



AGENDA

HIGHLAND CITY PLANNING COMMISSION Tuesday, June 11, 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 Scott Temby
- Pledge of Allegiance – Commissioner 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:

1. TA-13-05 The Highland City Council is requesting to amend Chapter 6 Guarantee of Performance of the Highland City Development Code relating to the requirements for public improvement performance guarantees. ***This item will be continued to the July 9, 2013 Planning Commission Meeting.*** Legislative.

PUBLIC HEARING ITEMS:

2. PP-13-03 A request by Bark Brockbank MRFP, LLC is requesting preliminary plat approval for a 60 unit attached single family active adult community subdivision located on approximately 7.49 acres. The property is generally located north of the northeast corner of 11800 North and Highland Boulevard. Administrative.

OTHER BUSINESS:

APPROVAL OF MINUTES:

PLANNING STAFF REPORT:

- Review of recent City Council Actions

COMMISSION COMMENTS AND SUGGESTIONS:

ADJOURNMENT:

NEXT MEETING: **July 9, 2013** 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 6th day of June, 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 6th day of June, 2013 the above agenda notice was posted on the Highland City website at www.highlandcity.org.

Jill Ballamis, City Treasurer

**HIGHLAND CITY
PLANNING COMMISSION MEETING
JUNE 11, 2013**

REQUEST:	PUBLIC HEARING: Preliminary Plat Approval for a 60 lot active adult community (PP-12-01)		
APPLICANT:	Bart Brockbank for MRFP, LLC		
FISCAL IMPACT:	None		
GENERAL PLAN DESIGNATION Low Density Residential	CURRENT ZONING PD-1	ACREAGE 7.95 Acres	LOCATION Southeast Corner of Highland Boulevard and Grant Boulevard

BACKGROUND:

The property was annexed on March 19, 2013. The property was also zoned PD-1 (Planned Development) on March 19, 2013. The preliminary plat for the entire Skye Estates Development was approved on April 2, 2013 and the final plat was approved on April 16, 2013.

Subdivision review and approval is an administrative process.

SUMMARY OF REQUEST:

1. The applicant is requesting preliminary plat approval for the active adult community for a sixty unit attached townhome project. The density for this project is 7.54 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).
2. The sixty units are divided into four different building types as follows:

Building Type	Number of Buildings
Single Unit	1
Twin Unit	9
Triple Unit	11
Quad Unit	2

3. Each unit will be constructed on a 2,260 square foot building pad and have a minimum of 400 square feet of private open space. This area will be fenced with common fencing. This area is shown as private area on the plat.
4. All units are single story with a basement. The PD District includes architectural design guidelines for the townhomes. The proposed elevations are consistent with the PD District.
5. Each unit will feature a two car garage. In addition, a fourteen guest parking stalls have also be provided

6. This area includes 2.30 acres of formal landscaped areas and 1,600 feet of sidewalk that can be used as walking trails.
7. Driveways for the units will be shared and are shown on the plat as limited common area. All other areas are common areas and will be owned and maintained by the Home Owner's Association.
8. Access to the subdivision is provided from Grant Boulevard. A secondary emergency access is provided to Highland Boulevard which will have a crash gate. All streets within the development are private streets. Parking will be prohibited on the private streets.

CITIZEN PARTICIPATION:

Notice of the May 22, 2013 Development Review Committee meeting was mailed to all property owners within 500' of the proposed plat on May 8, 2013. No residents attended the meeting.

Notice of the Planning Commission public hearing was published in the Daily Herald on May 26, 2013 and mailed to all property owners within 500' of the proposed plat on May 28, 2013. No comments have been received.

ANALYSIS:

- The proposed final plat is consistent with the approved PD District and meets the stipulations of the PD approval. This includes the number and size of lots, circulation system, open space, and amenities.
- The surrounding property is vacant and has not been included in the General Plan.
- A preliminary landscape plan has been provided and is consistent with the theming elements required in the PD District.
- As required by stipulation twelve of the PD District a theme wall has been provided adjacent to Highland Boulevard. Further, all other fencing in the project will match.
- 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. The final civil drawings will be completed prior to plat recordation.
- Unit 9 has been reserved as a temporary detention basin. This unit will be constructed once the detention basin is no longer needed.
- 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 Highland City Development Code and the Skye Estates PD District.

RECOMMENDATION AND PROPOSED MOTION:

Staff recommends that the Planning Commission hold a public hearing and recommend **APPROVAL** of the preliminary plat subject to the following stipulations:

1. The recorded plat shall conform to the final plat date stamped June 5, 2013 except as modified by these stipulations.
2. Development shall conform to the Skye Estates PD-1 Zoning District, Preliminary Plat and Preliminary Landscape Plan date stamped March 13, 2013.
3. 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.
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.
6. 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.
7. The developer shall establish an irrevocable maintenance fund to ensure the maintenance of the private streets.
8. On street parking shall be prohibited on all private streets.
9. The final landscape plans shall be revised and approved as required by the Community Development Director and City Engineer prior to issuance of any construction permits.
10. The final plat shall be revised as required by the Community Development Director and City Engineer prior to approval.

I move that the Planning Commission accept the findings and recommend **APPROVAL** of case PP-13-03 a request for preliminary plat approval for the Skye Estates Active Adult Community subject to the ten stipulations recommend by staff.

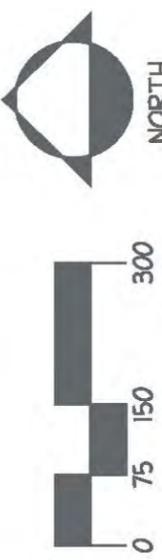
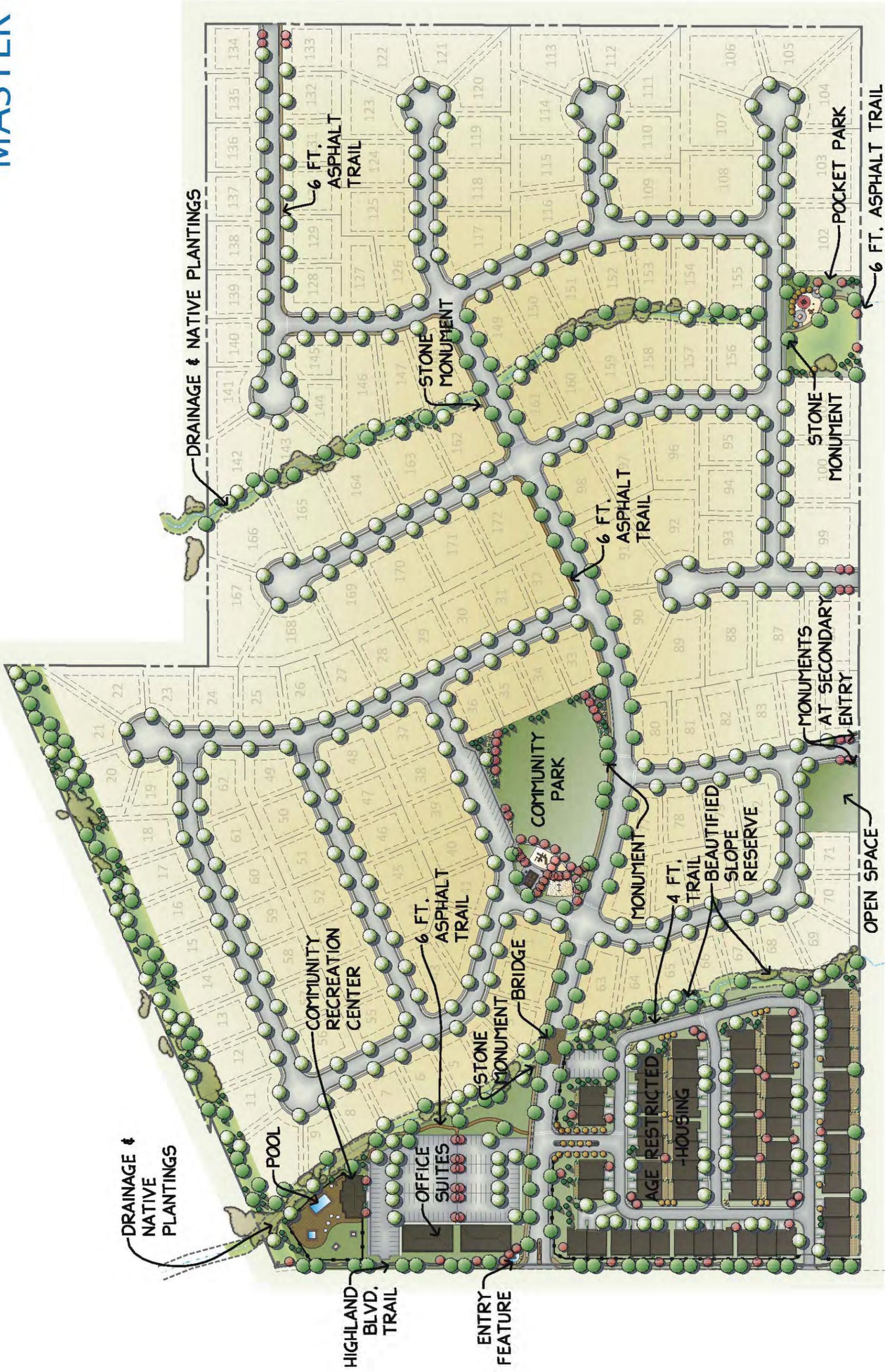
ALTERNATIVE MOTION:

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

ATTACHMENTS:

- Attachment A – Skye Estates Approved Development Plan
- Attachment B – Proposed Plat date stamped June 5, 2013
- Attachment C – Preliminary Landscape Plan stamped June 5, 2013
- Attachment D – Proposed Elevations stamped June 5, 2013

MASTER PLAN



G.B.:D

G. BROWN: DESIGN INC
SITE LANDSCAPE ARCHITECTS

SKYE ESTATES ACTIVE ADULT COMMUNITY PRELIMINARY PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN SHEET 1 OF 2

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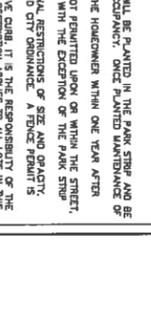
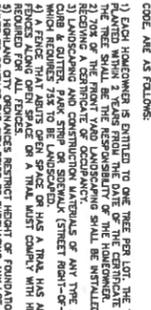
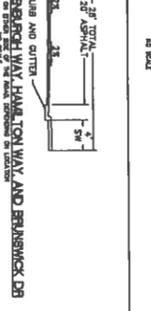
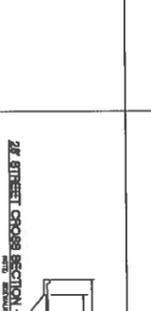
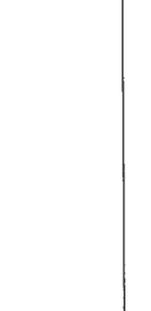
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MONUMENT TABLE table with columns: A, B, C, D, E, F, G, H, I, J, K, L, M, N



CONTACT LIST: OWNERS AGENT, R2R MANAGEMENT, BART BROCKBANK, PHONE: 801-310-7789

DESIGN ENGINEER: MIKE CARLTON, ENGINEERING, PHONE: 801-553-8112

APPROVED AS TO FORM THIS... HIGHLAND CITY ATTORNEY, PLANNING COMMISSION APPROVAL

ACCEPTANCE BY LEGISLATIVE BODY: THE DEPARTMENT OF PUBLIC WORKS AND ENGINEERING OF HIGHLAND CITY

LEIN HOLDER CONSENT: THE UNDERSIGNED HEREBY HERBY CONSENTS TO THE RECORDING OF THIS PLAT

ACKNOWLEDGEMENT: STATE OF UTAH, COUNTY OF UTAH, ON THE DAY OF...

OWNERS' DEDICATION: WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THIS PLAT

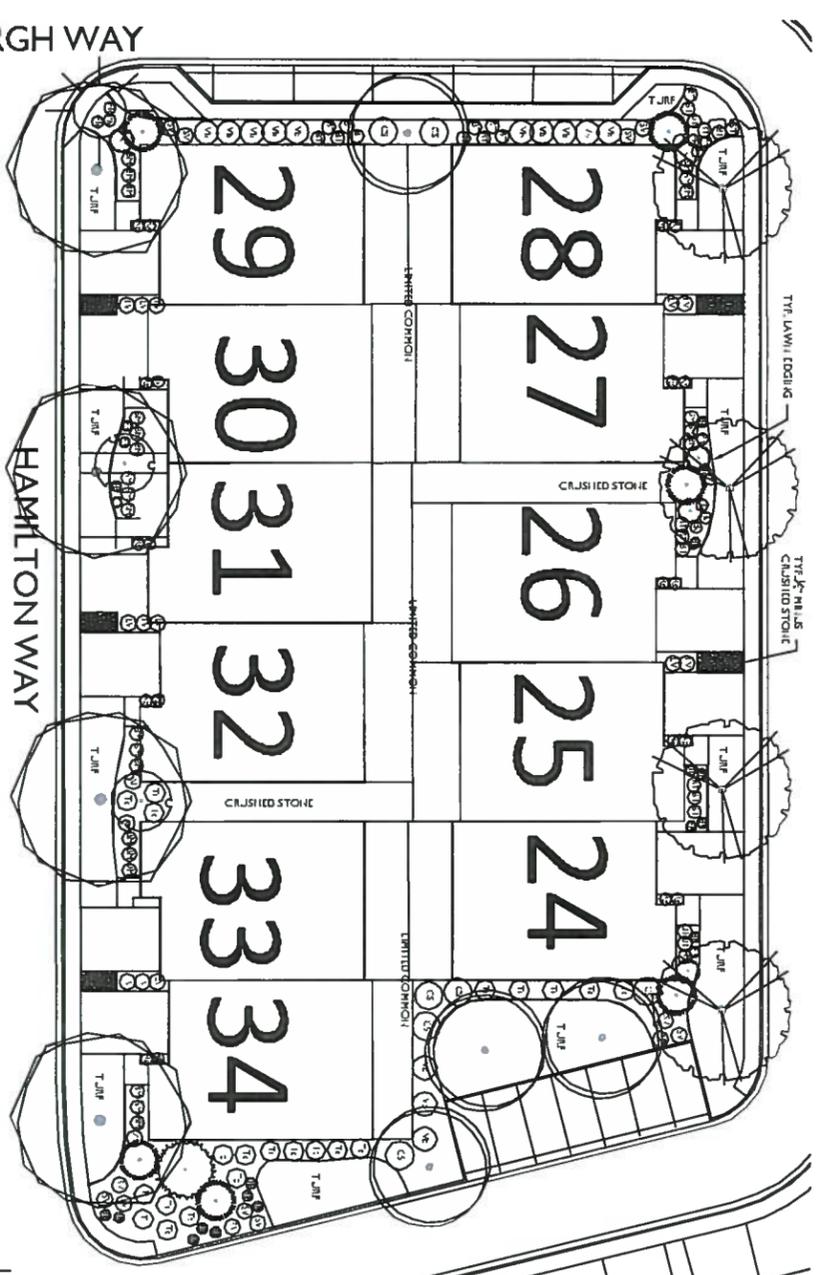
BOUNDARY DESCRIPTION: BEGINNING AT A POINT WHICH IS SOUTH 89°23' WEST 88.01 FEET ALONG THE SECTION LINE FROM THE

CONDITIONS OF APPROVAL: THESE ARE CONDITIONS OF APPROVAL ATTACHED TO THIS SUBDIVISION PLAT



WILDING ENGINEERING, 14721 SOUTH HERITAGE CREST WAY - BUFFDALE UT 84005 - 801-553-8112

REVISIONS table with columns: NO., REVISION, DATE



GENERAL NOTES

- 1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF HIGHLAND CITY LANDSCAPE DESIGN MANUAL.
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- 10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF HIGHLAND CITY LANDSCAPE DESIGN MANUAL.

PLANT SCHEDULE ACTIVE ADULT TYPICAL

SYMBOL	PLANT NAME	QUANTITY	SIZE	NOTES
1	Plant Name	1	14.5" x 14.5"	
2	Plant Name	1	14.5" x 14.5"	
3	Plant Name	1	14.5" x 14.5"	
4	Plant Name	1	14.5" x 14.5"	
5	Plant Name	1	14.5" x 14.5"	
6	Plant Name	1	14.5" x 14.5"	
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14	Plant Name	1	14.5" x 14.5"	
15	Plant Name	1	14.5" x 14.5"	
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23	Plant Name	1	14.5" x 14.5"	
24	Plant Name	1	14.5" x 14.5"	
25	Plant Name	1	14.5" x 14.5"	
26	Plant Name	1	14.5" x 14.5"	
27	Plant Name	1	14.5" x 14.5"	
28	Plant Name	1	14.5" x 14.5"	
29	Plant Name	1	14.5" x 14.5"	
30	Plant Name	1	14.5" x 14.5"	
31	Plant Name	1	14.5" x 14.5"	
32	Plant Name	1	14.5" x 14.5"	
33	Plant Name	1	14.5" x 14.5"	
34	Plant Name	1	14.5" x 14.5"	

CITY SUBMITTAL SET



NOTES

1. THE 32' ZONE OF THE HALLWAY...
2. THE 32' ZONE OF THE HALLWAY...
3. THE 32' ZONE OF THE HALLWAY...
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9. THE 32' ZONE OF THE HALLWAY...
10. THE 32' ZONE OF THE HALLWAY...

LI02



REVISIONS	DATE	BY	DESCRIPTION

ACTIVE ADULT TYPICAL LANDSCAPE PLAN

SKYE ESTATES

HIGHLAND CITY, UTAH

northland
 DESIGN GROUP
 LANDSCAPE ARCHITECTURE + LAND PLANNING
 821.751.0179 office 401.763.0180 utah www.northlanddesigngroup.com



ACTIVE ADULT TYPICAL LANDSCAPE PLAN

PROJECT NO: 2310

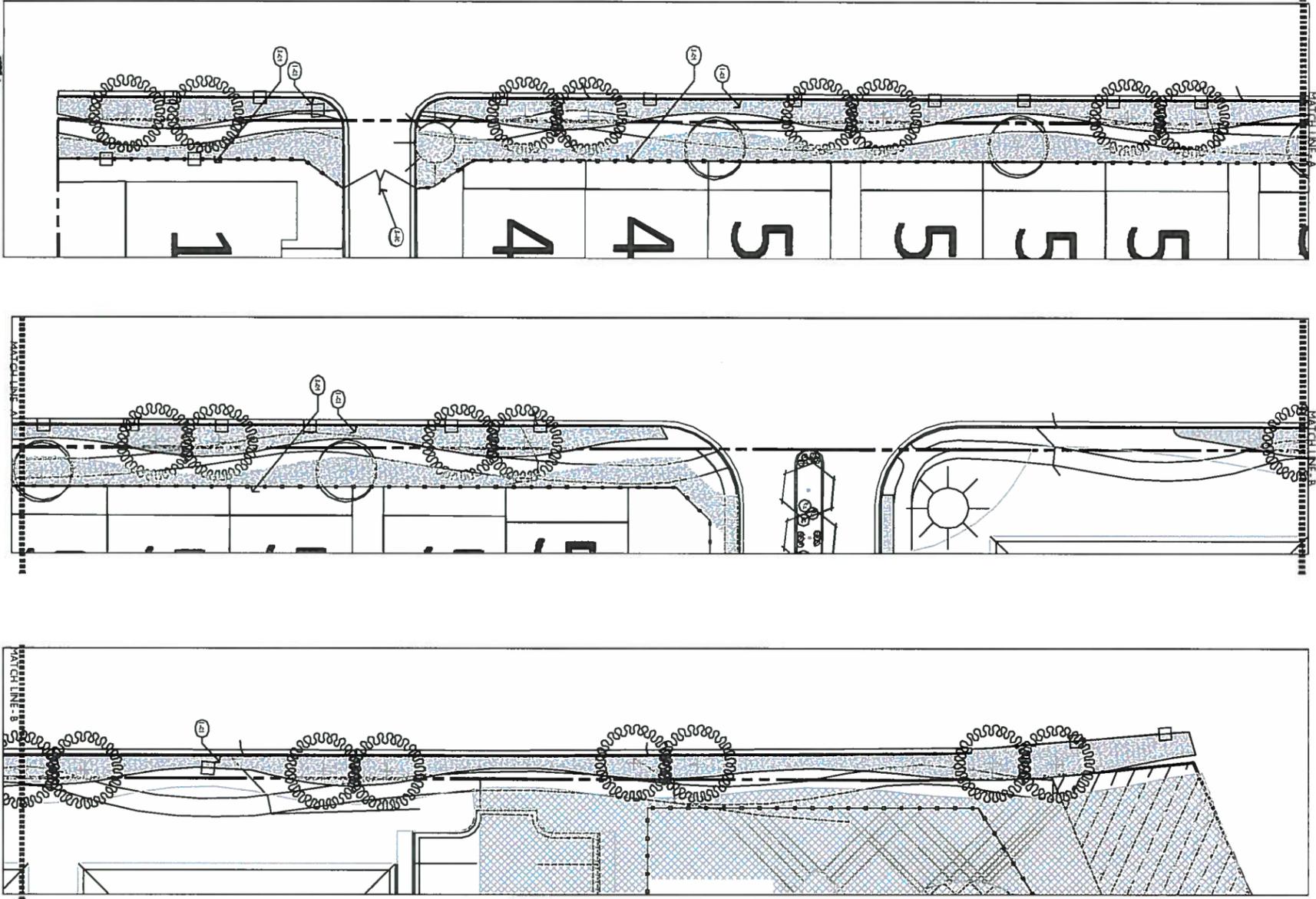
DATE: 31 MAY 2013

PROJECT NO: 2310

DATE: 31 MAY 2013

PROJECT NO: 2310

DATE: 31 MAY 2013



PLANT SCHEDULE HIGHLAND BLVD

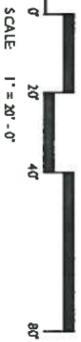
NO.	SYMBOL	PLANT NAME	SIZE
1	(Symbol: Circle with cross)	Aspen Spruce	12" x 12"
2	(Symbol: Circle with cross)	Prunella	12" x 12"
3	(Symbol: Circle with cross)	Aspen Spruce	12" x 12"
4	(Symbol: Circle with cross)	Prunella	12" x 12"

REFERENCE NOTES SCHEDULE HIGHLAND BLVD

- 1. LANDSCAPE SCHEDULE AS SHOWN
- 2. LANDSCAPE SCHEDULE AS SHOWN
- 3. LANDSCAPE SCHEDULE AS SHOWN
- 4. LANDSCAPE SCHEDULE AS SHOWN
- 5. LANDSCAPE SCHEDULE AS SHOWN
- 6. LANDSCAPE SCHEDULE AS SHOWN

CITY SUBMITTAL SET

NOTE:
 1) The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Highland.
 2) The contractor shall be responsible for the installation and maintenance of all landscape elements.
 3) The contractor shall be responsible for the removal of all landscape elements at the end of the project.
 4) The contractor shall be responsible for the replacement of any landscape elements that are damaged or destroyed during the project.
 5) The contractor shall be responsible for the protection of all existing landscape elements that are not to be removed.
 6) The contractor shall be responsible for the installation of all landscape elements in accordance with the approved landscape plan.
 7) The contractor shall be responsible for the maintenance of all landscape elements during the project.
 8) The contractor shall be responsible for the removal of all landscape elements at the end of the project.
 9) The contractor shall be responsible for the replacement of any landscape elements that are damaged or destroyed during the project.
 10) The contractor shall be responsible for the protection of all existing landscape elements that are not to be removed.



HIGHLAND BOULEVARD LANDSCAPE PLAN

SHEET 1 OF 2
L301



REVISIONS	DATE	BY	DRAWN BY	REVIEWED BY	DATE
1					
2					
3					
4					

HIGHLAND BOULEVARD LANDSCAPE PLAN

SKYE ESTATES

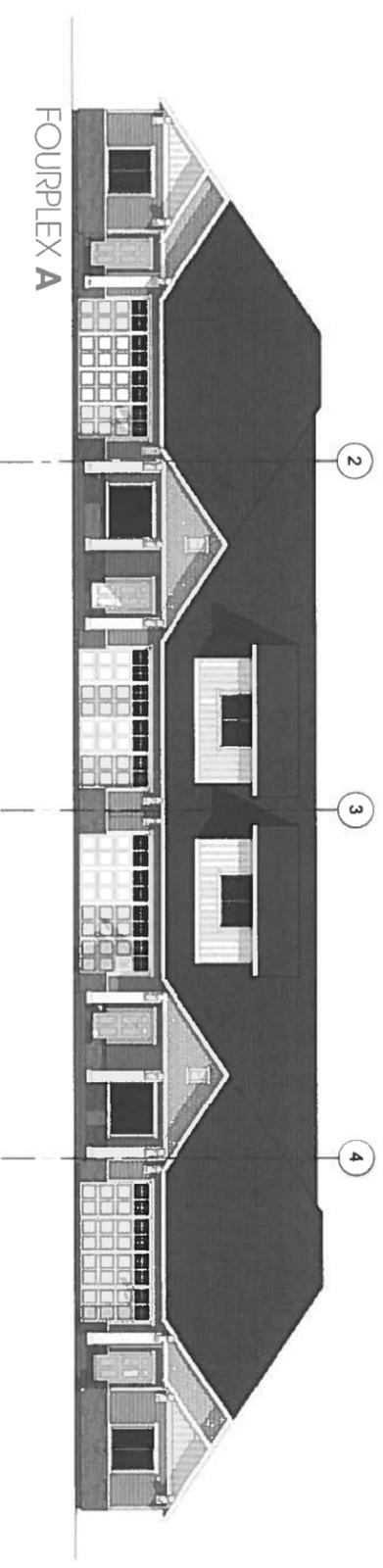
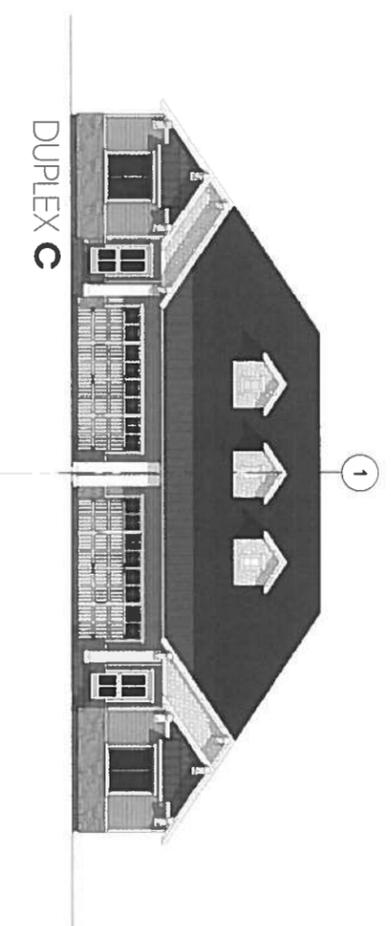
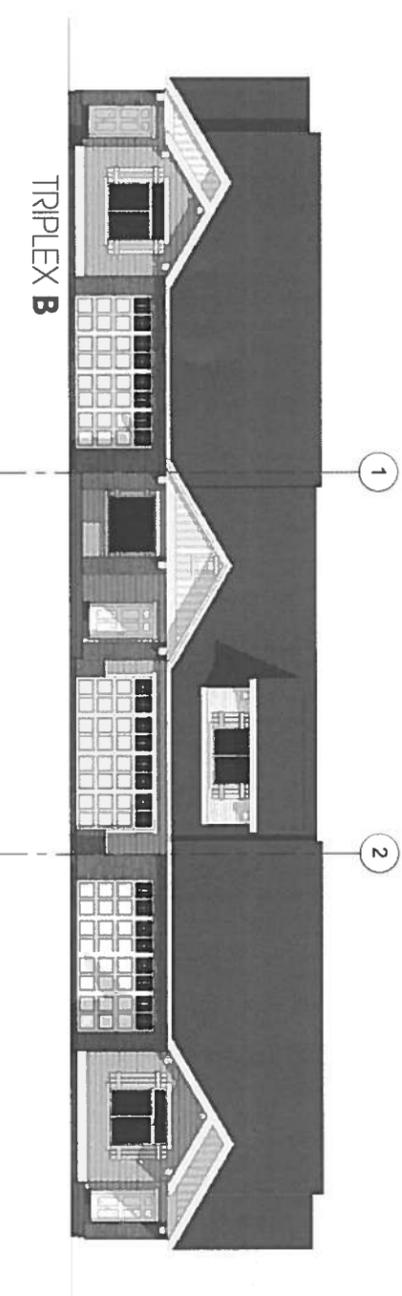
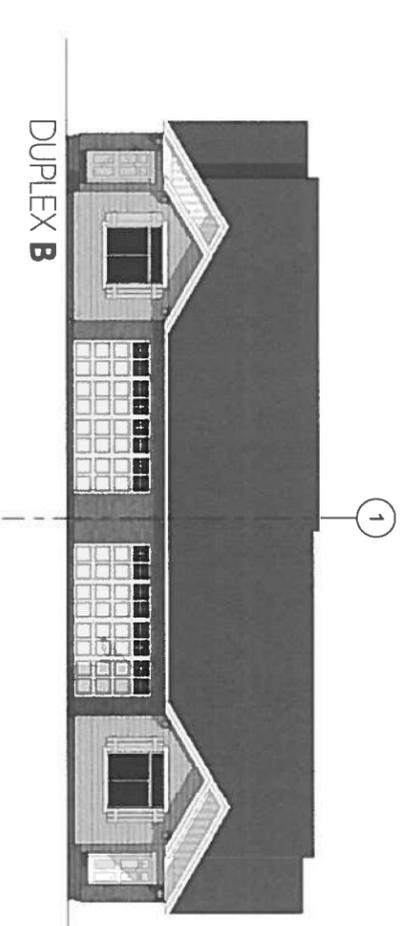
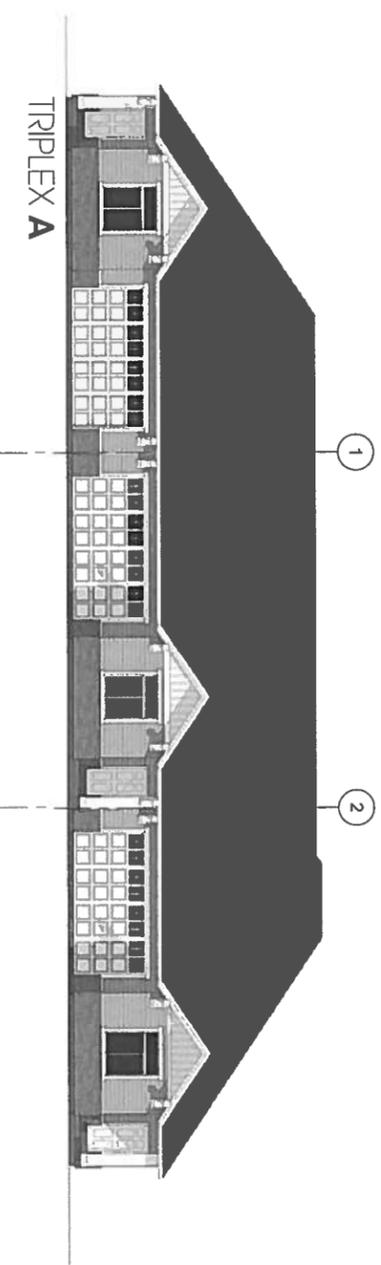
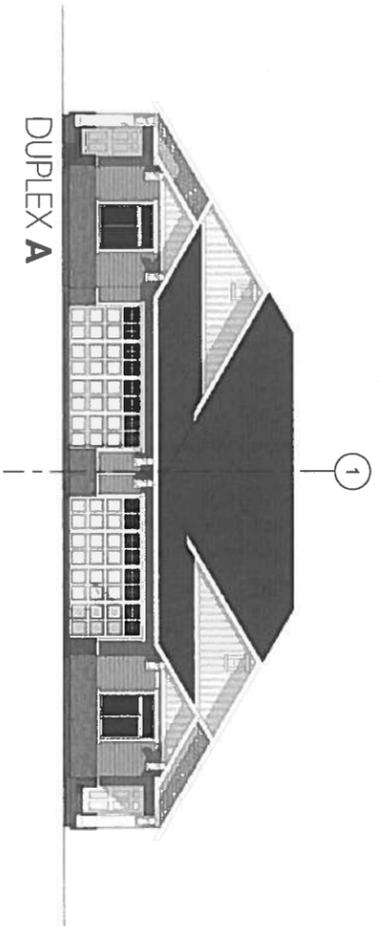
HIGHLAND CITY, UTAH

northland
 DESIGN GROUP
 LANDSCAPE ARCHITECTURE + LAND PLANNING
 801.761.0129
 801.761.0129

STIRLING POINTE

ACTIVE ADULT COMMUNITY

BUILDING TYPES



STIRLING POINTE
ACTIVE ADULT COMMUNITY
COLOR SCHEME MATERIAL BOARDS



COLOR SCHEME 1



COLOR SCHEME 2



COLOR SCHEME 3



COLOR SCHEME 4