



AGENDA

HIGHLAND CITY PLANNING COMMISSION Tuesday, September 27, 2011 – Regular Meeting 6:00 p.m.

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

CALL TO ORDER: Tim Irwin, Chair

- Attendance – Tim Irwin, Chair
- Invocation – Commissioner Steve Rock
- Pledge of Allegiance – Commissioner Kelly Sobotka
- Opening Statement – Tim Irwin, Chair

OATH OF OFFICE: *(The City Recorder will administer the oath of office to Planning Commission Member Tim Heyrend)*

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 two (2) minutes.

WITHDRAWALS AND CONTINUANCES:

PUBLIC HEARING ITEMS:

1. **FP-11-06** Mr. Michael Raymond is requesting final plat approval for a one lot residential subdivision located east of the southeast corner of 6000 West and 10400 North. *Administrative*

2. **PP-11-02** Mr. Jay Broadbent is requesting preliminary plat approval for a five lot residential subdivision located west of the southwest corner of 6800 West and 9600 North. *Administrative*

OTHER BUSINESS:

APPROVAL OF MINUTES:

- August 9, 2011 – Regular Meeting

PLANNING STAFF REPORT:

COMMISSION COMMENTS AND SUGGESTIONS:
ADJOURNMENT:

NEXT MEETING: October 25, 2011 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 polices.

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 21st day of September, 2011. 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 6th day of September, 2011 the above agenda notice was sent by email to local newspapers located in Utah County and posted on the Highland City website at www.highlandcity.org.

Gina Peterson, City Recorder

HIGHLAND CITY PLANNING COMMISSION MEETING SEPTEMBER 27, 2011			
REQUEST:	Minor Subdivision Approval – 10400 North Subdivision a One-lot Non-Residential Subdivision (FP-11-06)		
APPLICANT:	Mr. Michael Raymond		
FISCAL IMPACT:	None		
GENERAL PLAN DESIGNATION	CURRENT ZONING	ACREAGE	LOCATION
Low Density Residential	R-1-40	4.56 Acres	5890 West 10400 North

BACKGROUND:

A conditional use permit for a new stake center was approved by the City Council on July 19, 2011.

Section 3-615 of the Development Code prohibits a building being constructed on a lot not in an approved subdivision.

Subdivision review and approval is an administrative process.

SUMMARY OF REQUEST:

1. The applicant is requesting Minor Subdivision approval of a one lot non-residential subdivision. The lot is 4.56 acres in size (Attachment A).

CITIZEN PARTICIPATION:

Notice of the September 26, 2011 Development Review Committee meeting was mailed to all property owners within 500' of the proposed plat on September 13, 2011. No comments have been received.

Notice of the Planning Commission public hearing was published in the Daily Herald on September 11, 2011. Notice of the September 27, 2011 Planning Commission public hearing was mailed to all property owners within 500' of the proposed plat on September 14, 2011. No comments have been received.

ANALYSIS:

- The General Plan designation is Low Density Residential. The surrounding property is zoned R-1-40 and is either vacant or has large lot single family homes. The proposed subdivision is in conformance with the General Plan and compatible with the surrounding uses.
- Primary access to the site is provided from 10400 North. A future access is planned to connect to a future street (Buhler Drive) on the west side of the property. The west side of the property has been planned to accommodate this street. In-lieu-of construction of Buhler Drive, the property owner has agreed to pay for the east half street improvements when it is constructed. A

development agreement with Highland City regarding the future construction of Buhler Drive and the relocation of the western driveway will be approved prior to issuance of a building permit.

- The standard ten (10) feet public utility easements have been included on the plat.
- Water shares are required to be dedicated/paid as part of the approval. A stipulation has been included to address this issue.

FINDINGS:

The proposed plat meets the following findings with stipulations:

- It is in conformance with the General Plan, the R-1-40 District and the Highland City Development Code.

RECOMMENDATION:

Staff recommends the Planning Commission should recommend approval of the proposed plat subject to the following stipulations:

1. The recorded plat shall conform to the final plat date stamped September 1, 2011 except as modified by these stipulations.
2. Water shares shall be dedicated, or documentation of dedication shall be provided, prior to recordation of the final plat as required by the Development Code.
3. Prior to issuance of a building permit, the property owner shall enter into an agreement with the city regarding the relocation of the driveway and future funding of Buhler Drive.
4. All public improvements shall be installed as required by the City Engineer.
5. The civil construction plans shall meet all requirements as determined by the City Engineer.

PROPOSED MOTION:

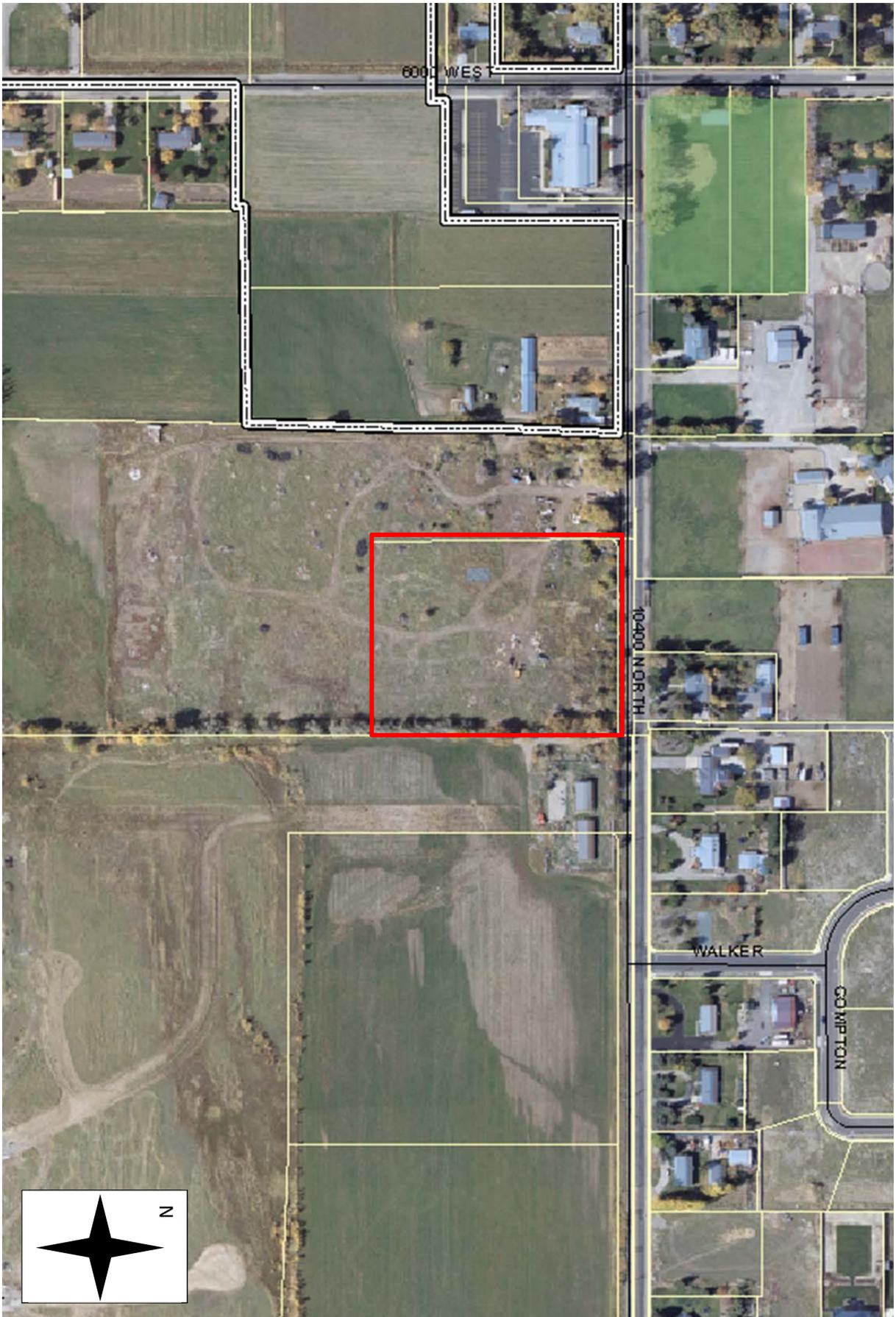
I move that the Planning Commission accept the findings and recommend **APPROVAL** of case FP-11-06 a request for minor subdivision approval for the 10400 North Subdivision subject to the five stipulations.

ALTERNATIVE MOTION:

I move that the Planning Commission recommend that the City Council deny the proposed plat subject to the following findings: (The Commission should draft appropriate findings).

ATTACHMENTS:

- Attachment A – Aerial
- Attachment B – Proposed Plat date stamped September 1, 2011
- Attachment C – Approved Site Plan



HIGHLAND CITY PLANNING COMMISSION MEETING SEPTEMBER 27, 2011			
REQUEST:	Preliminary Plat Approval – Highland Estates Subdivision a Five Lot Residential Subdivision (PP-11-02)		
APPLICANT:	Jay Broadbent		
FISCAL IMPACT:	None		
GENERAL PLAN DESIGNATION	CURRENT ZONING	ACREAGE	LOCATION
Low Density Residential	R-1-20	4.26 Acres	5890 West 10400 North

BACKGROUND:

The property was annexed and zoned R-1-20 in September 2007. The old home on the property was recently demolished.

The development standards for the R-1-20 District are as follows:

- Maximum Density: one unit per 20,000 square feet of land area
- Minimum Lot Area: 20,000 square feet
- Minimum Lot Frontage: 115 feet

Subdivision review and approval is an administrative process.

SUMMARY OF REQUEST:

1. The applicant is requesting preliminary plat approval of a five lot residential subdivision at a density of 1.17 dwelling units per acre (Attachment A). The lot sizes are as follows:

Lot Number	Size
1	20,006
2	22,181
3	20,939
4	50,885
5	21,025

2. Access to the subdivision is provided from 9600 North. A new street, 6900 West, will be constructed to access each lot.
3. The half street improvements for 9600 North including curb, gutter, and sidewalk will be installed as part of this subdivision. The full street improvements for 6900 West will also be constructed.
4. Tract A is proposed to be owned and maintained by Highland City.

CITIZEN PARTICIPATION:

Notice of the September 14, 2011 Development Review Committee meeting was mailed to all property owners within 500' of the proposed plat on August 31, 2011. Three residents attended the meeting but did not have any comments.

Notice of the Planning Commission public hearing was published in the Daily Herald on September 11, 2011. Notice of the September 27, 2011 Planning Commission public hearing was mailed to all property owners within 500' of the proposed plat on September 14, 2011. No comments have been received.

ANALYSIS:

- The General Plan designation is Low Density Residential. The proposed subdivision density of 1.17 dwelling units per gross acre is in conformance with the General Plan.
- The property to the north is currently under construction for a single family residential subdivision and zoned R-1-40. The property to the south is vacant and in Lehi City. The properties to the east and west have been developed as large lot single family residential and is zoned R-1-20. The proposed subdivision is compatible with the surrounding existing uses.
- Engineering has reviewed the connection to 9600 North and the proposed 6900 West. Both streets have the capacity to handle the increased traffic from the subdivision.
- Utility connections will be provided to existing lines in 9600 North.
- The proposed subdivision meets all of the requirements of the R-1-20 District.
- Tract A is 7,888 square feet and is proposed to be owned and maintained by Highland City. This tract of land has little value for the city and should be owned and maintained by a private entity. The property has been informed of this requirement.
- The standard ten (10) feet public utility easements have been included on the plat.
- Water shares are required to be dedicated/paid as part of the approval.

FINDINGS:

The proposed plat meets the following findings with stipulations:

- It is in conformance with the General Plan, the R-1-20 District and the Highland City Development Code.

RECOMMENDATION AND

Staff recommends the Planning Commission should recommend approval of the proposed plat subject to the following stipulations:

1. The recorded plat shall conform to the final plat date stamped August 29, 2011 except as modified by these stipulations.
2. Water shares shall be dedicated, or documentation of dedication shall be provided, prior to recordation of the final plat as required by the Development Code.
3. Tract A shall be owned and maintained by a private entity. The owner and maintenance plan shall be determined prior to final plat approval.
4. All required public improvements shall be installed as required the City Engineer.
5. The civil construction plans shall meet all requirements as determined by the City Engineer.

PROPOSED MOTION:

I move that the Planning Commission accept the findings and recommend **APPROVAL** of case PP-11-02 a request for preliminary plat approval for the Highland Heights Subdivision subject to the five stipulations.

ALTERNATIVE MOTION:

I move the Planning Commission recommend that the City Council deny the proposed plat subject to the following findings: (The Commission should draft appropriate findings).

ATTACHMENTS:

- Attachment A – Aerial
- Attachment B – Proposed Plat date stamped August 29, 2011



