



AGENDA

HIGHLAND CITY PLANNING COMMISSION Tuesday, February 12, 2013 – Regular Meeting 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 Steve Rock
- Pledge of Allegiance – Commissioner Sherry Carruth

OATH OF OFFICE:

The City Recorder will administer the oath of office to Planning Commission Members Scott Temby and 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.

PUBLIC HEARING ITEMS:

1. PP-12-03 Don Wakefield is requesting preliminary approval for the purpose of subdividing his property at 10891 North 5750 West into two residential lots.
Administrative.
2. PD-12-01 Discussion on a request by MRFP, LLC for a Planned Development (PD) District of approximately 83.54 acres named Skye Estates. The property is generally located north of the northeast corner of 11800 North and Highland Boulevard. The requested Planned Development will include office, retail, senior living, and 176 residential family lots. This item will be for review only and no action will be taken.
Legislative.

OTHER BUSINESS:

APPROVAL OF MINUTES:

- November 27, 2012 – Regular Meeting

PLANNING STAFF REPORT:

- Review of recent City Council Actions

COMMISSION COMMENTS AND SUGGESTIONS:

ADJOURNMENT:

NEXT MEETING: *Tuesday, March 26, 2013* at 7:00 pm City Council Chambers

Legislative: An action of a legislative body to adopt laws or policies.

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) 772-4505 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 7th day of February, 2013. 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 7th day of February, 2013 the above agenda notice was posted on the Highland City website at www.highlandcity.org.

Dorinda King, Secretary

HIGHLAND CITY
PLANNING COMMISSION MEETING
FEBRUARY 12, 2013

REQUEST:	Minor Subdivision Approval – Country Farm Meadows Plat D (PP-12-03)		
APPLICANT:	Don Wakefield		
FISCAL IMPACT:	None		
GENERAL PLAN DESIGNATION	CURRENT ZONING	ACREAGE	LOCATION
Low Density Residential	R-1-40	40,012 sqft	10891 North 5750 West

BACKGROUND:

The development standards for the R-1-40 District are as follows:

- Maximum Density: one unit per 40,000 square feet of land area
- Minimum Lot Area: 20,000 square feet (only 25% of the lots within a subdivision can be between 20,000-30,000 square feet)
- Minimum Lot Frontage: 130 feet

The property is lot 14 of the Country Farm Meadows Subdivision that was platted in 1992. The Country Farm Meadows Subdivision included 18 lots on 18.58 acres. The R-1-40 District allows a density of one lot per 40,000 square feet. A total of 20 lots were permitted on the 18.58 acres. As a result two additional lots can be created in the subdivision.

The Development Code provides a Minor Subdivision Option. This allows the preliminary and final plats to be processed concurrently for subdivision with three lots or less.

Subdivision review and approval is an administrative process.

SUMMARY OF REQUEST:

1. The applicant is requesting minor subdivision approval for a three lot subdivision. Lot one will be 10,010 square feet and lot two will be 2002 square feet.
2. Access to the subdivision is provided from 10900 North and 5750 West.

CITIZEN PARTICIPATION:

Notice of the January 31, 2013 Development Review Committee meeting was mailed to 37 property owners within 500’ of the proposed plat on January 16, 2013. Three residents attended the meeting and were opposed to the subdivision.

Notice of the Planning Commission public hearing was published in the Daily Herald on January 27, 2013. Notice of the Planning Commission public hearing was mailed to 37 property owners within 500’ of the proposed plat on January 28, 2013. Four letters of opposition have been received.

ANALYSIS:

- The General Plan designation is Low Density Residential. The proposed subdivision is in conformance with the General Plan.
- All of the surrounding property has been developed as single family residential homes. The proposed subdivision is compatible with the surrounding existing uses.
- Utility are be provided to existing lines in in 10900 North.
- The proposed subdivision meets all of the requirements of the R-1-40 District.
- The standard ten (10) feet public utility easements have been included on the plat.

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 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 February 9, 2013 except as modified by these stipulations.
2. All required public improvements shall be installed as required the City Engineer.
3. 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-12-03 a request for minor subdivision approval for the Highland Heights Subdivision subject to the three 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 – Proposed Plat date stamped February 7, 2013
- Attachment B – Country Farm Meadows Plat
- Attachment C – Letters of Opposition
- Attachment D – Applicant Response Letter

Dear Highland City Zoning

I want to be anonymous with my comments on the Wakefield property since we are neighbors of his. I object to a split of the property since the Country Farm Covenants don't allow for splitting of the lots. The one acre lots were designed as horse property for those who would like the bigger lots. This just opens the door for owners of the lots in Country Farms sub-division to apply for splitting up lots for flag type lots with houses in back of houses like in awful areas like Orem, Lehi etc... Thanks for your time.

RECEIVED JAN 24 2013

January 29, 2013

Highland City Planning Commission
5400 West Civic Center Drive- Suite 1
Highland, UT 84003

To whom it may concern,

Our property is adjacent to Mr Wakefield's lot on the west side. The previous owner submitted to have the property subdivided about 15 years ago which was denied. We object to the proposal now for the same reasons we objected back then. One of the main reasons for our investing in Highland is that the goal of the city officials and planners is to protect the "rural" feel by implementing zoning laws that will ensure that vision. Those laws are in place to protect property owners from high density development and maintain a consistent standard.

The negative impact to us as adjacent property owners is monumental. The devastating impact to our quality of life will include: increased traffic, loss of privacy, loss of spectacular views, reduced resale value or appeal due to the cluster of homes built so close together. Buyers are drawn to Highland for the open feel (just as we were) and our homes will be less desirable due to of the close proximity of the neighboring homes. We purchased our lot with the knowledge that the developed lots to the east of us are zoned R-I-40 and could not be subdivided. If an exception for Mr Wakefield's lot is allowed, where does it end? Can the property owner just south of Mr Wakefield then subdivide his lot? The ripple affect will be huge.

While we hold Mr and Mrs Wakefield in high regard, we respectfully request their proposal to subdivide their lot be denied and the zoning laws and standards in place be upheld.

Thank you,

David and Kathy Griffiths
10882 North 5800 West
Highland, UT 84003

Planning@ Highland City RECEIVED JAN 30 2013 Tuesday, Jan 29

From: E. Stoddard, 10858 N. 5800W. Highland, UT 84003 2013

TO: Highland City Planning Commission:

I am writing in regard to the proposed subdivision of Mr. Don Wakefield's property, located at 10891 N. 5750W. I understand that this matter is being presented to the Design Review Committee (DRC) on Wed., Jan, 30. As I cannot attend the meeting in person, please consider my following comments as you make a decision about the proposed subdivision of Mr. Wakefield's property.

I live at 10858 N. 5800W; my property is immediately southwest of the lot in question. I have lived in Highland since we built our home on this property in 1996. I have enjoyed having Mr. Wakefield as a neighbor and appreciate the pride of ownership he takes in his property.

I respectfully request the DRC Not allow Mr. Wakefield's lot to be divided. One of the main appeals of this area of Highland is the feel of open space. When we purchased our lot 17 years ago, one of the main draws was that we would be backed up to full acre lots. By allowing the lot in question to be divided, it would obstruct our views and "close in" the space around us. I feel that subdividing the lot will have a detrimental effect on our neighborhood and lead to a decline in personal property values.

I urge the DRC to keep the lot as it was originally planned a full acre lot - to avoid any negative impacts to the neighbors and other property owners in this vicinity.

Thank you for your consideration: Edith Stoddard 

Dorinda King

From: Jon Rosdahl <jrosdahl@ieee.org>
Sent: Wednesday, January 30, 2013 5:21 AM
To: Planning
Cc: Nathan Crane; Dorinda King; Wade Lehmborg; Jone Varney
Subject: Fw: Design Review Committee Meeting January 30. 2013 - RE: Subdivision by Don Wakefield

I am resending as the planning@highlandcity.org address has seemed to bounce.

Respectfully,
Jon

----- Original Message -----

From: [Jon Rosdahl](mailto:Jon.Rosdahl@ieee.org)
To: planning@highlandcity.org
Sent: Tuesday, January 29, 2013 10:18 PM
Subject: Design Review Committee Meeting January 30. 2013 - RE: Subdivision by Don Wakefield

To the members of the Design Review Committee,

I would have liked to have been able to address the committee in person on this matter, but I am out of the town this week.

I understand that Mr. Wakefield is petitioning to subdivide his lot at 10891 North 5750 West.

I have read the letter you provided me that my subdivision (Country Farm Meadows) is within a R-1-40 zone. From your letter, you indicate that it may be possible to stay within the density allotments to reduce the size of Mr. Wakefield's lot.

I have no firsthand knowledge of the expiration of the Covenants and Restrictions (C&R) that apply to the Country Farm Meadows subdivision, which were in place when we moved in. Mr. Wakefield has indicated to me that he believes that they no longer apply, and that he is within his legal right to subdivide his lot. I would hope that the committee investigates the C&R for the Country Farm Meadows and ensure that the size of the lots allocated during the creation of the subdivision were not stipulated to remain intact even if some of the other stipulations may no longer apply.

When we moved to Highland, we were pleased and enjoyed the R-1-40 Zone, and the fact that all the homes in our subdivision were 1 acre lots was very desirable. We liked the openness that the lot sizes provided.

If it is found that a legal subdivision of the lot can be made, I would agree that Mr. Wakefield may be within his legal right to create it. However, being legally able to do something should not be the only criteria in the evaluation of this matter. Mr. Wakefield chose to move to Highland with its lot sizes, rules and atmosphere. He is now looking to change the lot size and atmosphere from what the rest of the subdivision members chose when we moved here.

I would ask the Design Review Committee to consider the subdividing of this lot be carefully, and would ask the committee to consider the desire of the other residents of the Country Farm Meadows Subdivision in your deliberations. Changing a neighborhood layout in this manner reduces the open feel that our neighborhood now enjoys, and I believe that the majority of the subdivision feel the same way.

Respectfully Submitted,
Jon Rosdahl

To: Highland City Planning Commission

Re: Case PP-12-03 Subdivision of Property at 10891 N 5750 W owned by Don Wakefield

February 3, 2013

This letter is in response to comments and letters presented at the Design Review Committee on January 30, 2013, regarding subdivision of our one-acre lot into two one-half acre lots.

We have done everything according to Highland City zoning requirements; we are not asking for any variances.

One comment was they bought their house backed-up to a R-1-40 lot for the open space and view. It was unrealistic to think that the lot would remain vacant forever. We believe that an out-building would be less appealing than a nice house.

It is mind-boggling that some people would deny another person their legal rights if the change is not to their liking.

Another concern was about horse property. There are 18 homes in the subdivision and currently there is only one home that has horses. This is not an issue.

Open space was the concern of another neighbor that only uses their back lot for a dumping ground for green waste. The green waste is one to two feet deep. Conclusion--open space means dumping ground.

There was concern that to subdivide was against the CC&R's for Country Farm Meadows. The CC&R's had a duration clause that terminated the CC&R's in twenty years from the recorded date. That recorded date is long gone. We are attaching a copy of the front page of the CC&R's which shows Item 3 - Duration of Restrictions and the Utah County Recorder's stamp showing the recorder number and date filed. You can do the math.

Traffic was another issue. It seems they are really stretching for issues to deny the subdivision. If they are worried about traffic, they themselves would slow down when traveling on the neighborhood streets.

We are caring Highland homeowners who value the care and appearance of our property as well as respecting the City ordinances and the laws governing our community.


Don Wakefield


Nancy Wakefield

**HIGHLAND CITY
PLANNING COMMISSION MEETING
FEBRUARY 12, 2013**

REQUEST:	PUBLIC HEARING: Skye Estates Planned Development (PD-12-01)		
APPLICANT:	MRFP LLC		
FISCAL IMPACT:	Unknown		
GENERAL PLAN DESIGNATION N/A	CURRENT ZONING N/A	ACREAGE ± 85 Acres	LOCATION 4900 West and 11300 North

BACKGROUND:

The site is currently located in Utah County and the applicant has applied for annexation.

The property is not included in the General Plan Land Use Map. The property is included in the Highland City Annexation Plan that was adopted in 2007. Detailed infrastructure studies and planning were completed for the annexation area as part of the annexation plan. This area was identified for future residential development as open space subdivisions.

The applicant has submitted a request for an Annexation Agreement which is currently under review by staff. It is anticipated that the annexation, annexation agreement, and PD District will be considered concurrently at a future public hearing before the City Council.

The adoption of a PD District is a legislative process.

SUMMARY OF REQUEST:

1. The request is to zone approximately 85 acres to PD-1 (Planned Development) to allow a 1.75-acre office/retail center, a 7.5-acre active adult community and a 74.30-acre single-family residential subdivision. The applicant has submitted a PD plan and narrative and intends to subdivide the property at a later date. A subdivision plat will be required prior to development of the single-family residential development.

Office/Retail Center

2. Generally, the proposed commercial uses are similar to the PO (Professional Office) and Residential Professional (RP) districts except as modified to meet the desired character of the development and to be compatible with existing and future residential development. The proposed uses include:
 - Retail Sales of Merchandise and Food
 - Restaurants
 - Medical Facilities
 - Skilled Nursing Facilities
 - Professional Offices
 - Daycare or Nursery

- Educational Institutions
 - Sports and Fitness Centers
3. Access to the retail center will be available from Highland Boulevard. Pedestrian access from the adjacent neighborhood is provided through the interconnected trail system.
 4. Parking is located behind the buildings. Any screen walls will coordinate with the single-family residential development theme walls.
 5. The PD District includes architectural design guidelines for the center. Sample elevations have been provided as part of the district.

Active Adult Community

6. A 56-unit age restricted active adult attached townhome development is proposed. The maximum density is 7.47 units per acre. The minimum age required for ownership or rental privileges is 55 or above for at least one adult. Age restrictions will be enforced through the Home Owner’s Association (HOA).
7. All recreation areas and roads within the community will be private and owned and maintained by a HOA.
8. Each unit will feature a two car garage. In addition, a sixteen stall guest parking lot will also be provided.
9. Each unit will include a private 10-foot fenced in area in the rear of the unit. The developer will be responsible for installing common fencing for these areas. All of the property outside of this area will be owned and maintained by a HOA.
10. This area includes 2.30 acres of formal landscaped areas and 1,600 feet of sidewalk that can be used as walking trails.
11. The PD District includes architectural design guidelines for the townhomes. Sample elevations have been provided as part of the district.

Residential Subdivision

12. A 176-lot single-family residential subdivision is proposed with a maximum density of 2.37 dwelling units per acre. All lots are a minimum of 10,000 square feet. There are three different lot categories as follows:

Minimum Lot Area	Number of Lots	Average Lot Area	Percentage of Total Lots
10,000-11,000	79	10,308	44.88%
11,000-15,500	46	13,562	26.14%
15,500	51	18,760	28.98%
Total	176		100%

13. The front yard setback is 20 feet, the rear yard setback is 15 feet, and the side yard setback is 10 feet.
14. The PD District includes architectural design guidelines. The guidelines include rood pitch, window treatments, garage door upgrades, and treating of exposed foundations. Sample elevations have been provided as part of the district.
15. Primary access to the site will be available from Highland Boulevard. Secondary access will be provided from two future local streets to the south and the east and one connection to the Chambery Subdivision. All internal roadways will be public.

Recreation Areas

16. A minimum of 20% (16.3 acres) of the total development will be utilized for recreation and natural open space areas.
17. A minimum of 10.7% (8.7 acres) of the residential subdivision will be utilized for active recreation areas. All recreation areas will be owned and maintained by the HOA with the exception of the city trails. The developer will be responsible for the cost of the installation of all the recreation areas including the city trails.
18. The primary recreation area will be in the single family residential area and will feature a two acre neighborhood park. The park will include a play structure, ramada, volleyball courts, tennis courts, and a large open play area. A second three-quarter acre pocket park will be located in the southeast corner of the site. This park will also include a ramada and play structure. A 3,000 sqft community center with adult and child pools will also be provided. The community center will include a full kitchen, gym, sitting areas, and yoga room.
19. The development also includes an interconnected trail system. The trail system incorporates the Bull River Trail, Highland Boulevard Trial and a connection to the existing neighborhood trail in the Chambery subdivision to the south. The trails will be five or six feet in width.
20. A minimum of 9.6% (7.8 acres) will be provide be provided as natural open space. The purpose of the natural open space is to protect the existing natural drainage corridors and tree canopies. These areas will be protected by a conservation easement to be placed in drainage ways and areas with existing tree canopies. The total width of the easement is sixty feet. A thirty foot access easement at the bottom of the drainage way which allows access by the city to maintain the area to protect the drainage corridor. The location of the easement will be marked on each lot by a 2-3 foot tall rock marker. These areas will also include a nature discovery trail.

Theming

21. A Scottish theme has been chosen for the development. This theme will be carried out through the architecture of the buildings and homes, parks, and through several theme elements. These elements include:
 - Grand and Secondary Entrances
 - Common Logo
 - Highland History Monument Rocks
 - Bridges

- Decorative Community Mail Boxes
- Theme wall used in the adult community and retail/office area
- Street Trees
- Design Standards

22. The PD specifies design standards for all buildings. The design standards are established to ensure that all buildings feature four-sided architecture. Examples of the architectural theme are provided in the PD to show how the architecture of the development fits in with the development theme.

Site Circulation

23. Primary access to the site will be provided by Highland Boulevard. Secondary access is provided to the vacant property to the east and south and east. A connection to the Chambéry subdivision is also provided.

24. The applicant is proposing alternative street cross-sections for the development. The following chart shows the modifications:

<i>Street Type</i>	<i>Right of Way Width</i>	<i>Park Strip</i>	<i>Sidewalk</i>	<i>Pavement</i>
<i>Connector Standard</i>	56 ft	5 ft	5 ft both sides	32 ft
<i>Proposed Connector</i>	52 ft	4 ft	6' trail one side	34 ft
<i>Local Standard</i>	54 ft	5 ft	5 ft both sides	30 ft
<i>Proposed Local with Trail</i>	48 ft	4 ft one side	6 ft one side, 4 ft opposite side	30 ft
<i>Proposed Local</i>	50 ft	4 ft	4 ft both sides	30 ft

25. A cross section is also proposed for the private streets in the adult community area. This includes 28 feet of right-of-way, a four foot sidewalk on one side and a pavement width of 20 feet. These roads will be owned and maintained by an HOA.

Project Phasing

26. It is anticipated that the project will begin with the single family subdivision. The office/retail and adult community areas will be developed in the future.

27. The applicant is proposing to install the recreation areas and theme elements concurrently with the adjacent phase with the exception of the grand entrance, community center, and pools which will be installed during the first phase.

Utilities

28. Utilities will need to be extended to the site to serve the property. All costs associated with these extensions will be the responsibility of the developer. There is capacity in the existing system to serve the development.

CITIZEN PARTICIPATION:

The applicant held two neighborhood meetings. The first neighborhood meeting was held on November 1, 2012 at the site. According to the materials presented by the applicant twenty-seven people attended the meeting. Comments included purchasing lots within the subdivision, canceling the project in favor of open space, providing trails that access the hills, matching lot lines along Atlas Drive, and adding a stop sign and speed bumps on Atlas Drive.

The applicant conducted a second neighborhood meeting at 6:00 PM on Thursday, January 3, 2013 at the Ridgeline Elementary School. According to materials presented by the applicant six people attended the meeting.

Notice of the Planning Commission public hearing was published in the Daily Herald on January 27, 2013 and mailed to all (18) property owners within 500' of the proposed plat on January 28, 2013. One request for additional information was received.

ANALYSIS:

General Plan

- The property is not included in the General Plan Land Use Map. However, the Low Density Residential land use category includes developments with densities ranging from 1-2.4 units per acre.
- The proposed PD meets the General Plan goals of:
 - Providing a wider range of housing options
 - Preserving critical open spaces
 - Ensuring new annexations are consistent with established land use patterns
 - Integrating commercial uses with the community character
 - Providing city-wide trails
 - Assuring residents have access to parks and trails
 - Providing housing for seniors

Compatibility with Surrounding Land Uses

- Although, the proposed density of a maximum density of 2.37 dwelling units per acre for the residential subdivision exceeds the densities of the surrounding existing subdivisions, it will be compatible with the existing and future development in the area. The lots that border the existing development on the south and east side are equal to or larger than the existing lots. In addition, the 10,000 square foot lots are located in the interior of the project.
- The proposed office/retail center will be compatible with the existing and future developments in this area. Permitted uses in the center are consistent with typical office and neighborhood scale retail uses.
- The scale and design of the office/retail center and adult active community will mitigate any

potential impacts on the adjacent residential lots and ensure that it is compatible with the desired residential character of the area. The office/retail buildings will be located more than 250 feet from the nearest home.

- All buildings will feature four-sided architecture specifically designed to complement the theme of the development. All buildings in the center will share common materials and architectural accents.

Site Circulation

- The proposed entrances to the development will provide adequate access to the site. The impact on the existing subdivision to the south has been reduced through the street layout.
- The proposed cross sections meet the minimum pavement width requirements for streets in Highland. Staff is recommending a stipulation prohibiting on street parking in the adult community.

Conformance with Zoning Ordinance

- The proposed development is consistent with the purpose of a PD district.
- The proposed development standards are consistent with the requirements for a PD including recreation areas and providing a mix of uses.
- The PD addresses permitted and conditional uses. Any use not expressly listed in the PD is prohibited

Justification for Density

- The development includes a theming that exceeds quality of existing development in the area. The project theme has been integrated in all aspects of the development.
- The proposed development includes a neighborhood office/retail center that is carefully integrated with surrounding residential uses. The scale and design of the center will reflect the residential character of the surrounding area.
- The applicant is proposing architectural design standards for the residential units to ensure a high quality of design.
- The development provides a mix of housing products including an age restricted community.
- The development exceeds the minimum amount of open space required by the Development Code.
- The proposed development protects natural drainage corridors.

FINDINGS:

With the proposed stipulations, the proposed PD appears to meet the following required findings:

- The PD is in substantial conformance with the City's General Plan.
- Adequate access and infrastructure will be provided.
- The PD will result in compatible land use relationships.
- The development standards in the PD exceed the desired quality for development in the area.

RECOMMENDATION:

Staff recommends that the Planning Commission conduct a public hearing, determine whether or not the proposed PD meets the required findings and provide a recommendation to the City Council. If the Commission chooses to recommend approval the following stipulations should be included:

1. Development shall be in substantial conformance with the development plan and narrative dated February 7, 2013 except as modified by these stipulations.
2. The required development standards shall be as shown in the narrative request dated February 7, 2013.
3. Uses for the property shall be as shown in the narrative request dated February 7, 2013.
4. The developer shall be responsible for all costs associated with extending culinary water, secondary water, sanitary sewer and all pertinent structures associated with these utilities.
5. The developer shall be responsible to pay all fees associated with the connection to any TSSD sewer lines.
6. All residential and non-residential buildings shall be in substantial conformance to the style and character of the elevations provided in the PD narrative.
7. All conditional uses shall be evaluated and processed in accordance with the Highland City Development Code.
8. A public use easement shall be dedicated for all Highland City trails.
9. The total minimum width of the conservation easement shall be sixty feet. The conservation easement shall be revised to run parallel with the rear lot lines. Neighborhood pylons shall be placed at each intersection of the lot line and conservation easement and shall be installed prior to the issuance of a certificate of occupancy.
10. All building construction shall meet the minimum requirements of the geotechnical report.
11. The developer shall install the east half street improvements for Highland Boulevard including the parkway detail as determined by the City Engineer.
12. Prior to preliminary plat approval, the applicant shall submit a wall plan that shows the location and of the community theme wall. The theme wall shall be used for the active adult community, required screening for the office/retail area and along the main connector street from Highland Boulevard to lot 128.

13. All theme walls and landscaping shall be developed in the first phase of development for each phase.
14. No lots shall front or have access onto the main connector street.
15. A note shall be added to the Final Plat and the Covenants, Conditions, and Restrictions for the adult active community stating the Homer Owner's Association shall be responsible for the maintenance of all private drives including repaving the private drives after a leak or break is repaired.
16. The preliminary plat shall include all the single family residential portion of the development. The developer shall provide an exhibit of the phasing of this area.
17. The developer shall establish an irrevocable maintenance fund to ensure the maintenance of the private streets.
18. The street side yard setback for the single family residential area shall be 20 feet. The minimum setback to any trail shall be 10 feet.
19. The main culinary water line shall be in a minimum twenty foot wide easement dedicated to Highland City. All permanent structures, including retaining walls are prohibited within the easement.
20. Each individual phase shall meet the infrastructure requirements as determined by the City Engineer. Further financial guarantees shall be provided for each phase in accordance with city requirements.
21. One street parking shall be prohibited on all private streets.

PROPOSED MOTIONS:

I move the Planning Commission accept the findings and recommend **APPROVAL** of the proposed PD district subject to the twenty-one stipulations recommended by staff.

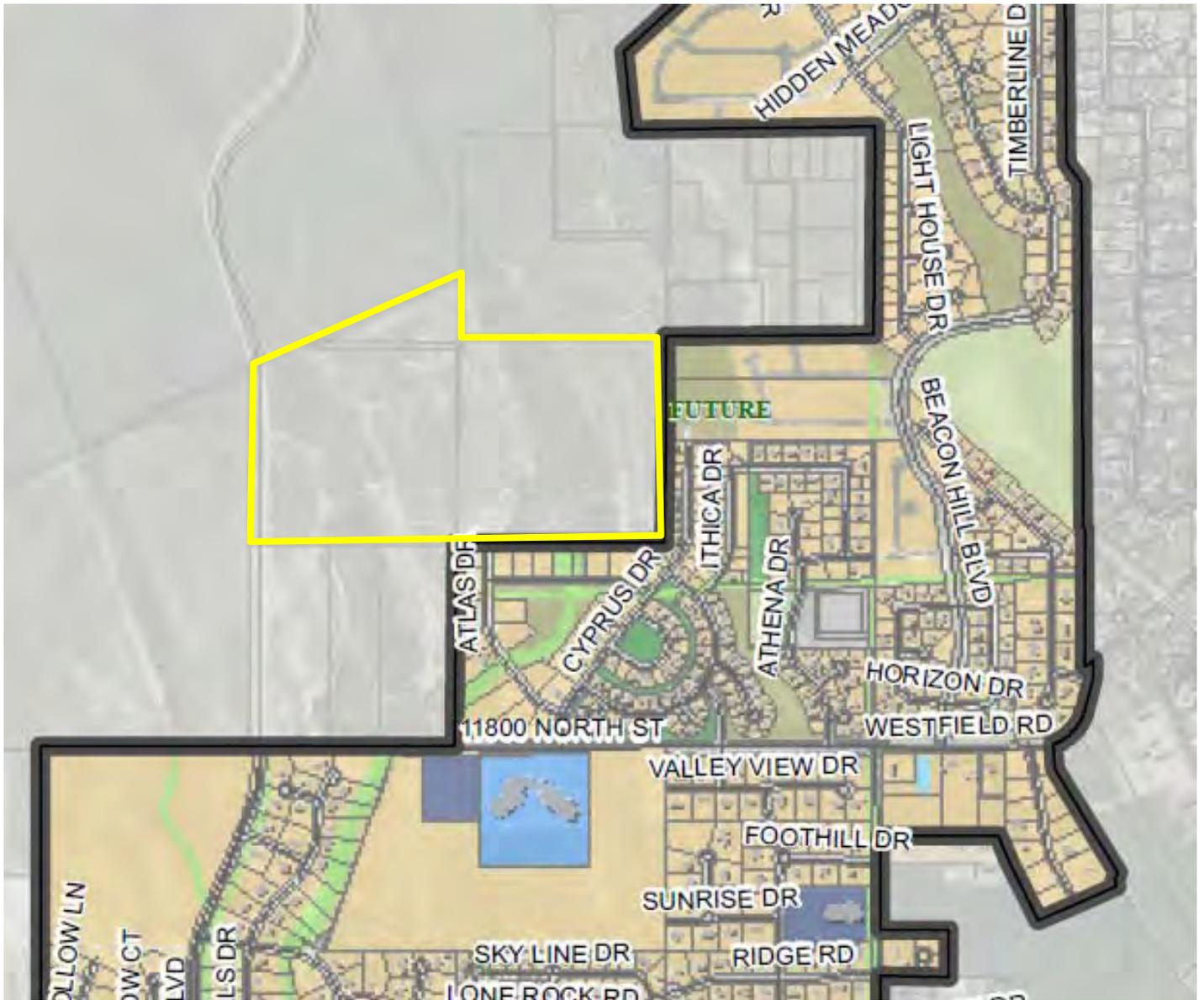
I move the Planning Commission recommend **DENIAL** of the proposed PD district subject to the following findings: (The Commission should draft appropriate findings).

ATTACHMENTS:

- Attachment A - General Plan Land Use Map
- Attachment B - Air Photo
- Attachment C - Neighborhood Meeting Summaries
- Attachment D - PD Master Plan (8.5 x 11)
- Skye Estates PD District dated stamped February 7, 2013

ATTACHMENT A

General Plan Land Use Map



ATTACHMENT B

Aerial Photo



PARCEL 1:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°52'52" WEST, ALONG THE SECTION LINE, 1230.93 FEET TO THE EAST RIGHT OF WAY LINE OF SUNCREST DRIVE; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: 1) NORTH 00°07'27" EAST 1112.88 FEET; 2) 92.05 FEET ALONG THE ARC OF A 697.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS NORTH 03°39'34" WEST 91.99 FEET); THENCE NORTH 66°30'00" EAST 338.68 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH 89°40'45" WEST, ALONG SAID NORTH LINE, 32.77 FEET; THENCE NORTH 66°18'37" EAST 1056.54 FEET TO THE EAST LINE OF SAID SECTION 22; THENCE SOUTH 00°21'21" WEST ALONG SAID EAST LINE, 419.10 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°47'39" EAST ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION, 1329.76 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE SOUTH 00°17'34" WEST ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION, 1352.52 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE NORTH 89°46'14" WEST ALONG THE SOUTH LINE OF SAID SECTION 23, 1331.19 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 22 AND THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND THE WEST RIGHT OF WAY LINE OF SUNCREST DRIVE, SAID POINT BEING SOUTH 89°52'52" WEST, ALONG THE SECTION LINE, 1304.93 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 22 AND RUNNING THENCE SOUTH 89°52'52" WEST ALONG THE SECTION LINE, 18.87 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE NORTH 00°10'36" EAST ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION, 554.45 FEET TO THE SOUTH LINE OF THE PROPERTY CONVEYED TO THE BOARD OF EDUCATION FOR THE ALPINE SCHOOL DISTRICT AS RECORDED IN ENTRY NO. 86984:2008 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDERS OFFICE; THENCE NORTH 89°52'53" EAST ALONG THE SOUTH LINE SAID DEED, 18.36 FEET TO THE WEST RIGHT OF WAY LINE OF SUNCREST DRIVE; THENCE SOUTH 00°07'27" WEST ALONG SAID WEST RIGHT OF WAY LINE, 554.44 FEET TO THE SOUTH LINE OF SAID SECTION 22 AND THE POINT OF BEGINNING.

Suggestions/Comments from Neighborhood Open House 11/1/12

- 1 – Cancel the project
- 2 – If you can, pre-sell lots or portions thereof early to existing homeowners then you don't have to borrow as much for development and you don't end up paying those taxes either.
- 3 – Cancel the east side of the project or make it open space, but keep the west side of the project.
- 4 – Be fair with us current homeowners, work with us, and you'll have more support.
- 5 – Can we buy just a portion of lot 134? Our neighbors north of us would be interested in the rest of it. John Liddle liddle_john@yahoo.com
- 6 – Stop sign on Atlas
- 7 – Horse trail with access to hills
- 8 – Match up the lot lines to the homes along Atlas – Adonis!! Lot 125-128
- 9 – Trail system with access to hills
- 10 – Speed bumps on Atlas Dr.
- 11 – Could you please the lot lines that already exist on Adonis – lots backing would then be .6. There would be better continuity for fencing. Lot #125-129
- 12 – I live @ Highland Hills lot 123 or 12003 Cyprus Dr. I would like to discuss purchasing the corner of lot 132&133. Also, we have a water pressure concern for our culinary water. Traffic concern from the project to Cyprus Dr. People going to Ridgeline Elem. will flow to Cyprus and not to Highland Blvd. Paul Aceves 801-647-5493

11/3 meeting



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Skye Estates Neighborhood Meeting Summary

A neighborhood meeting for Skye Estates was held on January 3, 2013. It was held at Ridgeline Elementary School in Highland. It was held between the hours of 5:30-7:30 p.m. Site maps as well as pictures of home and amenity examples were displayed for residents to view. Chad Christofferson, Rob Clauson and Bart Brockbank were in attendance explaining to neighbors the plans for this development. Sign in sheets with names and emails were collected from the residents. A comment box was also made available, but no one left written comments.

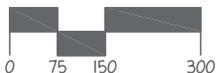
SKYE ESTATES MASTER PLAN



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SCALE: 1" = 300'



DATE: JAN. 28, 2013



OVERALL PLAN