommendations of staff to include the previous Planning Commission**
37 **conditions. Amended Motion passed by Larry Mendenhall, Brian Braithwaite,**
38 **Brent Wallace, Roger Dixon and Jennifer Tucker voting in favor, Elizabeth**
39 **Macfarlane voting opposed.**

40
41
42 **Item 9: RP Zone – Architectural Review and Approval**

43
44 Larry Mendenhall reviewed information and recommendations of the proposed
45 architectural review.

MINUTES OF HIGHLAND CITY COUNCIL

Tuesday, October 24, 2006

draft

PRESENT: Mayor Jay W. Franson
Councilperson Brian Brunson
Councilperson Steve King
Councilperson Kathryn Schramm
Councilperson Claudia Stillman
Councilperson Glen Vawdrey

STAFF PRESENT: Barry Edwards, City Administrator
Lonnie Crowell, Director of Community Development
Winifred Jensen, City Recorder
Kip Botkin, Police Chief

OTHERS PRESENT: Tom Hulbert, Darrel Ockler, RomaJean Ockler, Rick Stephenson, Chris Stephenson, Ryan Andrus, Christie Dalley

The meeting was called to order at 7:00 p.m. by Mayor Jay W. Franson. The meeting was called as a special session to discuss the CR Zone proposed for inclusion in the Highland City Development Code. Notice of the time, place, and agenda had been provided the *Deseret News, Daily Herald, Salt Lake Tribune, and Lone Peak Press* on October 23, 2006.

1. Adoption of Ordinance No. 2006-28, "Adoption of CR Zone in the Highland City Development Code"

Motion: Steve King moved to adopt Article 4.35 Commercial Retail Zone in the City of Highland Development Code, also known as Ordinance No. 2006-28. Motion was seconded by Kathryn Schramm.

Substitute Motion: Glen Vawdrey moved to continue for two weeks and one day. Motion was seconded by Brian Brunson. The motion failed with the following voting against the motion: Claudia Stillman, Steve King, and Kathryn Schramm. Those voting in favor were: Glen Vawdrey and Brian Brunson.

Original Motion: Steve King moved to adopt Article 4.35 Commercial Retail Zone in the City of Highland Development Code, also known as Ordinance No. 2006-28. Motion was seconded by Kathryn Schramm. Motion passed by the following voting in favor: Claudia Stillman, Steve King, and Kathryn Schramm. Those voting against the motion were: Glen Vawdrey and Brian Brunson.

ATTACHMENT

1 Glen Vawdrey requested a presentation on exaction fees in the Town Center. Barry
2 Edwards reported on the history of the exaction fees. Discussion ensued.

3
4 Claudia Stillman requested comments from the Police Chief as to Public Safety impacts
5 for an RP Zone. Chief Kip Botkin presented a report (a copy is attached to the minutes.) He
6 estimated the Commercial Retail Zone could generate work, at a minimum, for one officer,
7 which factors are based on the history of activity at Kohler's and the Lone Peak Shopping
8 Center.

9
10 Brian Brunson requested a similar report from the Fire Chief Craig Carlisle. He also
11 inquired concerning a traffic plan and study, as well as future alignment issues and whether
12 Kohler's would be willing to shut down some accesses. Barry Edwards indicated the City would
13 need to deal with the traffic circulation issues.

14
15 **2. Other Items**

16
17 A. Mayor Franson discussed upcoming issues needing discussion by the City Council
18 which included the Council holding a work session to consider a list of public works open space
19 needs, as well as addressing the access into Wendy's.

20
21 Barry Edwards reported that Lynn Ruff began full time employment on October 23,
22 2006. He indicated Lynn Ruff had noted as of June 2006, between the bond issue and city funds,
23 the City has \$12 million which should be sufficient to build the city hall, police, and fire stations.

24
25 **2. Adjournment**

26
27 **Motion: Brian Brunson moved to adjourn. Motion was seconded by Steve King,**
28 **and it passed by unanimous vote.**

29
30 Meeting adjourned at 9:25 p.m.

31
32
33
34
35
36
37
38
39
40
41
42
43
44
ATTACHMENT

Item 6: Throckmorton Property ~ General Plan and Zone Map Amendment & Public Hearing

Motion

That the Planning Commission recommend City Council grant General Plan and Zone Map Amendment for property located at 10492 North 4800 West.

The Planning Commission will need to specifically list any additional conditions or recommendations in the motion that the Planning Commission would like to impose that is not specifically identified by staff.

Summary Statement:

Jeff Throckmorton requests a change to the General Plan from Open Space Residential-1 to Open Space Residential-2 as well as a change to the Zoning Map from R-1-40 to R-1-20 on .96 acres (41817.6) at 10492 North 4800 West.

Sponsor:

Highland City - Code Amendment Process and Procedure

Staff Presentation:

Hannah Thiel, Planner I

Background:

The parcel of land subject to change is located with in an R-1-40 Subdivision known as Horizon Estates Subdivision (lot 15). Horizon Estates currently has 19 lots (including the church lot), ranging from 20,040 square feet to 165,534 square feet (3.8 acres). Horizon Estates is currently a nonconforming subdivision as more than 25% of the lots are less than 30,000 square feet. As shown on the zoning map, the surrounding subdivisions are also zoned R-1-40 (The R-1-40 zone is established to support very low density residential development. This zone is characterized by large lots, well spaced buildings, well kept lawns, trees and other landscaping, minimal vehicular traffic, and quiet residential conditions. Single family dwellings, accessory uses, public utility lines, household pets, fences and hedges, gardens and crops, and large animals are regular permitted uses in this zone.). The General Plan Map delineates this area on the East side of 4800 Open Space Residential-1 (Open Space Residential-1 issues one dwelling unit per acre but allows dwelling units to be arranged around contiguous open space in the form of neighborhood parks, hay fields, orchards, or paddocks.). On the West side of 4800 West, the General Plan Map shows the area to be used for a sports facility park.

The applicant wishes to amend the General Plan to allow their property the General Plan Designation of Open Space Residential-2. This designation allows two dwelling units per acre and allows those units to be arranged around contiguous open space as allowed in Open Space Residential-1. The establishment of Open Space Residential-2 areas are permitted for the following reasons: 1. To create transitional areas on the periphery of the City between higher density zones in adjacent cities and Highland's lower density zones. 2. To establish transitions between existing higher density areas in Highland and lower density areas where practical. 3. To better manage land use on properties not as well suited to lower density zones in the City. 4. To create a distinction between areas with residents wanting large animals and those who do not, as well as for residents who want more land to maintain and those who want less.

The applicant also wishes to change the current zoning designation to R-1-20. The R-1-20 zone is used to support a medium low density residential environment. The R-1-20 zone characterization is the same as the R-1-40 zone. This zone is established for the same reasons the General Plan Open Space Residential-2 is established, and are outlined as follows: 1. To create transitional areas on the periphery of the City between higher density zones in adjacent cities and Highland's lower density zones. 2. To establish transitions between

existing higher density areas in Highland and lower density areas where practical. 3. To better manage land use on properties not as well suited to lower density zones in the City. 4. To create a distinction between areas with residents wanting large animals and those who do not, as well as for residents who want more land to maintain and those who want less.

Mr. Throckmorton wishes to rezone his property so that he can divide the lot into two lots that would each be 20938 square feet. If he is granted a zone change for this property, he will pursue a lot split at a later date.

Legal Authority:

Code Amendment Process and Procedure
Highland City Development Code; Chapter 9 Amendments to Title and Zone Map; Section 9-102 Procedure for Amendments; Section 3-302 Official Zone Map.

Fiscal Impact:

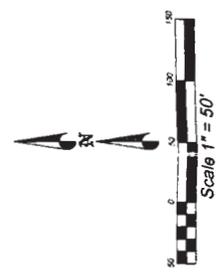
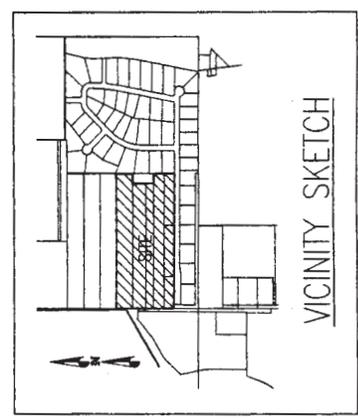
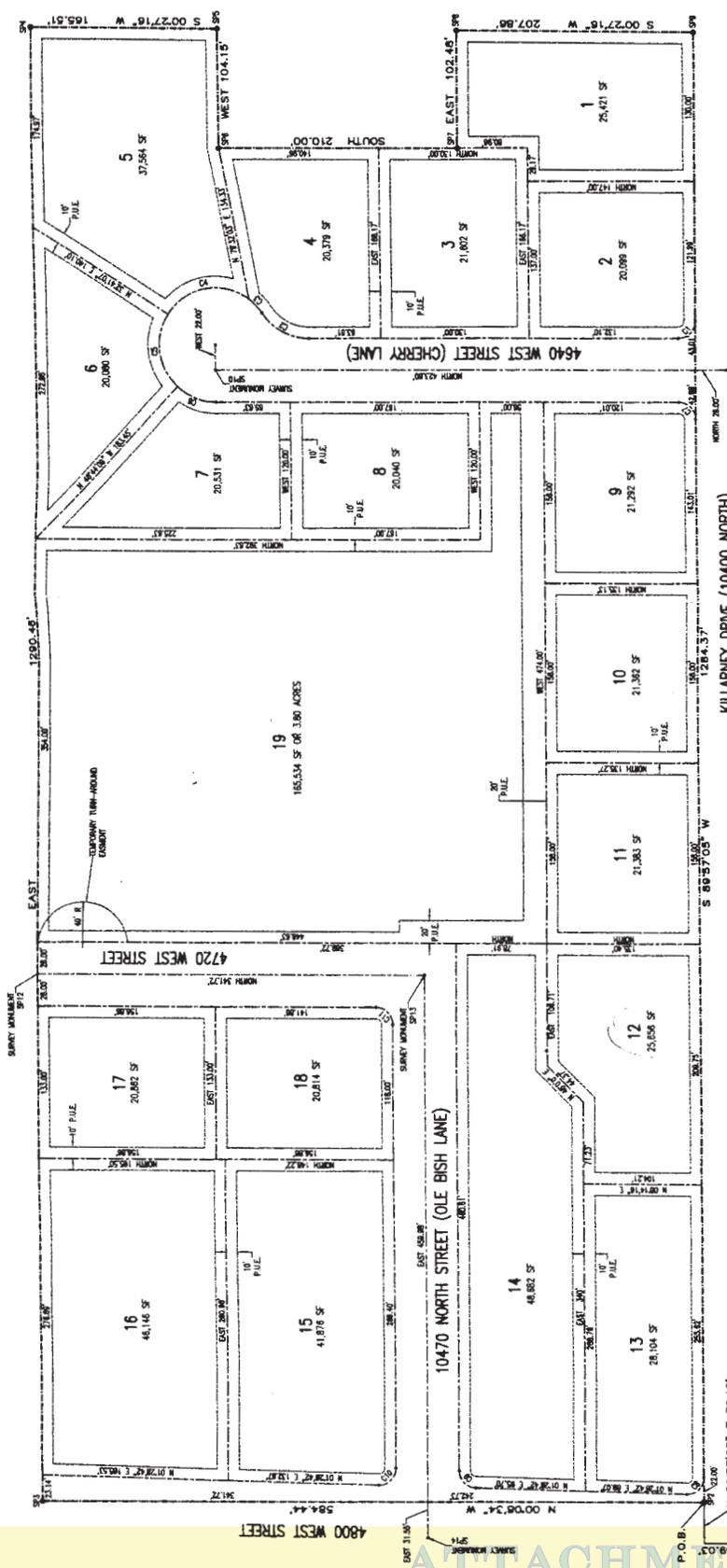
N/A

List of Attachments:

- Vicinity Map
- Horizon Estates Subdivision Plat
- General Plan Map Change
- Zoning Map Change



ATTACHMENT



24112-97

mediata 25 JAN 200

ADDRESS TABLE

LOT 1	4608 WEST KILLARNEY DRIVE (10400 NORTH)
LOT 2	4628 WEST KILLARNEY DRIVE (10400 NORTH) / 10416 NORTH 4640 WEST (CHERRY LANE)
LOT 3	10436 NORTH 4640 WEST (CHERRY LANE)
LOT 4	10458 NORTH 4640 WEST (CHERRY LANE)
LOT 5	10470 NORTH 4640 WEST (CHERRY LANE)
LOT 6	10477 NORTH 4640 WEST (CHERRY LANE)
LOT 7	10487 NORTH 4640 WEST (CHERRY LANE)
LOT 8	10447 NORTH 4640 WEST (CHERRY LANE)
LOT 9	4658 WEST KILLARNEY DRIVE (10400 NORTH) / 10415 NORTH 4640 WEST (CHERRY LANE)
LOT 10	4688 WEST KILLARNEY DRIVE (10400 NORTH)
LOT 11	4708 WEST KILLARNEY DRIVE (10400 NORTH)
LOT 12	4748 WEST KILLARNEY DRIVE (10400 NORTH)
LOT 13	4778 WEST KILLARNEY DRIVE (10400 NORTH)
LOT 14	10466 NORTH 4800 WEST
LOT 15	10492 NORTH 4800 WEST
LOT 16	10518 NORTH 4800 WEST
LOT 17	10511 NORTH 4720 WEST / 4738 WEST 10470 NORTH (OLE BISH LANE)
LOT 18	10484 NORTH 4720 WEST
LOT 19	10484 NORTH 4720 WEST

CURVE TABLE

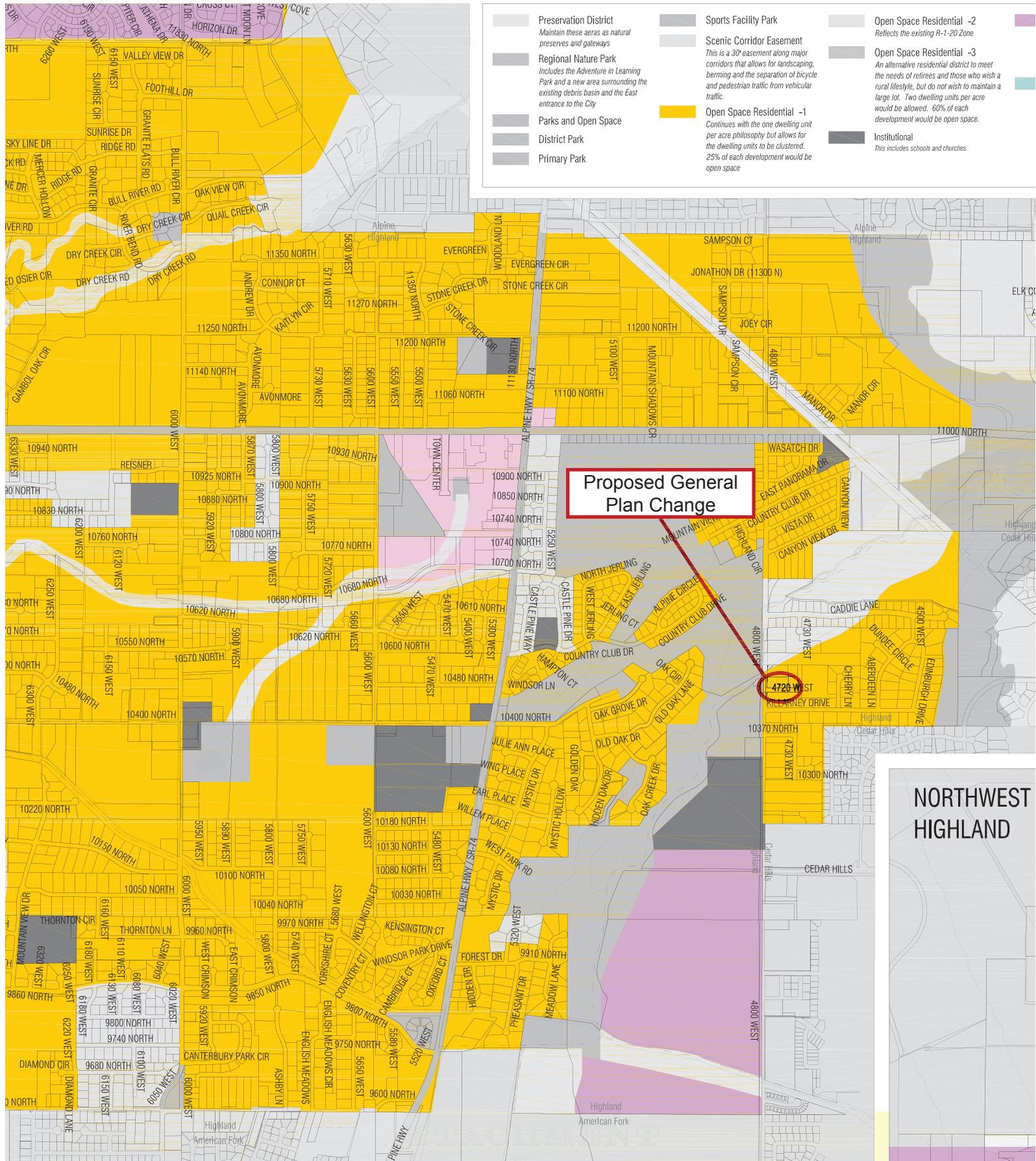
LENGTH	BAWITE	DELTA	CHORD	CHORD BEARING
C1	23.57	15.00	80.02735	21.27 N 85.0127 W
C2	48.82	50.00	55.5838	48.80 N 77.5829 E
C3	48.77	50.00	19.1339	15.85 N 87.7035 W
C4	59.31	50.00	49.2535	87.2535 W
C5	59.31	50.00	78.2515	63.89 S 82.9829 W
C6	37.78	50.00	47.1531	38.86 S 21.3754 W
C7	23.55	15.00	89.7197	21.20 S 45.9833 W
C8	23.57	15.00	89.7197	21.20 S 45.9833 W
C9	23.17	15.00	86.3118	20.84 N 45.4421 E
C10	23.85	15.00	91.2842	21.48 S 44.1238 E
C11	23.58	15.00	90.0000	21.21 N 60.0000 E

STATE PLANE COORDINATES

	NORTHING	EASTING
SP1	766918.08	192087.08
SP2	760257.045	1924123.509
SP3	761341.313	1924122.053
SP4	761341.313	1925412.103
SP5	761175.883	1925306.694
SP6	761175.883	1925306.694
SP7	766965.928	1925306.694
SP8	766965.928	1925409.146
SP9	761341.313	1925409.146
SP10	761341.313	1925112.566
SP11	760259.853	1925112.566
SP12	761341.313	1924582.745
SP13	766965.899	1924582.745
SP14	766965.899	1926813.501

SOUTHWEST CORNER SECTION 31, T4S, R10W (ROUND ROCK TWP, CAP) (ELEV. 4800.80)

HIGHLAND PLANNING COMMISSION AGENDA



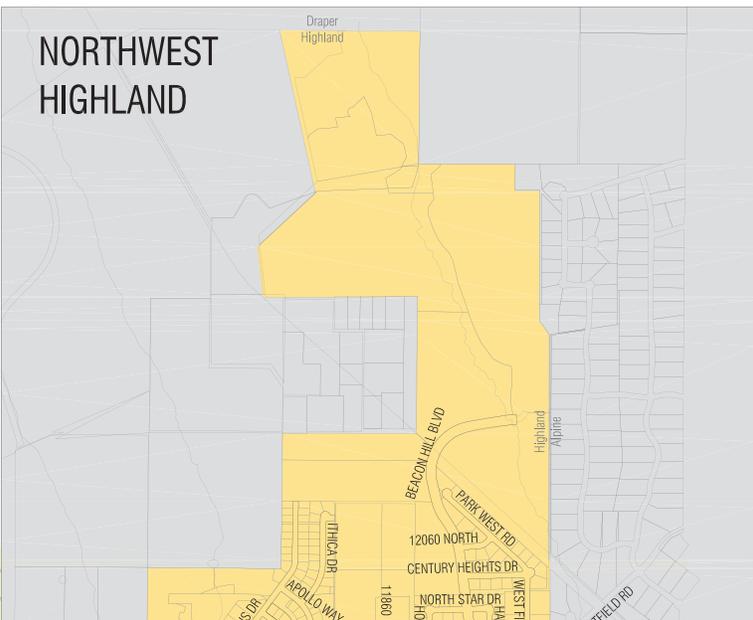
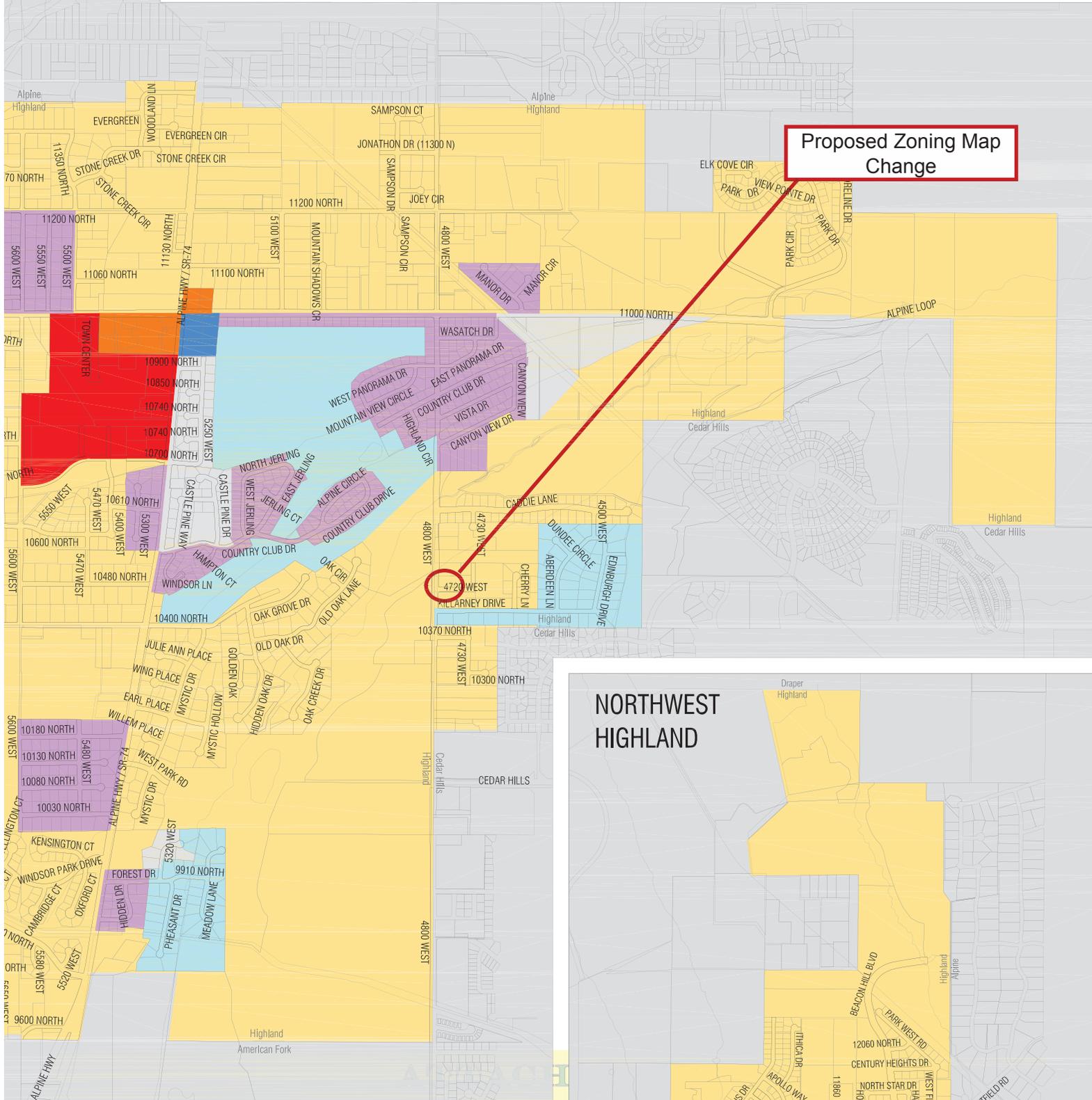
Proposed General Plan Change

4720 WEST
KILCARNEY DRIVE



HIGHLAND PLANNING COMMISSION AGENDA

	CONDITIONAL USE R-1-40		COMMERCIAL C-1 ZONE		AGRICULTURE
	NON-CONFORMING R-1-20		PROFESSIONAL OFFICE		R-1-20
	RESIDENTIAL PROFESSIONAL		TOWN CENTER OVERLAY		R-1-40



Item 7: Grapevine Estates Phase 2 ~ Preliminary Subdivision Approval & Public Hearing

Motion

That the Planning Commission Grant or Not Grant Preliminary Approval for the Hollow Acres Subdivision per the Conditions and Recommendations of staff.

The Planning Commission will need to specifically list any additional conditions or recommendations in the motion that the Planning Commission would like to impose that is not specifically identified by staff.

Summary Statement:

Delwin Thomson requests Preliminary Subdivision Approval for a three (3) lot Subdivision located at approximately 6150 West 9600 North.

Sponsor:

Highland City

Staff Presentation:

Hannah Thiel, Planner I to present

Background:

Delwin Thomson who owns or represents the property located at approximately 6150 West 9600 North is requesting Preliminary Approval for Grapevine Estates Subdivision Phase 2. Grapevine Estates Subdivision Phase 1 as well as Mr. Thomson's property is currently zoned R-1-20. This subdivision proposes three (3) lots on 1.3135 acres for an overall density of 2.28 lots/acre. This acreage includes property currently located within the existing right of way that will be deeded to Highland City. The proposed lots range in size from 14,600 square feet to 16,000 square feet. The Highland City Development code allows 25% of a subdivision's lots to be between 16,000 square feet and 20,000 square feet. 16,000 square feet is the minimum size allowed in the R-1-20 Zone. The applicant is proposing two lots that are 16,000 square feet as well as a lot that is 14,600 square feet, which does not meet the minimum square foot requirement per code. Grapevine Estates Phase 1 is currently nonconforming to the R-1-20 zone as the lots range from 14,802 square feet to 16,025 square feet (63% of which are less than 16,000 square feet).

Staff recommends the following:

1. That the meet the minimum requirements for the square footage of the lots; and
2. The applicant/developer adhere to the dust and mud prevention plan including a staging area and washout area to remedy the chances of tracking dirt into the right of way; and
3. That improvements along 9600 North and 6150 West will be required with subdivision development; and
4. That the applicant complete the remaining requirements for the final plat as per the checklist (i.e., include addresses on each lot, etc.); and
5. That the applicant/developer obtain a demolition permit prior to removing the existing home on lot 3 if they plan to remove it (the home would have to be moved if it does not meet the applicable setbacks for the zone- as shown on the plat unless a variance was granted).

Legal Authority:

Chapter 5, Subdivisions

Subdivision process and procedure

Fiscal Impact:

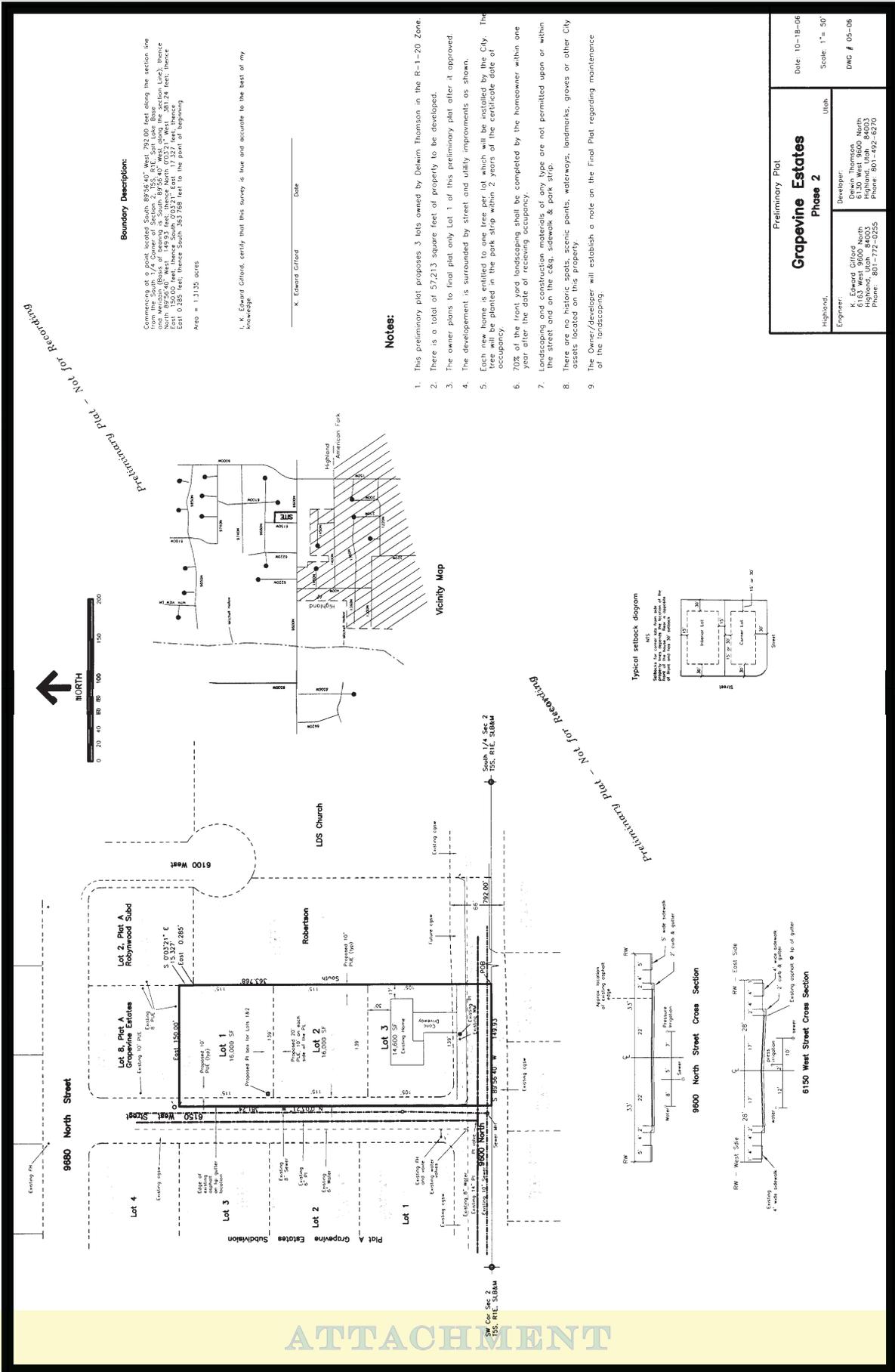
Future maintenance associated with additional lots with sidewalk/gutter.

List of Attachments:

- Vicinity Map
- Grapevine Estates Phase 2 Preliminary Plat
- Grapevine Estates Recorded Plat Phase 1



ATTACHMENT

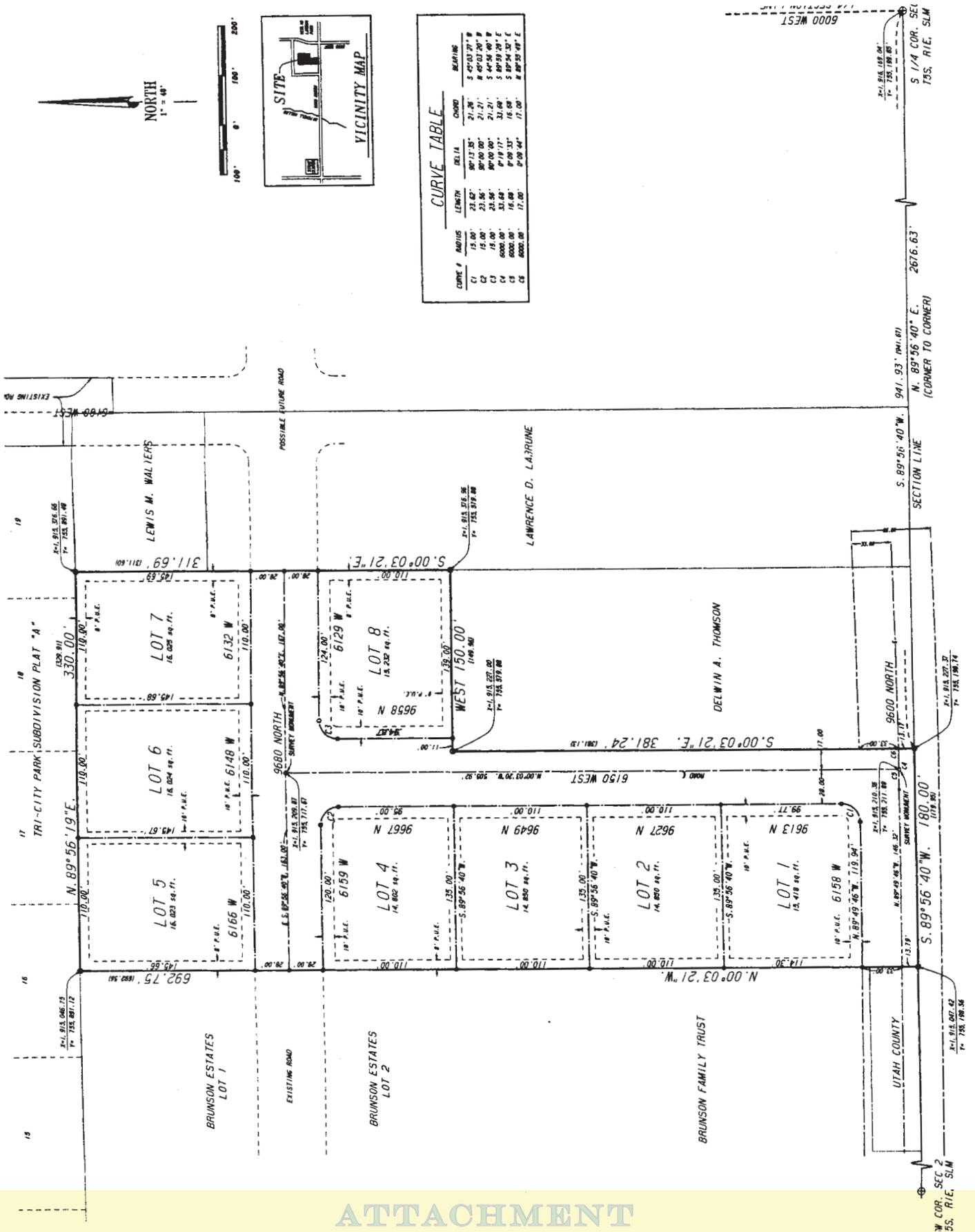


Preliminary Plat - Not for Recording

Preliminary Plat - Not for Recording

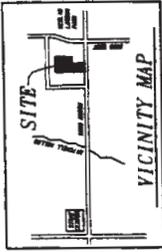
Preliminary Plat Grapevine Estates Phase 2		Date: 10-18-06 Scale: 1" = 50'
Engineer: K. Edward Gifford 6163 West 8000 North Highland, Utah 84003 Phone: 801-772-0255	Developer: Dewm Thomson 11111 North 8000 Highland, Utah 84003 Phone: 801-492-6270	Utah DMC # 09-06

ATTACHMENT



CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00'	23.63'	80°13'55"	21.26'	S 45°43'20" W
C2	15.00'	23.56'	80°00'00"	21.21'	N 45°43'20" W
C3	15.00'	23.56'	80°00'00"	21.21'	S 44°56'40" W
C4	6000.00'	33.68'	0°19'17"	33.68'	S 89°59'20" E
C5	6000.00'	16.00'	0°09'33"	16.00'	S 89°54'32" E
C6	6000.00'	17.00'	0°08'44"	17.00'	N 89°53'48" E



ATTACHMENT

Item 8: Highland City Sign Ordinance ~ Discussion

Motion:

That the Planning Commission recommend to the City Council appropriate actions and enforcement in regard to the Sign Ordinance and Highland City Code Enforcement

The Planning Commission will need to specifically list any additional conditions or recommendations in the motion that the Planning Commission would like to impose that is not specifically identified by staff.

Sponsor:

Highland City

Staff Presentation:

Hannah Thiel, Planner I

Recommendation:

N/A

Findings:

The Planning Commission may use findings in their recommendation to City Council

Background:

On October 17, 2006, Highland City Council reviewed the Sign Code Enforcement Process. The Council reviewed this after concern by Council person Brunson about the never-ending grind of picking up illegal signs. Council person Brunson met with staff and the City Attorney about this issue. It was suggested that a ticket be issued to every individual who puts up a sign illegally. This ticket was suggested to be for a smaller amount such as \$25 rather than the \$250 amount currently in the ordinance. The idea was that the individual could then remedy the sign issue in a given amount of time and not have to pay the ticket. Of course, for each offense, a larger sum would be assigned to the ticket until it was no longer possible to be a fix-it ticket. Currently, the sign ordinance allows the City to charge \$100 for signs that are installed illegally, which has not been charged when individual's come to pick up their signs (3-703). In addition, the current sign ordinance allows the City to write a citation to individuals or organizations violating the sign ordinance (3-715). This citation is considered a class C misdemeanor and up to a \$250 fine or imprisonment for up to 90 days. The City Council requested the Planning Commission to consider this issue and come up with a possible fix to aid in eliminating illegal signs.

Legal Authority:

Highland City Development Code
Chapter 3 Article 7 Signs

Fiscal Impact:

N/A

List of Attachments:

- Minutes from City Council Meeting October 17, 2006

1 ~~10.~~**9. (*#2)** Set Due Process Public Hearing for Consideration of Revoking Alpine
 2 Homes Model Home Conditional Use Permit (Agenda 8.3)

3
 4 **Motion:** Brian Brunson moved that the City Council set a Due Process Hearing
 5 November 8, to consider revoking the Alpine Homes Model Home Conditional Use Permit
 6 for the reasons stated in the background material. Motion was seconded by Steve King,
 7 and it passed by unanimous vote.

8
 9 ~~11.~~**10. (*#2)** Sign Enforcement (Agenda 8.4)

10
 11 **Motion:** Brian Brunson moved to remand to the Planning Commission to review
 12 and recommend changes to the sign ordinance. Motion was seconded by Glen Vawdrey.
 13 Motion passed by the following voting in favor: Brian Brunson, Steve King, Glen Vawdrey,
 14 and Claudia Stillman. Kathryn Schramm voted against the motion.

15
 16 ~~12.~~**11. (*#2)** Selection of CM/GC for Fire Station (Agenda 8.5)

17
 18 **Motion:** Glen Vawdrey moved to select Peck Ormsby Construction Company as the
 19 CM/GC for the construction of the Fire Station at a cost of \$195,440. Motion was seconded
 20 by Steve King, and it passed by unanimous vote.

21
 22 ~~13.~~**12. (*#2)** Lot 3 Highland Corner Commercial Subdivision (RP Zone) Site Plan
 23 Approval (Agenda 8.6)

24
 25 **Motion:** Claudia Stillman moved that the City Council approve Lot 3 Highland
 26 Corner Commercial Subdivision Site Plan, as submitted by the applicant, and with the
 27 recommendations and conditions of staff and the Planning Commission. Motion was
 28 seconded by Glen Vawdrey, and motion passed by the following voting in favor: Glen
 29 Vawdrey, Kathryn Schramm, Claudia Stillman, Steve King. Brian Brunson voted against
 30 the motion.

31
 32 ~~14.~~**13. (*#2)** Participation of Alpine School District in Joint Recreation Complex (Agenda
 33 8.7)

34
 35 **Motion:** Claudia Stillman moved, in view of having several entities proposing
 36 recreation use, that the City Council make a statement in support of a possible future
 37 recreation use of city property north and adjacent to Lone Peak High School. Motion was
 38 seconded by Glen Vawdrey, and it passed by unanimous vote.

39
 40 **FUTURE BUSINESS**

41
 42 ~~15.~~**14. (*#2)** City Prosecutor (Agenda 9.1)

43
 44 Barry Edwards reported Steve King has brought up the issue of hiring a City Prosecutor