



AGENDA

HIGHLAND CITY PLANNING COMMISSION Tuesday, September 24, 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

APPEARANCES:

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

WITHDRAWALS AND CONTINUANCES:

PUBLIC HEARING ITEMS:

1. FP-13-07 Mr. Graydon Stoner is requesting preliminary and final plat approval for a one lot subdivision located at 1065 North 6400 West. *Legislative.*

OTHER BUSINESS:

2. SP-13-02 Greg Bird is requesting Site Plan approval for the commercial portion of Skye Estates located at approximately East of Highland Blvd and North of 11800 North. *Administrative.*

APPROVAL OF MINUTES:

- March 26, 2013 – Regular Meeting
- April 9, 2013 – Regular Meeting
- April 23, 2013 – Regular Meeting
- July 9, 2013 – Regular Meeting

PLANNING STAFF REPORT:

- Review of recent City Council Actions
- October Planning Commission Meeting

COMMISSION COMMENTS AND SUGGESTIONS:

ADJOURNMENT:

NEXT MEETING: **October 29, 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 19th day of September, 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 19th day of September, 2013 the above agenda notice was posted on the Highland City website at www.highlandcity.org.

Sam Smith, Planning Technician

**HIGHLAND CITY
PLANNING COMMISSION MEETING
SEPTEMBER 24, 2013**

REQUEST:	MOTION – Minor Subdivision Approval – Stoner Subdivision, a one lot residential subdivision (FP-13-07).		
APPLICANT:	Gordon Stoner		
FISCAL IMPACT:	Unknown		
GENERAL PLAN DESIGNATION	CURRENT ZONING	ACREAGE	LOCATION
Low Density Residential	R-1-40	0.95	10565 North 6400 West

BACKGROUND:

Subdivision review is an administrative process.

SUMMARY OF REQUEST:

1. The applicant is requesting minor subdivision approval for a one lot residential subdivision. The lot size is 41,468 square feet.
2. Access to the site will be available from 6400 West. The applicant will be responsible for the improvements adjacent to 6400 West.

CITIZEN PARTICIPATION:

Notice of the August 21, 2013 Development Review Committee meeting was mailed to property owners within 500’ of the proposed plat on August 7, 2013. No one attended the meeting. Comments received prior to the meeting expressed concern regarding the name of the subdivision.

Notice of the Planning Commission public hearing was published in the Daily Herald on September 8, 2013. Notice of the Planning Commission public hearing was mailed to 37 property owners within 500’ of the proposed plat on September 9, 2013. No comments have been received.

ANALYSIS:

- The property is designated as low density residential on the General Plan Land Use Map. The proposed subdivision is consistent with the General Plan.
- The Provo River Water Users Association owns a portion of the property within the proposed subdivision. This is a result of the realignment of the Provo River Aqueduct (Murdoch Canal) in 1940. However, the original 1911 corridor is still owned by the US Bureau of Reclamation. The title transfer process is currently underway. A stipulation has been included to address this issue.
- 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-1-40 District, and the Highland City Development Code.
- It is in conformance with the approved rezoning.

RECOMMENDATION AND PROPOSED MOTION:

The Planning Commission should hold a public hearing and recommend **APPROVAL** of the proposed minor subdivision subject to the following stipulations:

1. The recorded plat shall conform to the final plat date stamped September 11, 2013 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. All required public improvements shall be installed as required the City Engineer.
4. The civil construction plans shall meet all requirements as determined by the City Engineer.
5. Prior to recordation, the final plat shall be revised as determined by the Community Development Director to address Federal land ownership issue.
6. PRWUA shall sign the plat as a property owner unless the property is transferred to the applicant.

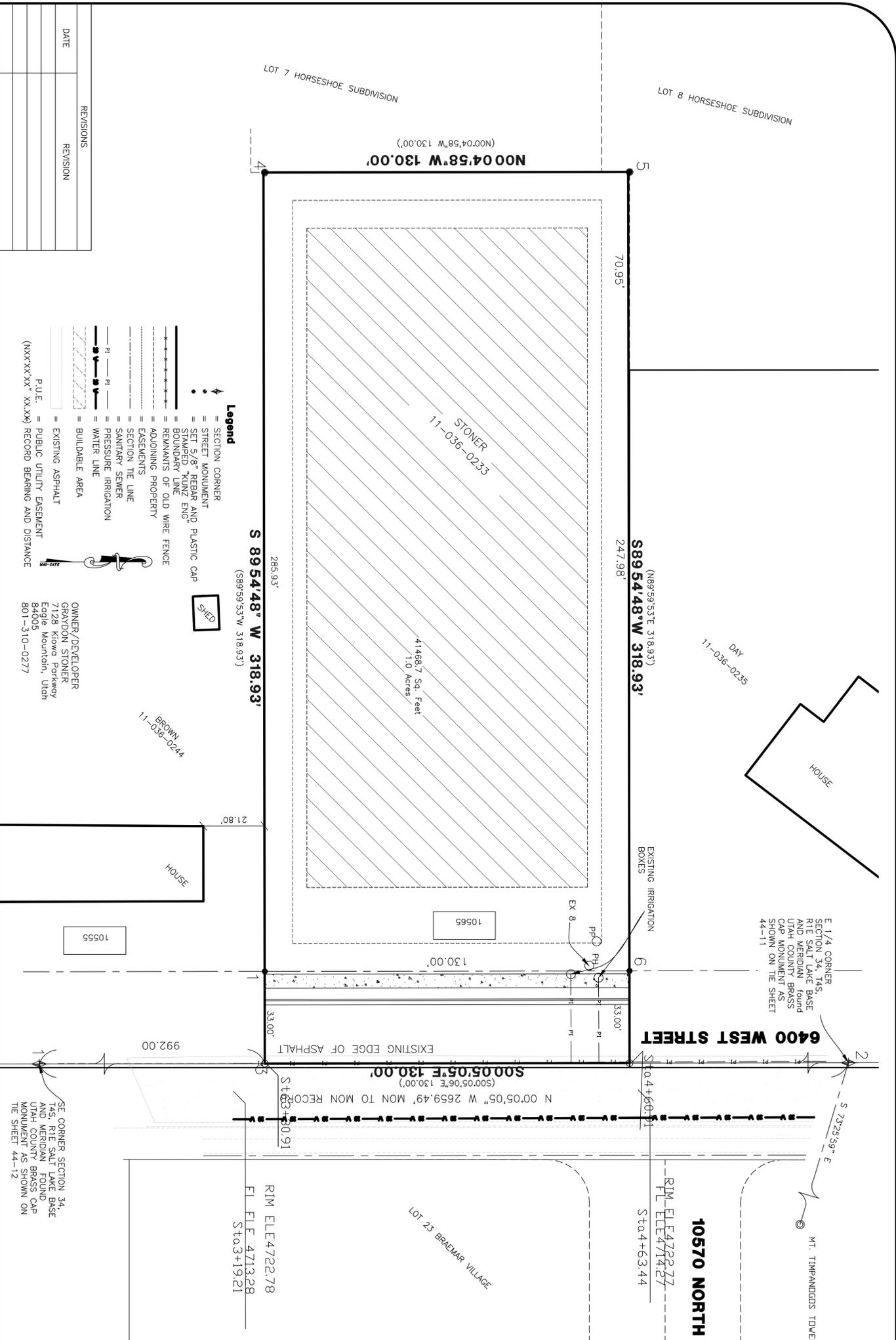
I move that the Planning Commission accept the findings and recommend **APPROVAL** of case FP-13-07 a request for minor subdivision approval for the Stoner Subdivision, a one lot residential subdivision subject to the six stipulations recommended by staff.

ALTERNATIVE MOTION:

I move that the Planning Commission recommend **DENIAL** case FP-13-07 based on the following findings: (The Commission should draft appropriate findings.)

ATTACHMENTS:

- Attachment A – Proposed Final Plat
- Attachment B – Location of PRWUA Property



SURVEYORS CERTIFICATE

ROBERT D. KUNZ, do hereby certify that I am a registered Land Surveyor and that I hold certificate No. 150228, as prescribed under the laws of the State of Utah. I further certify that by the authority of the Owner's, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, blocks, streets and easements and that the same has been correctly surveyed and staked on the ground as shown on this plat, and that this plat is true and correct.

BOUNDARY DESCRIPTION

COURSE	DISTANCE	DESCRIPTION
S89°54'48\" W	318.93'	TO THE EAST LINE OF HORSESHOE BEND SUBDIVISION
N00°04'58\" W	130.00'	TO THE CENTER OF 6400 WEST STREET
N89°54'48\" E	318.93'	TO THE CENTER OF 6400 WEST STREET
S00°05'05\" E	130.00'	ALONG SAID CENTERLINE TO THE POINT OF BEGINNING

COMMENCING AT A POINT IN THE CENTER OF 6400 WEST STREET WHICH LIES N00°05'05\" W, 992.00 FEET FROM THE SE CORNER OF SECTION 34, T4S, R1E, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THE MAP HAVE CAUSED THE SAME TO BE BOUND INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR A PERPETUAL USE OF THE PUBLIC.

ACKNOWLEDGEMENT

STATE OF UTAH
 COUNTY OF _____
 SS: _____
 ON THE _____ DAY OF _____, A.D. 20____, _____ NOTARIES PUBLIC APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME. MY COMMISSION EXPIRES _____.

ACCEPTANCE BY LEGISLATIVE BODY

THE DEPARTMENT OF PUBLIC WORKS AND ENGINEERING OF HIGHLAND CITY, COUNTY OF UTAH APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____.

Approved by: MAYOR _____ ATTEST: _____
 CITY ENGINEER _____ CITY CLERK/REGISTRAR/ATTORNEY _____

Approved AS TO FORM THIS _____ DAY OF _____, 20____.

PLANNING COMMISSION APPROVAL

Approved this _____ day of _____, A.D. 20____, by _____
 DIRECTOR/SECRETARY _____ CHAIRMAN, PLANNING COMMISSION _____

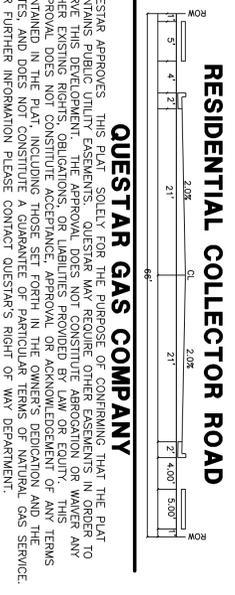
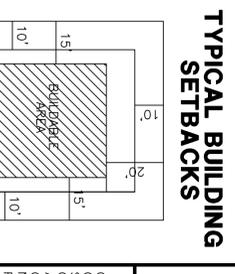
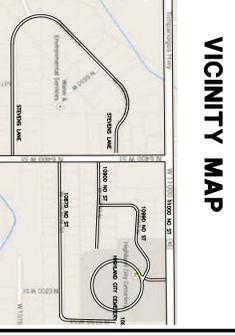
CONDITIONS OF APPROVAL

THESE ARE CONDITIONS OF APPROVAL ATTACHED TO THIS SUBDIVISION WHICH ARE IMPROVED ON THIS PLAT. THESE CONDITIONS HAVE ALSO BEEN RECORDED WITH THIS SUBDIVISION. POTENTIAL BUYERS ARE REQUESTED TO READ THESE CONDITIONS CAREFULLY AND OBTAIN A COPY OF THESE CONDITIONS AND RESTRICTIONS PRIOR TO PURCHASING OR CONTRACTING TO PURCHASE ANY LOT WITHIN THIS SUBDIVISION. THESE CONDITIONS ARE BINDING AND HAVE BEEN IMPOSED BY THE LEGISLATIVE BODY OF HIGHLAND CITY. A COPY OF THESE CONDITIONS MAY BE OBTAINED THROUGH THE UTAH COUNTY RECORDER'S OFFICE OR THE HIGHLAND CITY RECORDER'S OFFICE. IN ADDITION, HIGHLAND CITY HAS APPROVED BINDING ZONING LAWS THROUGH A LEGALLY BINDING ORDINANCE. THESE ORDINANCES ARE ALSO AVAILABLE THROUGH THE UTAH COUNTY RECORDER'S OFFICE AND THE HIGHLAND CITY INFORMATION AND/OR REGULATIONS THAT MAY DIRECTLY OR INDIRECTLY AFFECT THE USE OF THIS PROPERTY PRIOR TO PURCHASING OR CONTRACTING TO PURCHASE ANY PROPERTY ANYWHERE. CONDITIONS OF APPROVAL CONVEYED ON THIS PROPERTY BY THE LEGISLATIVE BODY OF HIGHLAND CITY WHICH ARE IN ADDITION TO THE DEVELOPMENT CODE ARE AS FOLLOWS:

- 70% OF THE FRONT YARD LANDSCAPING SHALL BE INSTALLED BY THE HOMEOWNER WITHIN ONE YEAR AFTER A CERTIFICATE OF OCCUPANCY AND CONSTRUCTION MATERIALS OF ANY TYPE ARE NOT PERMITTED UPON OR WITHIN THE STREET, CURB AND GUTTER, PARK STRIP OR SIDEWALK (STREET RIGHT OF WAY) WITH THE EXCEPTION OF: THE PARK STRIP WHICH REQUIRES 75% TO BE LANDSCAPED.
- A FENCE THAT ABUTS OPEN SPACE OR A TRAIL HAS ADDITIONAL RESTRICTIONS OF SIZE AND ORNAMENT. FENCES ALONG OPEN SPACE OR A TRAIL SHALL BE 4 FEET HIGH AND SHALL BE 1/2\"
- HIGHLAND CITY ORDINANCES RESTRICTS THE HEIGHT OF FOUNDATION ABOVE THE CURB. THE RESPONSIBILITY OF THE BUYER TO CONTACT THE CITY PRIOR TO PURCHASING ANY LOT. THIS RESTRICTION APPLIES TO ALL LOTS IN THE SUBDIVISION.

STATE PLANE COORDINATE TABLE

PT	Northing	Easting	Description
1	7322179.29	1553661.01	SE CORNER
2	7324658.04	1553661.08	E 1/4
3	7323170.48	1553340.70	PLY
4	7323300.45	1553340.51	PLY
5	7323300.35	1553659.35	PLY



QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLIDLY FOR THE PURPOSE OF COMPANING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THE APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LABELS PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS OR CONDITIONS OF THE PLAT, INCLUDING A HOSE STREET PORT PARTIAL EASEMENT OF UTILITY AND THE NOTES AND CONDITIONS OF THE SECTORS. QUESTAR'S OBLIGATION TO PROVIDE UTILITY GAS SERVICE FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT OF WAY DEPARTMENT.

THIS _____ DAY OF _____, A.D. 20____, QUESTAR GAS _____

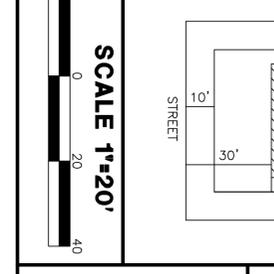
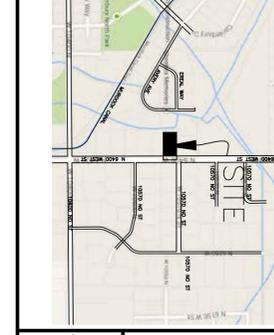
UTILITIES APPROVAL

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITH IN THE PUBLIC UTILITY EASEMENT IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITIES WITHIN OR WITHOUT THE LOTS IDENTIFIED HEREIN AND INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REMOVE, REPAIR AND/OR RECONSTRUCT SUCH FACILITIES. ANY REMOVAL OR ALTERATION OF SUCH FACILITIES SHALL BE AT THE OWNERS EXPENSE OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURE BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES WITHIN THE PUE

ROCKY MIN POWER _____ DATE _____
 QWEST _____ DATE _____
 COMCAST _____ DATE _____

KUNZ ENGINEERING

ENGINEERING SURVEYING LAND PLANNING
 (801) 225-8232 FAX (801) 221-9213 email:ROBERTD.KUNZ@GMAIL.COM



RESIDENTIAL COLLECTOR ROAD

REGISTERED LAND SURVEYOR
 150298-2201
 ROBERT D. KUNZ
 STATE OF UTAH

SURVEYOR'S SEAL: _____ NOTARY SEAL: _____ CITY ENGINEER: _____ CITY RECORDER: _____

STONER SUBDIVISION

A PART OF THE SE QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HIGHLAND, UTAH COUNTY, UTAH

HIGHLAND CITY
PLANNING COMMISSION MEETING
SEPTEMBER 24, 2013

REQUEST:	Site Approval Review for a 35,885 square foot Sport and Fitness Center (SP-13-02).		
APPLICANT:	Greg Bird, Skye Realty for MRFP, LLC		
FISCAL IMPACT:	None		
GENERAL PLAN DESIGNATION N/A	CURRENT ZONING PD-1	ACREAGE 1.48 acres	LOCATION Northeast Corner of Grant Boulevard and Highland Boulevard

BACKGROUND:

The property was annexed on March 19, 2013. The property was also zoned PD-1 (Planned Development) on March 19, 2013. The annexation agreement and PD-1 District allowed a maximum of 173 single family lots at a density of 2.33 units per acre, a 1.48 acre office/retail area, and a 60 unit active adult community. The final plat was approved on April 16, 2013.

Site plan review is an administrative action. Consideration is limited to compliance with existing development standards and regulations.

SUMMARY OF REQUEST:

1. The applicant is requesting site and architectural plan approval for a 35,885 square sports and fitness center. The building dimensions are 162.71' X 180'.
2. The proposed facility will include 7,000 square feet of office space, a 2,500 square feet fitness center, an indoor baseball diamond, basketball court, pitching areas, and batting cages.
3. Vehicle access will be provided from a new driveway on Grant Boulevard which is currently under construction. The driveway will provide full turning movements.
4. The proposed architecture is comprised of a stucco building with a stone veneer. The proposed colors are different shades of brown and tan. The building has includes architectural treatments on all four sides of the building. Accent features include saw timber trusses, cast stone cap, and decorative windows.
5. The building height is 40' at its tallest point. The overall height includes the walkout basement. This is less than the maximum height allowed by the PD of 40 feet.
6. There is one public entrance into the building on the north side.
7. A total of 118 parking spaces have been provided. This is consistent with the approved PD.

8. There are two fifteen foot pole mounted lights in the parking lot. The light standards are the standard box/pole lights. Light levels from on-site lighting are less than one foot candle at the property line.

CITIZEN PARTICIPATION:

Public notification is not required.

ANALYSIS:

- The proposed site plan is consistent with the approved PD District and meets the stipulations of the PD approval. This includes the size of the building, circulation system, open space, and amenities.
- The site plan provides adequate access and onsite circulation for the proposed use. Cross access easements will be provided that allow circulation between different parcels and joint use of the parking lot with the planned clubhouse.
- The proposed architecture meets the requirements of the approved PD District.
- All signage will require a separate permit. A comprehensive sign plan will be required prior to issuance of any sign permits.

FINDINGS:

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

- It is in conformance with the Skye Estates PD District.
- It is in conformance with the Highland City Development Code.

RECOMMENDATION AND PROPOSED MOTION:

Staff recommends that the Planning Commission hold a public meeting and recommend **APPROVAL** of the site plan subject to the following stipulations:

1. The development shall conform to the site plan, elevations, landscape plan, and lighting plan date stamped September 17, 2013, except as modified by these stipulations.
2. Final landscape plans shall be approved prior to issuance of a building permit.
3. The final plat shall be recorded prior to issuance of a certificate of occupancy.
4. All ground mounted mechanical equipment shall be screened and painted to match the building.
5. All signage shall require a separate permit. In addition a comprehensive sign plan shall be reviewed and approved prior to issuance of a building permit.
6. The civil construction plans shall meet all requirements as determined by the City Engineer.

I move that the Planning Commission accept the findings and recommend **APPROVAL** of the site plan for case SP-13-02 subject to the six stipulations recommended by staff.

ALTERNATIVE MOTION:

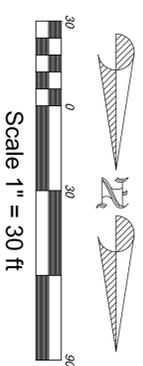
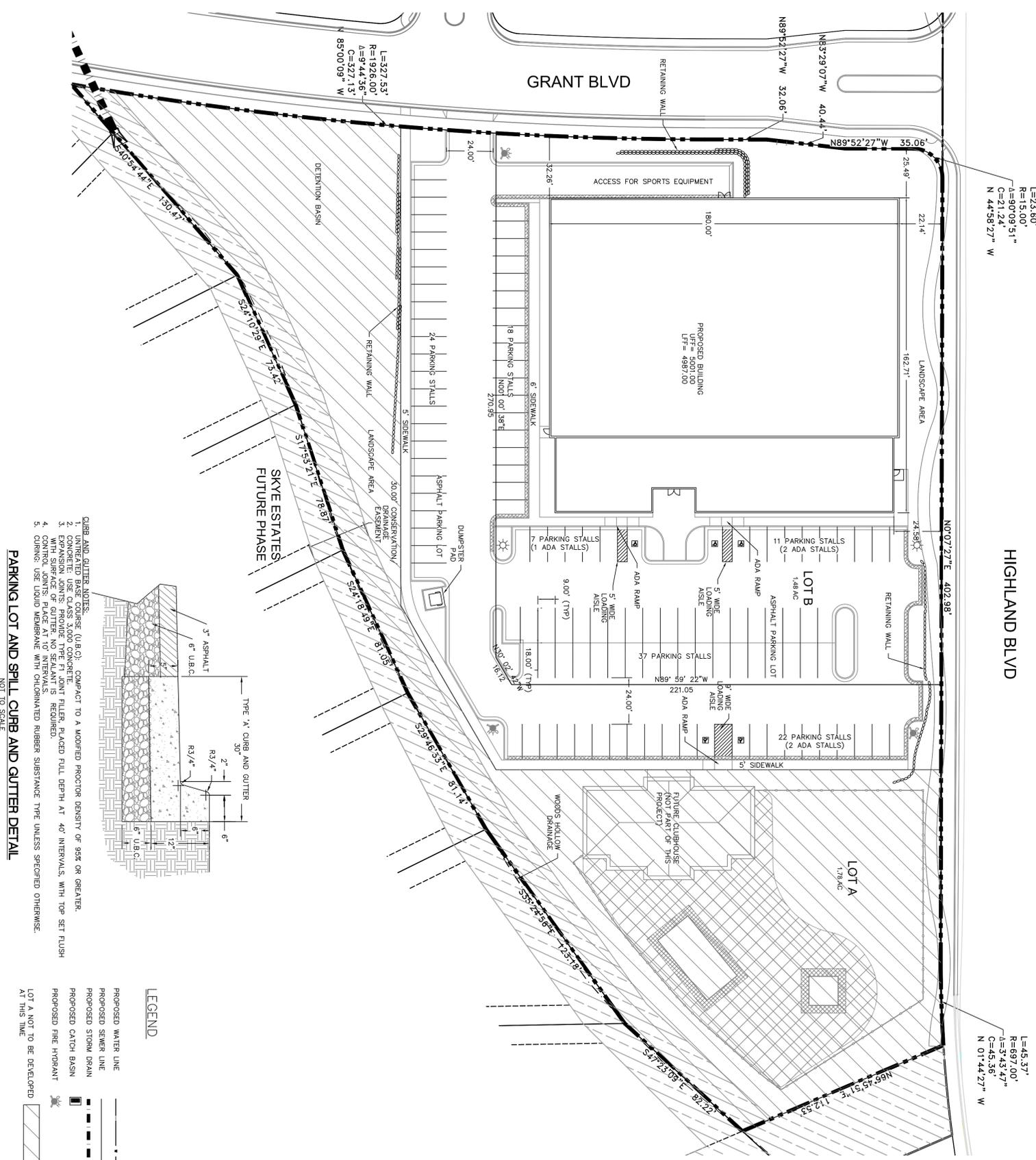
I move that the Planning Commission recommend denial of the proposed site plan based on the following findings: (The Commission should draft appropriate findings.)

ATTACHMENTS:

- Attachment A – Site Plan date
- Attachment B – Landscape Plan
- Attachment C – Building Elevations
- Attachment D – Lighting Plan

SKYE ESTATES COMMERCIAL LOT

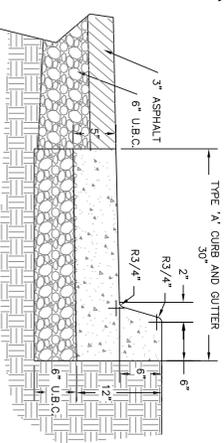
SITE PLAN



L=23.60'
R=15.00'
A=90°09'51"
C=21.24'
N 44°58'27" W

HIGHLAND BLVD

L=45.37'
R=697.00'
A=37°43'47"
C=45.36'
N 01°44'27" W



- CURB AND GUTTER NOTES:**
1. UNGRADED BASE COURSE (U.B.C.) - COMPACT TO A MOIST PROCTOR DENSITY OF 95% OR GREATER.
 2. U.B.C. TO BE 4" MINIMUM THICKNESS.
 3. EXPANSION JOINTS: PROVIDE TYPE F1 JOINT FILLER, PLACED FULL DEPTH AT 40' INTERVALS, WITH TOP SET FLUSH WITH SURFACE OF GUTTER. NO SEALANT IS REQUIRED.
 4. CONTROL JOINTS: PLACE AT 10' INTERVALS.
 5. CURBS: USE URDIO MEMBRANE WITH CHLORINATED RUBBER SUBSTANCE. TYPE UNLESS SPECIFIED OTHERWISE.

- LEGEND**
- PROPOSED WATER LINE
 - PROPOSED SEWER LINE
 - PROPOSED STORM DRAIN
 - PROPOSED CATCH BASIN
 - PROPOSED FIRE HYDRANT
 - LOT A NOT TO BE DEVELOPED AT THIS TIME
 - SPILL CURB
 - PR 2" CULINARY WATER SERVICE
 - PR 6" FIRE LINE
 - PR 6" SEWER LATERAL
 - EX IRRIGATION STUB

14721 SOUTH HERITAGE CENTER WAY
BLUFFDALE, UTAH 84005
801.553.8112
WWW.WILDINGENGINEERING.COM

SITE TABULATIONS:

IMPERVIOUS AREAS:	0.75 AC (23.0%)
BUILDINGS:	1.35 AC (41.9%)
PARKING LOT:	2.10 AC
TOTAL IMPERVIOUS AREA:	2.10 AC
LANDSCAPE AREA (PERVIOUS):	1.16 AC (35.5%)
TOTAL AREA IN SITE:	3.26 SF

PARKING TABULATION

LOT A	5935 SQ FT FOR FUTURE CLUBHOUSE
LOT B	TOTAL BUILDING SQUARE FOOTAGE = 35,885 SQ FT
	6,982 SQ FT OF OFFICE SPACE
	28,903 SQ FT OF SPORTS AREA SPACE
PARKING REQUIRED	4 SPACES PER 1,000 SQUARE FEET OF OFFICE SPACE
	28 STALLS REQUIRED FOR OFFICE SPACE
	10 STALLS FOR BASEBALL COURT
	10 STALLS FOR BASKETBALL COURTS
	16 STALLS REQUIRED FOR FUTURE CLUBHOUSE
TOTAL PARKING REQUIRED:	74 STALLS
TOTAL PARKING PROVIDED:	119 STALLS
ADA STALLS PROVIDED:	5 STALLS

PROJECT INFORMATION

NO.	1	HIGHLAND CITY COMMENTS	9/11/13
NO.		REVISION	DATE

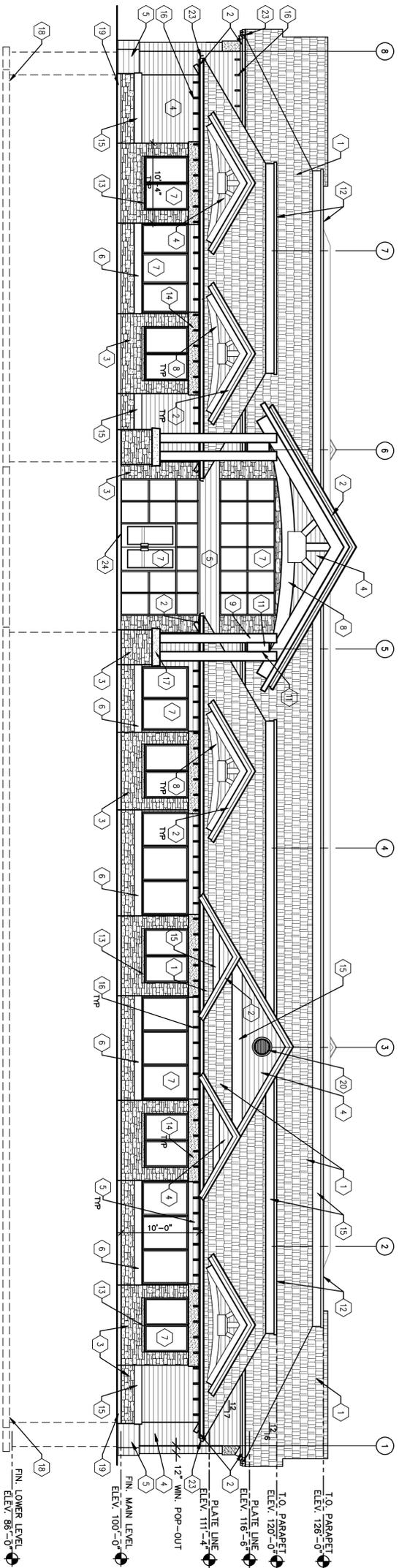
FILE NAME AND PLOT DATE:
G:\DATA\12119 Skye Estates\dwg\Design\Skye Estates COMMERCIAL OVERALL.dwg
PLOT DATE: Sep 16, 2013

SKYE ESTATES COMMERCIAL LOT SITE PLAN

HIGHLAND, UTAH

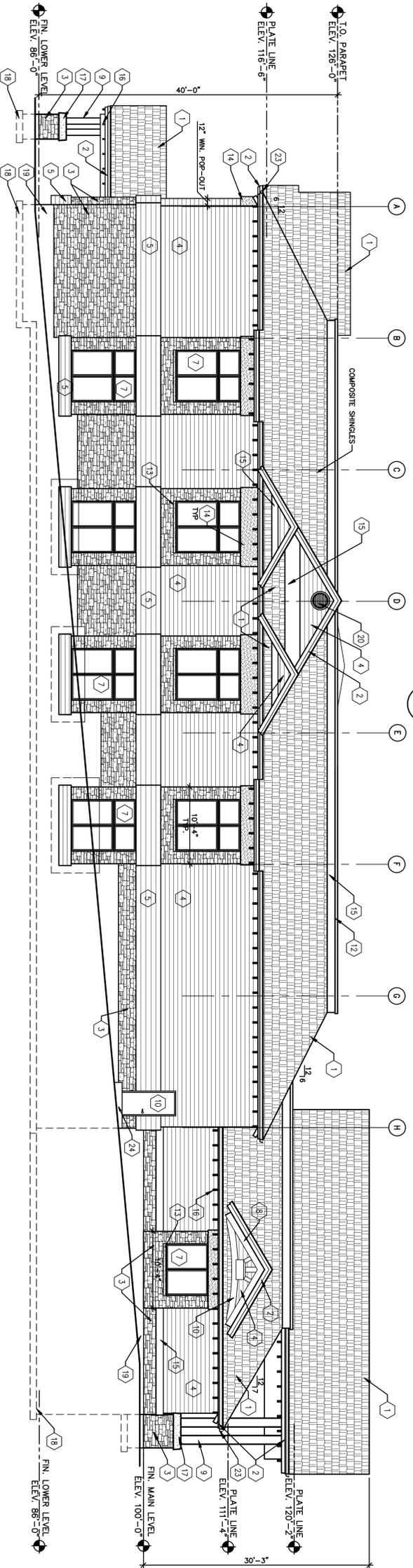
DRAWN	JRP	CHECKED	MEC	PROJECT #	12119
DATE	08/06/13				
SCALE	1" = 30'				
SHEET	C101				

ENGINEER'S STAMP: MARK E. CARLTON, LICENSED PROFESSIONAL ENGINEER, STATE OF UTAH



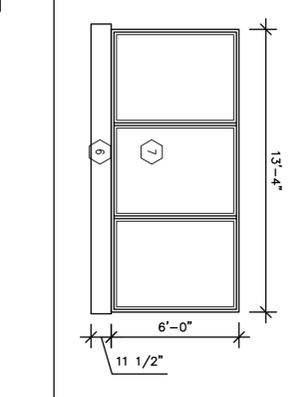
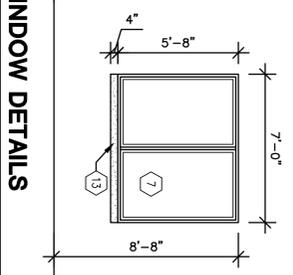
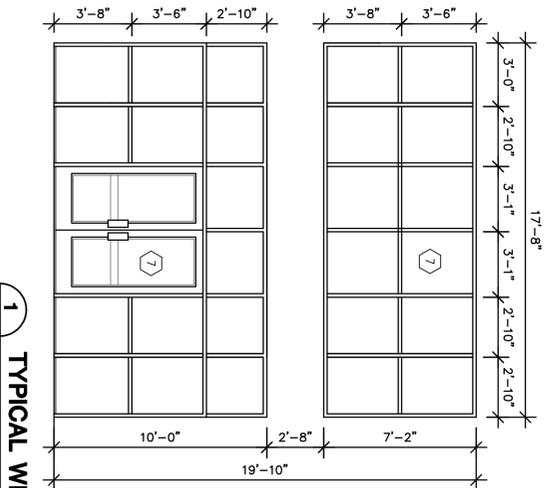
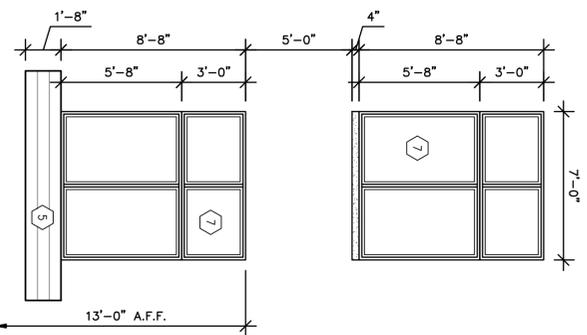
A NORTH ELEVATION

SCALE: 1/8"=1'-0"



B EAST ELEVATION

SCALE: 1/8"=1'-0"



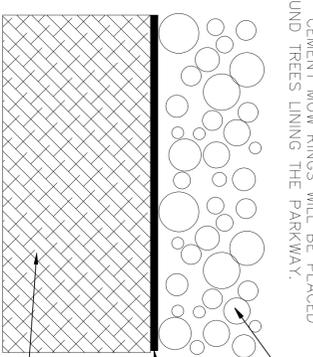
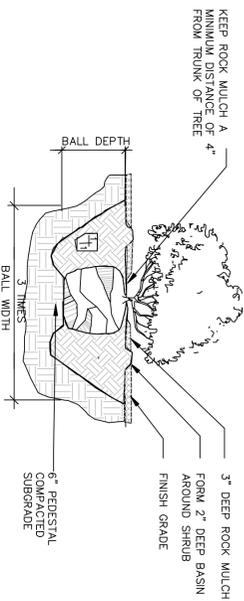
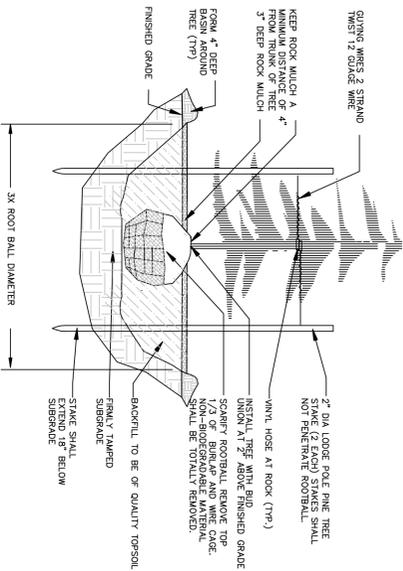
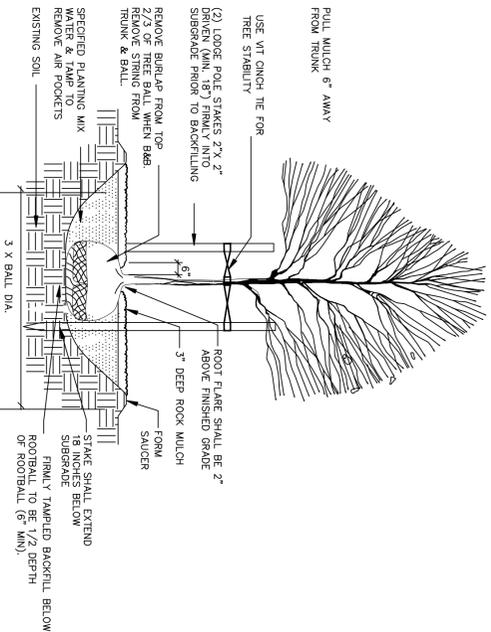
1 TYPICAL WINDOW DETAILS

SCALE: 1/4"=1'-0"

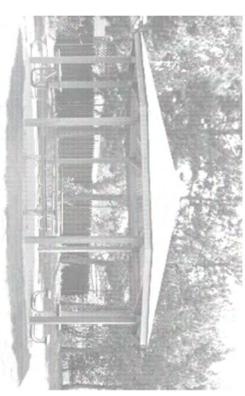
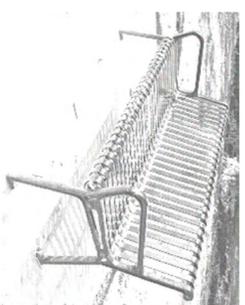
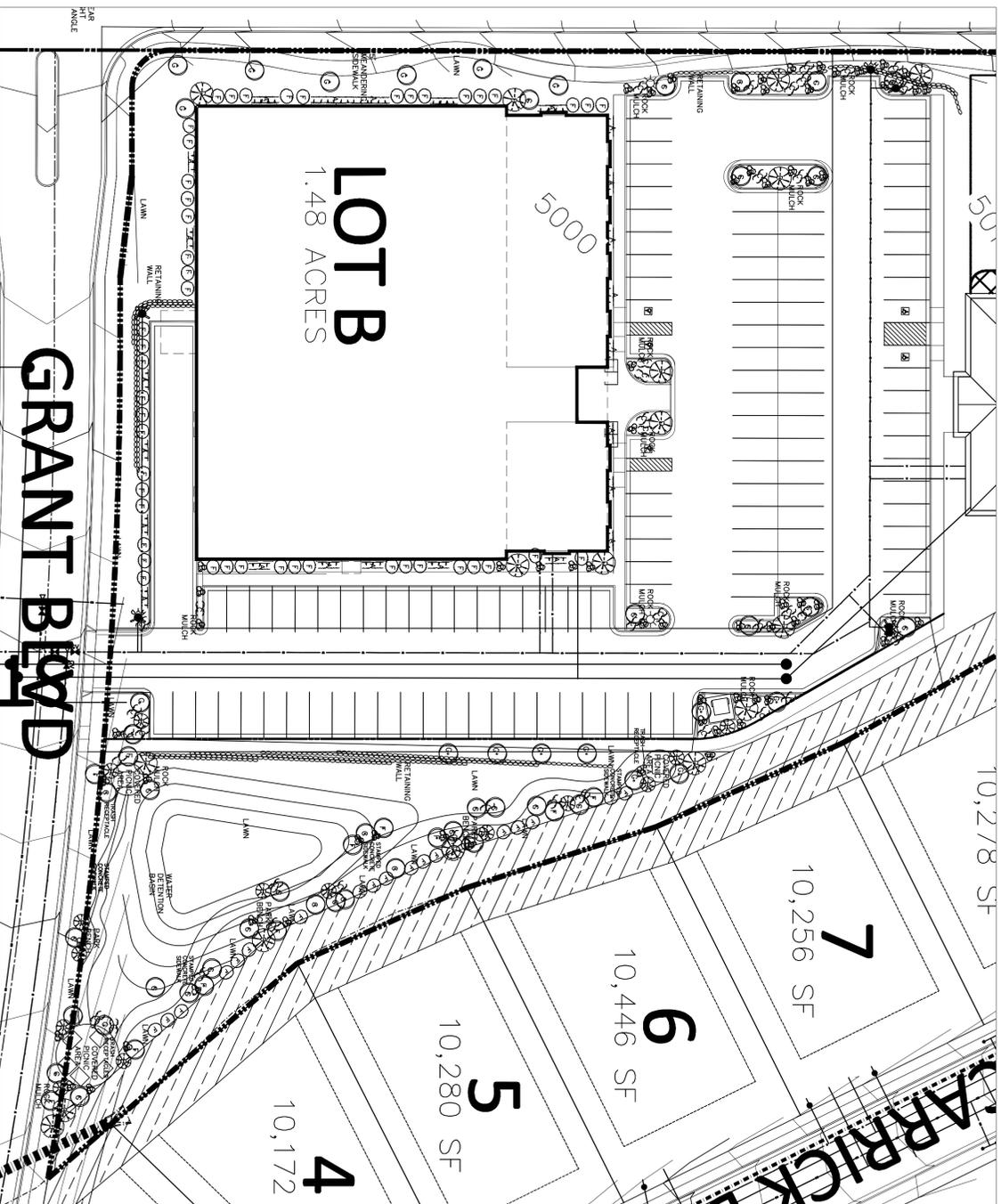
KEY TO MATERIALS & GENERAL NOTES

- 1 LANDMARK 40 SHINGLES TO BE PLACED OVER 30# ROOFING FELT ON 5/8" OS-X PLYWOOD; CERTAINTED PRESIDENTIAL SHAKE. COLOR: COUNTRY GRAY
- 2 2X10 FASCIA WITH 2X4 TRIM WITH ALUMINUM FINISH. ALUMINUM SOFFIT - COLOR TO MATCH ROUGH SAWN TIMBER. PROVIDE SOFFIT VENTS.
- 3 CULTURED STONE OVER VAPOR BARRIER. PROVIDE ALL LABOR & MATERIALS FOR A COMPLETE INSTALLATION. EDGRADO STONE. MOUNTAIN LEDGE PANEL. COLOR: PIONEER
- 4 HARBIE PLANK LAP SING. SELECT CEDAR/MILL C+ 5" EXPOSURE
- 5 HARBIE PLANK LAP SING. SELECT CEDAR/MILL C+ 7" EXPOSURE
- 6 WOOD WINDOW SILL.
- 7 DARK BRONZE ANODIZED ALUM. STOREFRONT DOOR & WINDOW FRAMING SYSTEM TO BE TRI FAB II 451 AS MANUFACTURED BY "KAWNEER" OR APPROVED EQUAL. ALL EXTERIOR WINDOW GLAZING TO BE 1" INSULATED UNITS W/SOLAR COOL BRONZE GLAZING. ALL INTERIOR GLAZING TO BE CLEAR FOAM OR TENERGLED WHERE NOTED OR REDD BY CODE. STURGEON DOORS TO BE MEDIUM STYLE.
- 8 ROUGH SAWN TIMBER TRUSS W/ METAL GUSSETT PLATE
- 9 10X10 ROUGH SAWN TIMBER POST
- 10 3070 H.M. DOOR, PAINTED.
- 11 ROUGH SAWN TIMBER BEAM
- 12 COLOR-GLAD CAP AND FLASHING. COLOR AS PER ARCHITECT.
- 13 STUCCO WINDOW SILL. SEE NOTE #14.
- 14 "IPRYVIT" ACRYLIC BASED SYNTHETIC STUCCO BAND OVER 1" MIN. RIGID FOAM INSULATION. PROVIDE CONTINUOUS J-MOLD AT ALL STUCCO TERMINATIONS, AND FULL HT.
- 15 HARBIE BOARD TRIM. COLOR TO MATCH ROUGH SAWN TIMBER.
- 16 FAUX EXPOSED WOOD RAFTERS. COLOR TO MATCH ROUGH SAWN TIMBER.
- 17 CAST STONE CAP
- 18 CONCRETE FOOTING - SEE STRUCTURAL.
- 19 8" CONCRETE FOUNDATION WALL W/ 2-COATS ASPHALT EMULSION ON EXTERIOR SURFACE OF CONCRETE FOUNDATION BELOW FINISHED GRADE (FULLY PARGE ALL CONCRETE SURFACES.)
- 20 DECORATIVE VINYL VENT
- 21 EXTERIOR WALL LIGHTING AS SELECTED BY OWNER. SEE ELECTRICAL PLANS.
- 22 PROVIDE FROST PROOF HOSE BIBB - (MIN. 2) LOCATIONS AS SELECTED BY OWNER.
- 23 PROVIDE COLOR-GLAD GUTTER AND DOWN SPOUT - COLOR AS PER ARCHITECT. PROVIDE CONC. SPLASHBLOCKS.
- 24 CONC. PORCH OR SILL

	<p>SKYE ESTATES COMMERCIAL</p> <p>HIGHLAND UTAH</p> <p>EXTERIOR ELEVATIONS</p>		<p>SCHOLZ ARCHITECTS</p> <p>ARCHITECTURE • PLANNING • INTERIOR DESIGN</p> <p>1603 SOUTH 40 EAST STE. 230, PROVO, UT 84606 BUS: 801.373.2128 FAX: 801.373.2130 E-MAIL: kevin@scholz-arch.com</p>
JOB# # 13-024 A2.1 SEC. EL JEB	DATE: 08/12/13 SCALE: 1/8"=1'-0"	Copyright © 2011 Scholz Architects. Concepts and drawings contained herein remain the property of the architect and may not be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the written permission of the architect.	



ADDITIONAL LANDSCAPE NOTES:
- ALL LANDSCAPE AREAS WILL BE FULLY IRRIGATED WITH BACKFLOW PREVENTION DEVICES. SYSTEM TO BE DESIGN-BUILD BY LANDSCAPE CONTRACTOR.
- ALL GRASS AREAS TO BE HYDRO SEEDED OR SEEDED. THE GRASS WILL BE SEEDS FIRST AND AFTER GROWTH IS ESTABLISHED, THEN THE TREES WILL BE PLANTED.
- 24" CEMENT MOW RINGS WILL BE PLACED AROUND TREES LINING THE PARKWAY.



*SEE 8 1/2 X 11 CUTSHEETS FOR MORE DETAIL ON E, F, H, & I.

Type	Letter	Botanical	Common	Color	Size	Quantity
Ground Cover		Tennessee Rock	Rock Mulch	tan & brown	2" rocks	
		**Rock Mulch is to be in the planting beds specified as well as ground oil trees and shrubs at a 1.5'-2' radius.				
Evergreen Shrubs	A	Prunus laurocerasus	English Laurel	glossy dark leaves	2 gallon	75
	B	Lovundia angustifolia	Munstead	grey-green,		
		'Munstead'	lavender	lavender	1 gallon	135
Deciduous Shrubs	C	Solix 'Tokuro Nishiki'	Mahika Willow	White, Green	1gallon	80
Evergreen Trees	D	Picea Abies	Norway Spruce	Dark Green	2.5' caliper	16
	E				2' caliper	14
Deciduous Trees	F	Quercus robur 'Fastigiata'	Oak	Dark Green	2' caliper	81
	G	Liquidambar styraciflua	Burgundy Sweetgum	Range of leaf color	2' caliper	48

G PROPOSED PLANTING LIST
SCALE: NONE



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1603 SOUTH 40 EAST STE. 230, PROVO, UT 84606
BUS: 801.373.2128 FAX: 801.373.2190 E-MAIL: kevin@scholz-arch.com

SKYE ESTATES COMMERCIAL
UTAH

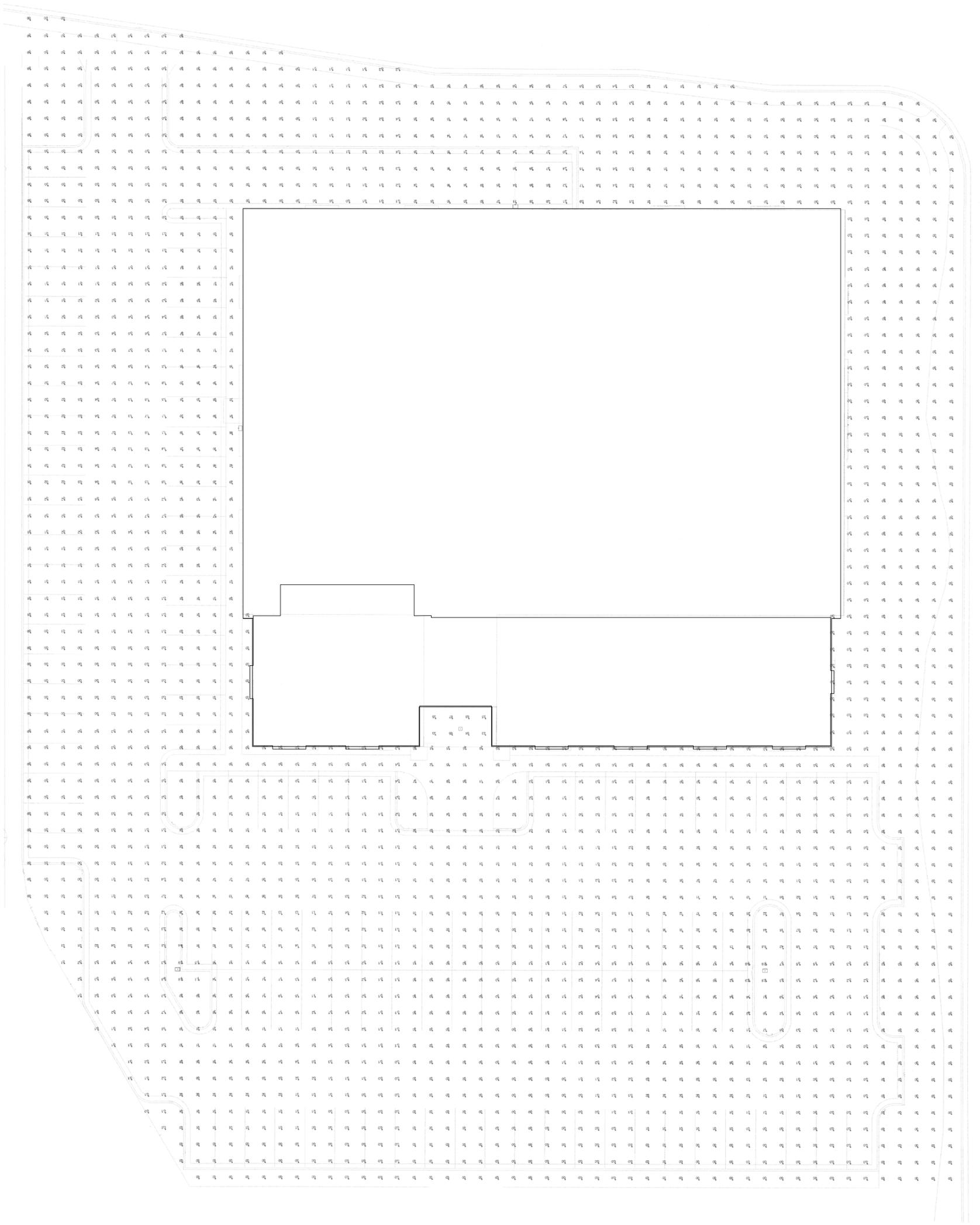
Highland City

LANDSCAPE PLAN

DATE: 08/08/18
JOB: 1918-002
O.B.L.

LP1

PLANS ARE TO BE CONSIDERED NOT FOR CONSTRUCTION UNLESS SEAL AND SIGNATURE OF ARCHITECT ARE AFFIXED.



A
PM.1
PHOTO-METRIC PLAN

SCALE: 1"=15'-0"



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

SKYE ESTATES COMMERCIAL

HIGHLAND UTAH
PHOTO-METRIC PLAN

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1603 SOUTH 40 EAST STE. 230, PROVO, UT 84606
BUS: 801.373.2128 FAX: 801.373.2130 E-MAIL: kevinescholz-arch.com



DATE	9/4/13
SCALE	1"=15'-0"
JOB	16-2024
	A10-JEB_LFP
DESIGNED	
DATE	

1 **Highland City Planning Commission**
2 **March 26, 2013**

3 The regular meeting of the Highland City Planning Commission was called to order by Planning
4 Commission Chair, Christopher Kemp, at 7:00 p.m. on March 26, 2013. An invocation was
5 offered by Commissioner Tim Heyrend and those assembled were led in the Pledge of
6 Allegiance by Commissioner Scott Temby.

7
8 **PRESENT:** Commissioner: Christopher Kemp
9 Commissioner: Jay Roundy
10 Commissioner: Abe Day
11 Commissioner: Steve Rock
12 Commissioner: Scott Temby
13 Commissioner: Tim Heyrend

14
15 **EXCUSED:** Commissioner: Sherry Carruth

16
17 **STAFF PRESENT:** Community Development Director: Nathan Crane
18 Secretary: Dorinda King

19
20
21 **OTHERS:** Rob Clauson, Bart Brockbank, Greg Parkinson, Cole Cooper, Brandon Verde,
22 Dayne Sweat.

23
24 **A. PUBLIC APPEARANCES**

25
26 Commissioner Chris Kemp read an opening statement for the Planning Commission.

27
28 “This Planning Commission is composed of Highland City citizens who have been
29 appointed by the City Council to serve on the Commission as a civic responsibility. In
30 the interest of maintaining a fair and efficient hearing, the Commission adheres to the
31 following steps:

32
33 The Chair calls the agenda item;
34 Staff gives a brief report and recommendation;
35 Applicant then may give a presentation;
36 Opposition and support give testimony, no more than three minutes per speaker;
37 Applicant may give a response, and
38 The Commission has a discussion and makes decision.

39
40 Anyone wishing to speak before the commission must fill out a speaker information form
41 and hand it to Nathan Crane, Community Development Director. We expect all that
42 participate will be civil in their public discourse and that they will be respectful of others
43 whether they agree or disagree with any action taken. The Commission will stand against
44 any incivility when we see it.

1
2 We thank you in advance for your participation.”
3

4 **B. PUBLIC HEARING ITEMS:**
5

- 6 1. **PP-13-01** MRFP, LLC is requesting preliminary plat approval for a 173 lot single family
7 residential subdivision with two lots for non-residential and senior housing on
8 approximately 83.54 acres named Skye Estates. The property is generally located north of
9 the northeast corner of 11800 North and Highland Boulevard. *Administrative.*
10

11 Commissioner Kemp opened the Public Hearing.
12

13 Mr. Crane stated that Highland City adopted an annexation policy plan in June of 2002. The
14 annexation plan included the infrastructure and future development of the Skye Estates location.
15 The Annexation, Development Agreement and the Skye Estates Planned Development Zoning
16 District were approved on March 19, 2013 by the City Council.

17 Mr. Crane mentioned the changes have been made within the Development. He pointed out
18 parking was added next to the community park, by request of the City Council. Mr. Crane stated
19 the number of lots was reduced from 176 to 173, which lowered the density to 2.33 units per
20 acre. Mr. Crane pointed out the easement lines that were straightened out on the conservation
21 easement areas. The cross section for Sutherland Drive and Shettlestone north of Grant
22 Boulevard was modified to accommodate additional traffic.

23 Mr. Crane mentioned the lot breakdown has also changed. He stated 30% of the lots are between
24 10,000-11,000 square feet, 40% are between 11,000-15,500 square feet and 30% are above
25 15,500 square feet. He stated staff is recommending removal of the storm drain easements
26 between lots 123 and 124, 133 and 134, and lots 69-72 due to maintenance and access issues.
27 The sewer easement along lots 86 and 87 is necessary to serve the Skye Estates Development.

28 Mr. Crane explained the Preliminary Landscape Plan show a tree theme on the street. He stated
29 that the park will have a trail through it. He pointed out the retention area which is lot 72. Mr.
30 Crane mentioned changes in the shade structures for the pools. Two trees per lot will be installed
31 by the developer. There is a stipulation stating when those trees should be installed. Prior to
32 certificate of occupancy a bond is required for the trees in the winter months.

33 Mr. Crane mentioned there will be five phases as shown in the Preliminary Phasing Plan. He
34 mentioned the clubhouse with the pools and open space areas will be included in phase one. He
35 stated the approved density of 2.33 is consistent with Highland Hills and higher than Beacon
36 Hills, Chambray Fields and Mercer Hollow. He mentioned the lot lines on the south side will
37 match up with the existing lot lines. The lots in the Skye Estates Development that are adjacent
38 to Highland Hills are larger than they are in Highland Hills.

1 Mr. Crane stated the Development Review Committee was held on March 20, 2013, city staff
2 sent a radius notification and the developers posted the site, no one attended the meeting. For the
3 Planning Commission meeting, staff also did a radius notification and placed an ad in the
4 newspaper and staff received no comments. The City Staff believes the Preliminary Plat is in
5 conformance with the adopted PD District and Subdivision Ordinance, staff is recommending
6 approval subject to 12 stipulations.

7 Bart Brockbank, the applicant, reviewed the changes made within the subdivision that Mr. Crane
8 mentioned earlier. Bart mentioned another open space was added. He mentioned the two trees
9 in front of the homes will be installed by the builders at the time the house is completed, not the
10 developer, as mentioned earlier.

11 Commissioner Kemp recommended making sure the trees get water. He expressed in the past
12 when builders put in the trees they get neglected by the homeowners. Mr. Brockbank understood
13 his concern.

14 Commissioner Temby inquired about the future lot 72, which is currently shown as open space
15 and planned to serve as water retention. He questioned if that lot is optional storm retention or
16 required storm retention.

17 Mr. Brockbank stated because the property below is not developed, the Skye Estates developers
18 are electing to retain additional water. He mentioned once the area below is developed, Skye
19 Estates will work with the landowners to the south to retain the water.

20 Commissioner Heyrend questioned if the drainage has been thoroughly reviewed by engineering
21 staff. Mr. Crane stated it has been reviewed by engineering staff.

22 Greg Parkinson, neighbor of the Skye Estates project, lives in the Dry Creek Subdivision. Mr.
23 Parkinson mentioned the amended agenda for the public hearing on February 12, 2013. He
24 stated the agenda changed the day before the meeting stating it was a public hearing. He
25 understands by law that is acceptable, but he believes Highland can do better. He mentioned
26 because of the amended agenda he was unable to prepare for the public hearing in time.

27 Mr. Parkinson mentioned he has looked over the land use map in the Planning Commission
28 section on the Highland City website. He believes the Skye Estates project is not compatible
29 with his reading of the land use. He believes if a referendum was held on high density; in
30 Highland the Skye Estates project would be voted down. Mr. Parkinson mentioned the large
31 amounts of water in the spring while riding his bike and he believes it will create problems for
32 the homes built in the Skye Estates Community. He expressed concern about the amount of
33 wind in the Active Adult Community; he is concerned for the elderly that will live there. Mr.
34 Parkinson believes the Skye Estates project could be in a better area, or the developers could do
35 100 lots rather than 176. He believes this high density community will create an economic area

1 that will not be livable in the future. He mentioned his neighbors' concerns about the high
2 density Skye Estates project. He recommended doing something of better use for this land.

3 Mr. Parkinson believes voting on a project the same night it is presented is not genuine because
4 he feels it does not present sufficient time to contemplate and research the information to come
5 to an educated decision. He recommended voting on public hearing items at the next official
6 meeting. He understands the City Council and Planning Commissioners have asked the
7 developers a large amount of questions but mentioned nobody has asked him any questions. He
8 believes Highland could do better.

9 Commissioner Kemp closed the public hearing.

10 Commissioner Temby believed the project meets the PD requirements and that Skye Estates
11 would serve as a good buffer on the Highland border for the rest of the community.

12 Commissioner Roundy mentioned the General Plan has several portions and needs to be read
13 thoroughly to fully understand its content. He mentioned there have been several requests to the
14 Commission from people with larger lots wanting to subdivide for smaller lots; he believes the
15 residents are getting older making it harder to maintain large lots. He mentioned the Skye
16 Estates Community is compatible with the areas surrounding it and believes the development is
17 being shaped to fit the city in a positive manner.

18 Commissioner Rock mentioned he likes the parking next to the park, the larger lots that have
19 been added and that the developers are willing to put in a larger pool if necessary. He mentioned
20 he has had some negative thoughts towards this subdivision in the past, but now feels it is going
21 to work well in Highland.

22 Commissioner Day questioned what Lehi's density would be if they annexed this area.

23 Commissioner Kemp explained Lehi's density would be 7 units to the acre.

24 Bart Brockbank mentioned Lehi has contacted him and is interested in annexing the Skye Estates
25 area. Being a Highland City resident, he wanted to keep it in Highland. He stated the density
26 Micron is proposing is 7 to 16 units per acre depending on the area. Mr. Brockbank believes that
27 to be high density. He mentioned most cities consider 2-4 to be low density. Commissioner
28 Rock mentioned Mayor Ritchie has talked to Lehi's mayor, who suggested at this time it is not
29 something Lehi is interested in.

30 Commissioner Heyrend mentioned he once had the same thoughts about the Skye Estates
31 subdivision as Greg Parkinson. He believed at one time the subdivision was not a good fit for
32 Highland. He mentioned there has been several residents coming to the Commission asking if
33 the City can look into housing that is more affordable, smaller lots that are easier to maintain and
34 amenities' for the elderly. He mentioned these developments do serve a good purpose in
35 Highland and if placed in the right location it can be a good amenity for the City. He believes

1 the higher density is in a good location next to Highland Boulevard. He believed there is a good
2 transition between high and low density housing, the roads will accommodate the community,
3 there are amenities that make it more attractive, trail corridors that are preserved and the storm
4 easements to handle drainage. He is in favor of this community. He stated the buffering is such
5 that the current residents will not see a huge change from what they are seeing there now. He
6 believes this is a well planned development.

7 Commissioner Kemp understood Mr. Parkinson's concerns. He stated the wind does blow hard
8 in the Skye Estates area; he believes homes on the north side of the Skye Estates Community
9 could be a good wind break and possibly help with the snow drifts as well. Commissioner
10 Kemp mentioned the progress the developers have made from beginning to present.
11 Commissioner Kemp mentioned his mother-in-law who went from a large lot in Highland to the
12 Coventry development. He mentioned she still wanted a nice home in Highland without the
13 obligation of a large lot. He mentioned because Coventry was her only option in Highland, the
14 City could use more projects like Skye Estates. He expressed he does not like the idea of Lehi
15 coming in and having high density so close to Highland City. He recommended drawing a line
16 somewhere so Lehi does not come and put in what they want so close to Highland City. He
17 commended the developers for the amenities, landscaping, the bigger lots added and for their
18 efforts in trying to be sensitive to the Highland residents neighboring the Skye Estates project.

19 **MOTION: Scott Temby moved that the Planning Commission accept the findings and**
20 **recommend the approval of case PP-13-01 a request for preliminary plat approval for the**
21 **Skye Estates subdivision subject to the 12 stipulations recommended by staff.**

- 22 **1. Development shall conform to the Skye Estates PD-1 Zoning District, Preliminary Plat**
23 **and Preliminary Landscape Plan date stamped March 13, 2013, except as modified by**
24 **these stipulations.**
25
- 26 **2. The developer shall install the east half street improvements for Highland Boulevard**
27 **including the parkway detail as determined by the City Engineer.**
28
- 29 **3. All required public improvements shall be installed as required the City Engineer.**
30
- 31 **4. The civil construction plans shall meet all requirements as determined by the City**
32 **Engineer.**
33
- 34 **5. Prior to final plat approval, the applicant shall submit a wall plan that shows the**
35 **location and of the community theme wall. The theme wall shall be used for the active**
36 **adult community, required screening for the office/retail area and along the main**
37 **connector street from Highland Boulevard to lot 149/150.**
38
- 39 **6. A note shall be added to the Final Plat and the Covenants, Conditions, and Restrictions**
40 **for the Active Adult Community stating the Homer Owner's Association shall be**

1 responsible for the maintenance of all private drives including repaving the private
2 drives after a leak or break is repaired.

3
4 **7. The Final Plat shall be revised to include the required dedication and easements for the**
5 **east half of Highland Boulevard.**

6 **8. The traffic calming measures for Atlas Drive shall be shown on the civil improvement**
7 **plans.**

8
9 **9. All trees shall be installed prior to the issuance of a Certificate of Occupancy. In the case**
10 **when a home is completed during the winter months, the builder shall provide a tree**
11 **bond.**

12
13 **10. Storm drain easements shall not be located between lots.**

14
15 **11. All project theming and amenities, including but not limited to, pavilions, play**
16 **structures, entry monuments, etc. shall match the PD District.**

17
18 **12. The final landscape plan shall be revised as determined by the Community**
19 **Development Director in consultation with the City Forester.**

20
21 **Motion Seconded by Commissioner Jay Roundy. Unanimous vote, motion carried.**

22 **2. TA-13-01 the City Council is requesting an amendment to Section 3-612: Fences, Walls**
23 **and Hedges relating to the setback requirements for fences adjacent to state**
24 **highways/arterial streets. *Legislative***

25
26 **MOTION: Abe Day moved that the discussion for Section 3-612 for fences, walls and**
27 **hedges be continued to the next meeting on April 9, 2013. Motion Seconded by**
28 **Commissioner Temby. Unanimous vote, motion carried.**

29
30 **C. APPROVAL OF MINUTES**

31
32 February 12, 2013 – Regular Meeting – Continued to next meeting on April 9, 2013. No motion
33 required.

34
35 **D. PLANNING STAFF REPORT**

36
37 Mr. Crane informed the Commissioners the Wakefield Lot split in the Country Meadow Farms
38 subdivision was approved by City Council on February 19, 2013.

39
40 **E. COMMISSION COMMENTS AND SUGGESTIONS**

41 Commissioner Roundy expressed he would still like to receive the binder even though staff sends
42 electronic copies. Mr. Crane apologized and explained because staff was short on time staff

- 1 didn't have time to deliver the binders for this meeting. He stated the Commissioners will get
- 2 them in the future.
- 3 Commissioner Roundy moved to adjourn, seconded by Commissioners.

1 **Highland City Planning Commission**
2 **April 9, 2013**

3 The regular meeting of the Highland City Planning Commission was called to order by Planning
4 Commission Chair, Christopher Kemp, at 7:00 p.m. on April 9, 2013. An invocation was offered
5 by Commissioner Christopher Kemp and those assembled were led in the Pledge of Allegiance
6 by Commissioner Scott Temby.

7
8 **PRESENT:** Commissioner: Christopher Kemp
9 Commissioner: Jay Roundy
10 Commissioner: Steve Rock
11 Commissioner: Scott Temby
12 Commissioner: Tim Heyrend
13 Commissioner: Sherry Carruth

14
15 **EXCUSED:** Commissioner: Abe Day

16
17 **STAFF PRESENT:** Community Development Director: Nathan Crane
18 Secretary: Dorinda King

19
20
21 **OTHERS:**

22
23 **A. PUBLIC APPEARANCES**

24
25 Commissioner Chris Kemp read an opening statement for the Planning Commission.

26
27 “This Planning Commission is composed of Highland City citizens who have been
28 appointed by the City Council to serve on the Commission as a civic responsibility. In
29 the interest of maintaining a fair and efficient hearing, the Commission adheres to the
30 following steps:

31
32 The Chair calls the agenda item;
33 Staff gives a brief report and recommendation;
34 Applicant then may give a presentation;
35 Opposition and support give testimony, no more than three minutes per speaker;
36 Applicant may give a response, and
37 The Commission has a discussion and makes decision.

38
39 Anyone wishing to speak before the commission must fill out a speaker information form
40 and hand it to Nathan Crane, Community Development Director. We expect all that
41 participate will be civil in their public discourse and that they will be respectful of others
42 whether they agree or disagree with any action taken. The Commission will stand against
43 any incivility when we see it.
44

1 We thank you in advance for your participation.”

2
3 **B. PUBLIC HEARING ITEMS:**

- 4
5 1. **PP-13-02** Ivory Homes is requesting preliminary plat approval on a seven lot preliminary
6 plat on approximately 5.36 acres. The property is located at 9976 N Alpine Hwy. **This**
7 **item will be continued to the April 23, 2013 Planning Commission Meeting.**
8 *Administrative*

9
10 **MOTION: Commissioner Rock moved to continue item PP-13-02 to the April 23, 2013**
11 **Planning Commission meeting. Commissioner Roundy seconded. Unanimous vote, motion**
12 **carried.**

- 13
14 2. **TA-13-01** The City Council is requesting an amendment to Section 3-612 Fences, Walls
15 and Hedges, relating to the setback requirements for fences adjacent to state
16 highways/arterial streets. *Legislative*

17
18 Commissioner Kemp opened public hearing. 7:07:20

19
20 Mr. Crane stated the amendment is a request given by City Council to address fence setbacks
21 from state highways and arterial roads. He mentioned Highland only has three arterial roads
22 4800 West, SR 74 and SR 92. Currently the setback requirement is 30 feet from the curb which
23 was designed to accommodate the parkway detail. He mentioned the Council was approached
24 by a resident who asked to amend the setbacks. Staff did an inventory on all the lots adjacent to
25 the highways and arterial roads. He stated there are very few lots without a fence backing onto
26 or who had a side lot line adjacent to the roads. Staff came to the conclusion that setbacks
27 should be reduced from 30 feet to 14 feet, if the subdivision existed prior to 1980. Mr. Crane
28 mentioned the reduced setback would take care of parkway details and the older homes which
29 weren't designed to accommodate the fence.

30
31 Commissioner Kemp questioned how many lots would be affected and if the look of the
32 highways and arterial roads would change drastically. He stated the number of lots without a
33 fence can be misleading due to improvements on SR 92 which have been completed; he believes
34 there are approximately 5 lots currently without a fence along the SR 92.

35
36 Commissioner Rock mentioned he has heard many comments about the fence ordinances within
37 Highland and believes this request is long overdue.

38
39 Commissioner Kemp is concerned about the beautiful corridor. Mr. Crane mentioned the
40 amendment could be revised to address the concern.

41
42 Commissioner Kemp asked if a current home owners within the subdivisions older than 1980 can
43 tear down their fence and move it closer to the road. Mr. Crane mentioned they are allowed to
44 replace it, but if it's torn down the property owner would need to abide by the current setback
45 requirement. Mr. Crane mentioned there are some fences closer to the road than 14 feet.

1 Commissioner Heyrend mentioned the entrance makes the City pleasant to drive through and it
2 increases property values. He stated cities that don't have wide corridors and center strips with
3 vegetation lose out on the opportunity to attract people. Commissioner Heyrend mentioned if the
4 City is going to look at setbacks they need to look at a nicer looking fence as a tradeoff.
5 Commissioner Rock questioned if the City has a right to require a nicer looking fence.
6 Commissioner Heyrend believes they do have the right.

7
8 Commissioner Roundy expressed concern about white PVC fences. He stated they are easily
9 marked and broken. He mentioned on his property he has the original chain link fence the State
10 put up and now has ivy growing on it, which has become a solid barrier. He mentioned when big
11 winds come in it goes right through the fence whereas a solid white PVC fence will get blown
12 down. He stated there are many solutions that would work, look nice and be more durable than a
13 white PVC fence. He mentioned this is something to consider when making a decision.

14
15 Mr. Crane mentioned that the fence ordinance was modified in 2010 addressing theme walls for
16 residential subdivisions. He stated when a developer comes in and wants to develop along the
17 arterial roads they are responsible for building a theme wall. Theme walls are required to be
18 precast concrete, concrete or masonry block, brick or stone. He stated the cost gets absorb into
19 the cost of the lots within the subdivision. He stated that other fences could be rod iron, wood
20 and the City no longer allows chain link fences.

21
22 Commissioner Heyrend stated if the request is approved the property owners are going to be able
23 to use another 15 feet of the property and he believes there should be a tradeoff to compensate
24 for the narrow feeling of the streets that the request will bring. Commissioner Rock stated the
25 residents own the property. Mr. Crane stated it depends on the location, sometimes the property
26 owner owns it and sometimes its right of way which is city owned.

27
28 Commissioner Kemp mentioned having a tradeoff for being able to move fences closer to the
29 street giving access to more property, which would increase property value. Commissioner
30 Carruth mentioned the homeowners are already paying taxes and own the property. She stated
31 the choice is going to be to put up a fence and lose 15 feet of property or no fence and allow
32 them to have access to their entire lot. Commissioner Carruth stated anything on the other side
33 of the fence the property owners are not using but they are paying taxes on it. Commissioner
34 Heyrend mentioned with an easement the County will give reduced tax rates.

35
36 Commissioner Temby mentioned on SR 74 there is a parkway detail on one side of the street and
37 sidewalk on the other side. He questioned if the City owns up to the sidewalk. Mr. Crane
38 responded that it depends on the location, in some areas it is right-of-way and some areas there is
39 an easement.

40
41 Commissioner Temby is concerned for the homeowner having the enjoyment of their property
42 but he also likes the look of the community with right of ways and parkway detail.
43 Commissioner Carruth mentioned most of that will not change because that is owned by the City.
44 Commissioner Temby stated he is concerned about the side of the street where the sidewalk is.
45 Commissioner Kemp expressed concern about having a fence come up to the sidewalk on both

1 sides of the street for the entrance of the City. Commissioner Temby agreed. He wants to
2 maintain the look and feel of the City and still maintain the people's right to use their property.

3
4 Mr. Crane stated that if the Commissioners summarize their concerns, he can then draft
5 something to addresses those concerns for the next meeting.

6
7 Mr. Crane explained a situation on 4800 West, the road was expanded and the property owner
8 who lived along 4800 West wanted to move his fence closer to the road. He applied for and
9 received a variance in order to move his fence. Mr. Crane stated in order to receive a variance
10 the property owners need to prove a hardship. He stated variances are on a property by property
11 basis. Commissioner Kemp questioned how many properties would qualify for a variance. Mr.
12 Crane mentioned there are between 6 to 12 properties. Commissioner Kemp questioned who is
13 responsible for the area between the road and the fence. Mr. Crane mentioned the homeowner is
14 responsible for maintenance. Mr. Crane mentioned if the area is not maintained then staff can
15 send a letter letting the property owner know they need to clean up the area.

16
17 Commissioner Temby noticed a piece of property on the power point where there was an 8 foot
18 setback. Commissioner Temby mentioned increasing from 8 feet to 14 feet makes a huge
19 difference, he feels the 14 feet is much more open. Commissioner Temby suggested if the
20 setback remained at 30 feet the City could provide an accommodation stylistically for what
21 would be used there as far as materials for distances 15-30 feet. Commissioner Temby suggested
22 after 30 feet, home owners can put up what they want. He mentioned if the setback is narrowed
23 the concern about that look and feel as you come into the City increases. He believed if the City
24 can legislate the materials used then it might address the concerns.

25
26 Commissioner Kemp mentioned the wood fence along the Alpine Highway. He questioned what
27 can be done to improve the appearance of the fence. Mr. Crane mentioned the City includes
28 maintenance money for the wood fence because it is City owned.

29
30 Commissioner Roundy mentioned the differences in property owner's opinions. He expressed
31 the property owners are putting in fences at their own expense and will do their best to make
32 them look nice. He mentioned he is for letting the property owner choose their own fence with
33 the recommendation of staff. Commissioner Rock also believes the property owners preference
34 should be a priority.

35
36 The Commissioners discussed the variety of fencing on SR 74. They discussed the maintenance
37 of the area between street and fence. They discussed their personal preferences of fencing and
38 setbacks. The Commissioner also discussed how to define a "nice fence" or whether or not the
39 home owner's preference should be a priority or if the City should legislate the type of materials
40 used for fencing along the arterial streets and highways.

41
42 Commissioner Heyrend mentioned the staff report where it mentions allowing the City to
43 implement the parkway detail if the property is acquired by the City. He questioned if the City
44 would consider acquiring the property. Mr. Crane mentioned the City isn't currently in a
45 financial situation to acquire the property. Commissioner Heyrend questioned why the property
46 owner who proposed the request to the City Council would want a 14 foot setback. Mr. Crane

1 explained the request is to reduce the setbacks. He stated anything existing is grandfathered in
2 and anything new needs to abide by the current code. Mr. Crane stated in commercial
3 development they are required to maintain the area between the fence and street. He stated on a
4 residential street the property owner is required to maintain the right of way. Commissioner
5 Temby stated if it is not maintained, the City has the right to maintain it and bill the property
6 owner. Commissioner Kemp mentioned he has seen that done. Commissioner Carruth expressed
7 her concern about making rules that cannot be enforced.

8
9 The Commissioners discussed concerns that need to be addressed at the next meeting; the
10 concerns include maintenance, fence types, setbacks, if the homeowner can choose the fence or
11 if the City will legislate, solid fence or open fence. Commissioner Temby stated the purpose is
12 to pursue the look and feel of the community.

13
14 Commissioner Roundy stated in 2002 for the winter Olympics the entire over passes where
15 supposed to be the same from North Salt Lake to American Fork. He stated the idea was to tie it
16 all together. He stated the idea was not approved so each city was able to choose what they
17 wanted on their bridges. He mentioned each city did a really good job making each over pass
18 individual to them. He believes each homeowner should pick what is best for their property. He
19 believes with the 14 foot setback the City will not need to maintain the property, he believes it
20 could work.

21
22 The Commissioners believe they will be better prepared to make a decision if they get inventory
23 of what is currently along the main roads and highways. They decided between now and the
24 next meeting they will drive around the City to gather that inventory.

25
26 **MOTION: Commissioner Steve Rock made motion to continue item TA-13-01 requesting**
27 **that staff research and provide suggestions and ideas to present at the next Planning**
28 **Commission meeting on April 23, 2013. Commissioner Temby Seconded.**

29
30 **Those voting aye: Christopher Kemp, Scott Temby, Jay Roundy, Steve Rock, Tim**
31 **Heyrend. Those voting nay: Sherry Carruth. Motion carries 5:1.**

- 32
33 3. **TA-13-03** The City Council is requesting an amendment to Section 3-4103, Area and
34 Width Requirements, clarifying how the maximum density is calculated in the R-1-40
35 District. It does not increase the maximum density permitted. *Legislative*

36
37 Mr. Crane stated this is a request by City Council to address the issues with the Wakefield
38 subdivision. He explained the interpretation of the code states if you take parent parcel divide it
39 by 40,000 and if there was additional density left over then you go do the lot calculations to see
40 if they can met the lot. He mentioned the goal is to clarify that interpretation.

41
42 Mr. Crane read the section if a subdivision was platted with less than the maximum number of
43 lots a lot may be further subdivided if both lots met all the requirements of the development
44 code. For the purpose of this section the density is calculated using the number of lots that
45 would be allowed under the original plat, or a subdivision as a whole.

1 Commissioner Kemp asked if the reason the code is getting amended is because of the Wakefield
2 lot split. Mr. Crane explained the Code has been interpreted the same way among previous
3 employees and council members but one of the comments coming from the City Council
4 discussion stated it needs to be written down in a way that is more understandable.

5
6 Commissioner Roundy stated he has known people who have applied to subdivide but the City
7 doesn't allow it. He believes clarifying the Code may keep that from happening in the future.

8
9 Commissioner Temby questioned if the second sentence of the revision should read "a
10 subdivision may be further subdivided". Mr. Crane stated it could. Commissioner Kemp stated
11 it is addressing the issues with the Wakefield request which subdivided a lot the same time they
12 also subdivided the subdivision. Commissioner Heyrend questioned if you have to amend the
13 plat. Mr. Crane explained there has to be a new subdivision. Mr. Crane stated the second
14 sentence was made the first sentence which would read "so for the purpose of this section the
15 density requirements calculated using the number of lots that would have been allowed on the
16 original parcel". Commissioner Temby stated he believes he is approaching it correctly. Mr.
17 Crane continued reading "if a subdivision was platted with less than the maximum number of
18 lots permitted on a parcel an existing lot may be further subdivided if both lots met all the
19 requirements of the development code".

20
21 Commissioner Kemp opened the public hearing and with no comments, he closed the public
22 hearing.

23
24 **MOTION: Commissioner Roundy moved to accept the findings and recommend approval**
25 **of case TA-13-03, text amendment to Section 3-4103, Area and Width Requirements,**
26 **clarifying how much density is calculated in the R-1-40 District. Commissioner Heyrend**
27 **Seconded. Unanimous, motion carried.**

- 28
29 4. **TA-13-02** Highland City Staff is requesting a text amendment to Chapter 10 Definitions,
30 to add a definition for measuring minimum lot width for lots in cul-de-sacs. *Legislative*

31
32 Commissioner Kemp opened the public hearing.

33
34 Mr. Crane stated the Development Code does not define how you measure the width of a lot on a
35 cul-de-sac. It does require minimum lot width depending on what zone it is in. In the R-1-40
36 zone the width is 130 feet and in R-1-20 it is 115 feet. It is allowed to be reduced to 98 feet on a
37 cul-de-sac. The goal is to create a definition that will give guidance on how to measure the
38 width of a lot on a cul-de-sac. Mr. Crane stated in the past the lot was measured on the arc. He
39 explained the different options of measurement to the Commissioners. The first form of
40 measurement is to measure the arc along the street. The second way to measure is on top of the
41 arc straight across and the third way is 30 feet back from the arc and then straight across.

42
43 Commissioner Kemp questioned what staff is proposing. Mr. Crane stated measuring by the arc
44 because that is how it has been done in the past. Commissioner Kemp questioned if measuring
45 by the arc is the best way. Mr. Crane stated there are pro's and con's. He stated he would not
46 measure by the red line because that would make the lot too shallow. Commissioner Kemp

1 stated the idea is the entire square footage of the lot. Mr. Crane stated the Development Code is
2 based on lot size but lot width also effects street look on a community.

3
4 He mentioned lots within the Skye Estates Community there are some lots that are 15,000 square
5 feet but the width is only 80-90 feet wide. The smaller width changes the lot design; smaller
6 width will put homes closer together and give deeper backyards. Larger width there will be
7 more a rectangle shaped lot and homes further apart. Mr. Crane stated there is a setback for side,
8 front and rear yards.

9
10 He stated most of what Highland has being built are custom or semi-custom houses, so they are
11 designed specifically for a lot. He explained a narrow effects the street view. He explained there
12 should be 20 feet for a garage and then the living space. So if the frontage is reduced too much
13 then all you would see from the street is garage. Commissioner Roundy questioned if the
14 developers would think of that while designing the subdivision. Mr. Crane stated that most of
15 the developers within Highland are not master developers. He explained they are people coming
16 in titling, subdividing and then selling the lots to individual builders.

17
18 Mr. Crane stated the wider the lot the more architectural detail and the better the architecture of
19 the home. Commissioner Roundy believes the wider lots are more compatible with the general
20 plan. Commissioner Kemp stated going 30 feet back on each side of the property and connecting
21 the dots would be best.

22
23 Commissioner Heyrend questioned if that would make the lots wider. Commissioner Kemp
24 explained it would make wider lots. Mr. Crane explains in the past staff have been consistent
25 with the arch. Mr. Crane explained in the R-1-20 zone so the frontage can be 98 feet on the
26 curve. In an R-1-40 zone there is not a provision. Commissioner Heyrend believes the required
27 130 feet frontage is already enough. Commissioner Kemp stated it will not make a drastic
28 change within the City one way or the other. Commissioner Carruth believes that a lot of
29 frontage will be lost if it is measured from straight across from the arc. Commissioner Kemp
30 stated it would be easiest for the builders to measure from property line to property line then 30
31 feet back. Commissioner Kemp stated it might be a good idea to be consistent with the way
32 staff has been measuring, which is along the arc.

33
34 Commissioner Kemp closed the public hearing.

35
36 **MOTION: Commissioner Heyrend moved to accept the findings of using the existing arc**
37 **and recommend approval of the amendment providing a definition for measuring lot width**
38 **for cul-de-sac lots. Commissioner Rock seconded. Unanimous vote, motion carried.**

39
40
41 **C. APPROVAL OF MINUTES**

42
43 **MOTION: Commissioner Temby moved to approve the Planning Commission meeting**
44 **minutes for February 12, 2013 with the revisions as noted. Commissioner Roundy**
45 **Seconded. Unanimous vote, motion carried.**

1 **D. PLANNING STAFF REPORT**

2
3 Mr. Crane mentioned the City Council approved the Preliminary Plat for Skye Estates. He
4 explained things are picking up for the Community Development Department and thanked the
5 Commissioners for their patience.

6
7 He informed the Commissioners Draper City has approached Highland about adjusting
8 boundaries which would add 450 acres on the North side of Highland City. Commissioner Kemp
9 questioned if this is because they cannot service the area. Mr. Crane stated he is correct.
10 Commissioner Kemp asked what the City Council is feeling about this. Mr. Crane stated they
11 are cautiously optimistic. Mr. Crane showed the Commissioners what the future boundary would
12 look like. Commissioner Temby questioned if Draper is discussing this with Lehi City as well.
13 Mr. Crane stated the proposed 450 acres is not being discussed with Lehi but he believes if
14 Highland City doesn't want it Draper will approach Lehi City. Commissioner Temby stated he
15 believes it would be in the Cities best interest to acquire the property being proposed by Draper.
16 Mr. Crane stated there is money in the budget to update the general plan this next fiscal year. He
17 stated the master planning in the proposed area should be done when the general plan is updated.

18
19 Commissioner Rock questioned if staff has heard anything more on Meier's Fine Foods. Mr.
20 Crane stated their building permit is ready and they are finalizing their civil plans. He also
21 mentioned Plat C of Beacon Hills is expired so they will have to go through the process of Final
22 Plat again, which will go to City Council.

23
24 **Commissioner Roundy Moved to adjourn. Commissioner Rock seconded.**

25
26 **Meeting adjourned at [8:47:57 PM](#)**

1 **Highland City Planning Commission**
2 **April 23, 2013**

3
4 The regular meeting of the Highland City Planning Commission was called to order by Planning
5 Commission Chair, Christopher Kemp, at 7:00 p.m. on April 23, 2013. An invocation was offered
6 by Commissioner Tim Heyrend and those assembled were led in the Pledge of Allegiance by
7 Commissioner Abe Day.

8
9 **PRESENT:** Commissioner: Christopher Kemp
10 Commissioner: Jay Roundy
11 Commissioner: Steve Rock
12 Commissioner: Scott Temby
13 Commissioner: Tim Heyrend
14 Commissioner: Sherry Carruth
15 Commissioner: Abe Day

16
17 **EXCUSED:**

18
19 **STAFF PRESENT:** Community Development Director: Nathan Crane
20 Secretary: Dorinda King

21
22
23 **OTHERS:** Daron Young, Dani Bree Young, McKal'den Carruth

24
25 **A. PUBLIC APPEARANCES**

26
27 Commissioner Chris Kemp read an opening statement for the Planning Commission.

28
29 “This Planning Commission is composed of Highland City citizens who have been
30 appointed by the City Council to serve on the Commission as a civic responsibility. In the
31 interest of maintaining a fair and efficient hearing, the Commission adheres to the following
32 steps:

33
34 The Chair calls the agenda item;
35 Staff gives a brief report and recommendation;
36 Applicant then may give a presentation;
37 Opposition and support give testimony, no more than three minutes per speaker;
38 Applicant may give a response, and
39 The Commission has a discussion and makes decision.

40
41 Anyone wishing to speak before the Commission must fill out a speaker information form
42 and hand it to Nathan Crane, Community Development Director. We expect all that
43 participate will be civil in their public discourse and that they will be respectful of others
44 whether they agree or disagree with any action taken. The Commission will stand against
45 any incivility when we see it.

1 We thank you in advance for your participation.”

2
3 **B. PUBLIC HEARING ITEMS**

- 4
5 1. **TA-13-04** Highland City is requesting to amend the Highland City Development Code
6 Section 3-4209 Accessory Building to increase the size of accessory buildings in the R-1-20
7 District. *Legislative*

8
9 Commissioner Kemp opened the public hearing.

10
11 Mr. Crane stated the purpose of the amendment is to increase the size of an accessory building from
12 5% to 7% of the gross lot area in the R-1-20 District. He stated there have been several inquiries
13 from residents regarding the size requirements. He stated most of the lots in the R-1-20 District are
14 below 20,000 square feet. Staff did a brief inventory showing lot sizes within the R-1-20 District
15 ranging from 11,500 to 20,000 square feet or more. He stated the amendment does not affect any
16 open space subdivision and its impact is limited in its applicability to the R-1-20 District.

17
18 Mr. Crane displayed a chart showing the range of sizes from 5% to 7%. He stated that any structure
19 below 200 square feet does not require a building permit. He informed the Commissioners that no
20 comments have been received regarding the request. He stated the Commission will need to discuss
21 whether or not there is a need to increase the size of accessory buildings and whether or not it is in
22 the best interest of the community.

23
24 Commissioner Temby questioned if the request would apply to stand alone garages. Mr. Crane
25 stated the request would apply to structures over 200 square feet which are detached from the home.
26 Commissioner Temby questioned if attached means by foundation or structure. Mr. Crane stated
27 the definition of attached in the Development Code.

28
29 Commissioner Roundy mentioned a study from years ago stating within in the United States, Utah
30 has the largest amount of recreational vehicles and Utah County has the largest amount within Utah.
31 He explained while driving around Highland City he noticed several recreational vehicles, along with
32 up to 7 tough sheds on one lot. With that in mind he believes increasing the size of accessory
33 building size to 7% would clean up the lots. He believes that when the Development Code was
34 created it was appropriate for that time. However, at this present time people have more
35 accumulation of recreational vehicles. He believes larger accessory buildings would enhance the
36 look of the neighborhoods, protect the recreational vehicles residents have invested in and also he
37 believes the request meets the spirit of the Development Code. He believes larger accessory
38 buildings would make Highland a neater and cleaner community.

39
40 Commissioner Rock questioned if any other cities are higher than 7% and/or what the average is.
41 Mr. Crane stated he didn't look into any other cities Codes. Commissioner Rock believes the
42 request would add to the City to allow the 7% increase.

43
44 Commissioner Heyrend questioned the material of the accessory buildings. Mr. Crane stated that
45 there is a requirement on lots less than 20,000 square feet to have material consistent to the main

1 structure. He stated the accessory building does not have to be identical to the main structure but
2 something that would be compatible with the home.

3
4 Commissioner Rock was concerned how someone would put in a metal accessory structure because
5 the metal would not be consistent with the home. Mr. Crane stated they would need to put on
6 wainscot or stucco to make the structure match, but it can be metal based. Mr. Heyrend questioned
7 what the requirements are if the lot is greater than 20,000 square feet. Mr. Crane stated there is not
8 requirement for any lots larger than 20,000 square feet.

9
10 Commissioner Rock questioned who is requesting the amendment and wondered why staff
11 proposed 7%. Mr. Crane explained staff believed 7% to be reasonable after looking at various
12 percentages; he explained the requested amendment was initiated by staff.

13
14 Commissioner Day questioned if a specific applicant brought the request to attention. Mr. Crane
15 explained there is an applicant; he mentioned this request has been brought to attention numerous
16 times, so staff believed the size of accessory building needed to be addressed.

17
18 Commissioner Day questioned if the applicant would be grandfathering in an accessory structure
19 which was built to large. Mr. Crane stated the amendment is to address new structures.

20
21 Commissioner Rock questioned if the City requires footings and foundation. Mr. Crane stated
22 anything over 200 square feet will have footing and foundation requirements.

23
24 Commissioner Heyrend questioned how the request would influence a home occupation. Mr. Crane
25 stated home occupations are not allowed in accessory buildings. He stated if the Code changed then
26 there would be an impact.

27
28 Commissioner Rock questioned if the accessory structures would require an engineer. Mr. Crane
29 stated it depends on the structure but usually an accessory structure would require an engineer.
30 Commissioner Rock questioned if barns are allowed. Mr. Crane stated barns are acceptable under
31 both the present regulations and proposed amendment.

32
33 Commissioner Heyrend questioned if the 25 foot height would limit a barn. Mr. Crane stated in an
34 R-1-20 zone there are not a lot of barns. Commissioner Day believed barns are protected by the
35 State. Mr. Crane was not sure if barns are protected.

36
37 Commissioner Heyrend was concerned about having no limit on the amount of accessory structures
38 if they are less than 200 square feet. Mr. Crane stated we could bring the concern to the
39 Commission at a later date, so staff could prepare and advertise for the public hearing.

40
41 Commissioner Kemp closed the public hearing

42
43 **MOTION: Commissioner Steve Rock moved to amend the development code in the R-1-40**
44 **zone to go from 5% to 7% in the size of accessory building that are allowed.**

1 **Motion seconded by Commissioner Carruth. Those voting aye: Abe Day, Tim Heyrend,**
2 **Christopher Kemp, Jay Roundy, Sherry Carruth and Steve Rock. Those voting nay: Scott**
3 **Temby.**

4
5 Commissioner Temby stated that he opposed because the motion didn't address the non-
6 conforming R-1-20 lots.

7
8 **AMENDED MOTION: Commissioner Scott Temby moved to recommend approval of the**
9 **amendment to reflect the increase size of accessory buildings is also applicable to legal non-**
10 **conforming R-1-20 districts.**

11
12 **Motion Seconded by Commissioner Roundy. Unanimous vote, motion carried.**

- 13
14 2. **PP-13-02** Ivory Homes is requesting approval on a seven lot preliminary plat on
15 approximately 5.36 acres. The property is located at 9976 N Alpine Hwy. *Administrative*

16
17 Commissioner Kemp opened the public hearing.

18
19 Mr. Crane stated the request was continued from the April 9, 2013 Planning Commission meeting.
20 He stated the property was re-zoned R-1-20 on November 17, 2012. He stated the rezoning limited
21 the maximum number of lots to seven, the lots range from 21,080 to 38,212 square feet. He stated
22 access to the site will be available from Timp Shadows Lane which connects to Alpine Highway. He
23 mentioned staff is currently reviewing easement to the south.. He mentioned there has been a
24 stipulation added stating the agreement needs to be completed before Timp Shadows continues
25 forward with the final plat. Mr. Crane stated there is a stipulation to upgrade the theme wall so it
26 meets the Development Code. Mr. Crane stated the Development Review Committee meeting was
27 held in March, no residents attended. He mentioned City Staff sent a radius notification and
28 submitted an ad into the Daily Herald, staff received no comments. He stated City Staff is
29 recommending approval and believes the request is in conformance with the General Plan, the R-1-
30 20 District, and the Highland City Development Code.

31
32 Daron Young, applicant, thanked Mr. Crane and City Staff. He believed the staff report was
33 accurate and thorough. He recommended the Planning Commission move to recommend approval
34 to the City Council based on the 8 stipulations which are outlined within the staff report.

35
36 Commissioner Rock questioned if Timp Shadows Lane is lined up with the road across the street.
37 Mr. Young stated the streets are lined up. Commissioner Rock questioned if the theme wall will be
38 on the east side of the development and wondered if there will be fencing. Mr. Young stated the
39 wall is on the east of the development. He mentioned he would like to speak to the property owners
40 neighboring the project to see if fencing makes sense; currently fencing is not required.

41 Commissioner Rock questioned if Ivory Homes will be installing the trees. Mr. Young stated the
42 park strip is already in place along the Alpine Highway, the lots within the development will have
43 landscaping plans and requirements for the homeowners.

44

1 Commissioner Kemp questioned if they are getting sewer from the Alpine Highway. Mr. Young
2 stated in order to get sewer they had to go south towards another subdivision. He mentioned the
3 water and irrigation water will come from the Alpine Highway.
4

5 Commissioner Kemp closed the public hearing at 7:10:12.
6

7 **MOTION:** Commissioner Roundy moved that the Planning Commission accept the
8 findings and recommend **APPROVAL** of the case PP-13-02 a request for preliminary plat
9 approval for Timp Shadows, a seven lot residential subdivision subject to the eight
10 stipulations recommended by staff.
11

12
13 1. The recorded plat shall conform to the final plat date stamped April 18, 2013 except as
14 modified by these stipulations.
15

16 2. Water shares shall be dedicated, or documentation of dedication shall be provided, prior
17 to recordation of the final plat as required by the Development Code.
18

19 3. All required public improvements shall be installed as required the City Engineer.
20

21 4. The civil construction plans shall meet all requirements as determined by the City
22 Engineer.
23

24 5. Prior to final plat recordation or issuance of a permit for site construction, the sewer
25 agreement shall be recorded.
26

27 6. The owner shall provide a letter from UDOT approving the location of Timp Shadow
28 Lane. Prior to the issuance a permit for site construction or recording of the final plat.
29

30 7. The perimeter fence and entry monuments shall be installed in the first phase and
31 completed prior to the issuance of a certificate of occupancy. The entry monuments shall be
32 located within an appropriate easement. Further, the perimeter wall and entry monuments
33 shall be owned and maintained by a private entity.
34

35 8. The design of the wall shall meet the requirements of Section 3-612 of the Development
36 Code.
37

38 Motion Seconded by Commissioner Rock. Unanimous vote, motion carried
39

40
41 **C. APPROVAL OF MINUTES**
42

43 To be continued to the next meeting.
44

45 **D. PLANNING STAFF REPORT**
46

1 Mr. Crane mentioned the amendment on how to measure frontage of a cul-de-sac and the
2 amendment on how to calculate density in the R-1-40 zone was approved by City Council on April
3 16, 2013.

4
5 He stated the Skye Estates both preliminary and final plats were approved by City Council.

6
7 He reminded the Commissioners about the training on May 8th given by Utah League Cities and
8 Towns. He stated if they would like to go he can get them signed up, he stated it is free for the
9 Commissioners.

10
11 Mr. Crane also reminded the Commission about the budget open house which will be held on May
12 9th from 5pm-8pm at the Highland City Hall and encouraged the Commissioners to come and
13 participate.

14
15 **E. COMMISSION COMMENTS AND SUGGESTIONS**

16
17 Commissioner Heyrend questioned if setbacks changed due to the change in size of the accessory
18 buildings.

19
20 Commissioner Kemp questioned if Highland holds a most beautiful yard contest. Mr. Crane stated
21 the City used to hold the contest but has been since been cut from the budget. Commissioner
22 Kemp inquired about the dollar amount of the previous budget. Mr. Crane stated he was unsure
23 what the dollar amount was. Commissioner Kemp expressed it would be nice to hold that contest
24 again within the City. He has seen the contest in other cities and the winners get a sign in their yard
25 so nothing of great expense.

26
27 Commissioner Day questioned the status of Walgreens. Mr. Crane stated he has not heard anything.

28
29 **Commissioner Day Moved to adjourn, Commissioner Temby seconded.**

30
31 **Adjourned at [7:38:20 PM](#).**

Highland City Planning Commission

July 9, 2013

The regular meeting of the Highland City Planning Commission was called to order by Planning Commission Chair, Chris Kemp, at 7:02 p.m. on July 9, 2013. An invocation was offered by Commissioner Roundy. Commissioner Kemp led those assembled in the Pledge of Allegiance.

PRESENT: Commissioner: Chris Kemp
Commissioner: Tim Heyrend
Commissioner: Sherry Carruth
Commissioner: Steve Rock
Commissioner: Jay Roundy

EXCUSED: Commissioner: Scott Temby
Commissioner: Abe Day

STAFF PRESENT: Community Development Director: Nathan Crane
Treasurer: Jill Ballamis
Secretary: Sam Smith

OTHERS:

A. APPEARANCES

Commissioner Kemp invited comments from the public regarding items not on the agenda. Hearing no comments Commissioner Kemp continued with the scheduled agenda items.

B. WITHDRAWALS AND CONTINUANCES

C. PUBLIC HEARING AND LEGISLATIVE ACTION

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. *Legislative*.

[7:04:58 PM](#)

Commissioner Kemp opened the public hearing.

Nathan Crane reviewed the proposed amendment. He explained that the purpose of this amendment is to clean up selected existing regulations in the Development Code. In 2008, the City Council approved an amendment requiring the use of cash escrow bonds for public improvements for commercial or subdivision site plans. There are some issues that remained unresolved.

Public improvements are defined as water and sewer lines, pressurized irrigation, landscaping in streets, right away (if applicable), street, curb, gutter, street lights, etc.

A performance guarantee is to ensure the work will be completed by the developer. If the work is not completed the guarantee provides a resource to draw funds from to complete the work.

1 Mr. Crane explained that there are two ways to accomplish the performance guarantee; escrow or
2 performance bonds. A cash escrow bond is when cash is put in an account where it is physically
3 present and usable upon need. Performance bonds are similar to insurance policies. The policy is
4 bought and drawn from if needed. Cash bonds are a better option for the City if a project fell through;
5 the City would then not have to pay for the improvements.
6

7 Mr. Crane explained there are several amendments to reflect the current changes in state law that
8 happened this past legislative session. The amount that can be held was reduced from 20% to 10%.
9 Several sections are affected by this change in state law. No comments the public or staff have been
10 received concerning this request.
11

12 Commissioner Kemp asked for comments from the public. Seeing none Commissioner Kemp closed
13 the public hearing.
14

15 Commissioner Roundy asked for clarification on how long the City can retain the 10% from “the time
16 of acceptance.”
17

18 Mr. Crane explained that the 10% is kept one year after completion of the project. There are a series of
19 inspections that occur during that year. If there are improvements needed, the funds come from the
20 10% reserve. The term “time of acceptance” is put in place at the time the City signs off following the
21 completion of the project. It is at that time the one year begins.
22

23 Commissioner Roundy asks for clarification on “suspect soil.”
24

25 Mr. Crane explains that “suspect soil” is defined by the state as unstable soils that the potential for
26 liquefaction.
27

28 [7:12:33 PM](#)
29

30 Commissioner Rock asked for clarification on how the 110% is distributed and where it comes from.
31

32 Mr. Crane explained that initially 110% of the project funds are placed in a bank account. As projects
33 along the way are completed the amount for that project is taken out to cover that specific cost. It is
34 only the 10% that remains for the year following completion of the project as a whole. The 10% serves
35 as a warranty/security to the City. Typically the developer will provide the 110%; the important thing is
36 that it is in the bank, rather than who put it there.
37

38 Commissioners Roundy asked for clarification on the meaning of “reasonable time” in relation to the
39 projects that may be in progress at that time. It seems as though each engineer is going to give a
40 different estimate for each job and there could be large differences in bids.
41

42 Mr. Crane explained that the bids are submitted and reviewed. If the City Engineer does not agree with
43 the bid they will require another one. He is familiar with the cost of constructing these improvements.
44 A negotiation may take place until an agreement is made on the cost. The term “reasonable time” is
45 worded as such to allow for unforeseen circumstances that may arise. This allows ample and flexible
46 time to address the situations as they arise.
47

48 Commissioner Kemp closed the public hearing.
49

50 [7:18:26 PM](#)
51

51 **MOTION: Commissioner Roundy moved that the Planning Commission accepts the findings and**
52 **recommend APPROVAL of the amendment to Chapter 6 Guarantee of Performance of the**
53 **Highland City Development Code relating to the requirements for public improvement**
54 **performance guarantees. Seconded by Commissioner Rock. Unanimous vote, motion carried.**

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2. TA-13-07 Highland City is requesting to amend Section 3-706 of the Highland City Development Code to allow one unlit monument sign not to exceed a total of four (4) feet in height and twenty (20) square feet in size for Funeral Homes. *Legislative.*

Commissioner Kemp opened public hearing.

Mr. Crane explained that this amendment is in in regards to the funeral home sign ordinance to allow them to have a monument sign. Funeral homes are permitted under a Conditional Use Permit in the R-1-40 district if adjacent to an arterial street i.e. SR92, 100 East, North County Boulevard. The Anderson Funeral home is nearing completion and they desire a sign. Previously, the City code does not address a sign in such instances. The goal is to adopt the assisted living sign code to the funeral home code. This would be a sign four feet in height, 20 square feet in area, designed to integrate with the residential non-lit, landscaping, allows for the site to be identified but also fits in with the residential area.

Commissioner Kemp inquired about the unlit stipulation.

Mr. Crane explained that in a residential area, constant lighting during the night could prove to be problematic. It should look and appear like a residence. It is a compatibility issue. "Unlit" is defined as lights from within the sign are prohibited.

Commissioner Kemp opened public hearing. Hearing no comments from public, the public hearing is closed.

Commissioner Kemp requested comments from other Commissioners.

Commissioner Roundy understands the need to comply with R-1-40 requirements as well as the funeral home wanting a sign. Commissioner Roundy agrees with the proposed amendment.

MOTION: Commissioner Rock moved that the Planning Commission accept the findings and recommend APPROVAL of the amendment allowing for a monument sign for funeral homes. Seconded by Commissioner Roundy. Unanimous vote, motion carried.

D. OTHER BUSINESS

No other business items for discussion.

E. APPROVAL OF MINUTES FOR JUNE 11, 2013 – REGULAR MEETING

MOTION: Commissioner Roundy moved to approve the Meeting Minutes for June 11, 2013. Motion seconded by Commissioner Rock. Unanimous vote, motion carried.

F. COMMISSIONERS COMMENTS AND SUGGESTIONS

G. PLANNING STAFF REPORT

Review of Recent City Council Actions

- The preliminary plat for the Timp Cove subdivision was approved by City Council.
- The Council approved another phase in Beacon Hill; plat C which would include approximately twenty five lots.

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- The Council approved the increase of accessory building size from 5% to 7%. Mr. Crane indicated that the Council would like staff and the Commission to look in the future at changing the accessory structure percentage in the R-1-40 zone as well.
- Planning Commission Chair & Vice Chair Elections

Chair and Vice Chair elections are done each July per the Development Code standards. A nomination was made to keep Commissioner Kemp as Chair and Commissioner Heyrend as Vice Chair. There was unanimous agreement on the nomination The Chair and Vice Chair positions will remain the same.

[7:32:14 PM](#)

ADJOURNMENT

[7:37:16 PM](#)

MOTION: Commissioner Kemp moved to adjourn. Motion seconded by Commissioner Temby. Unanimous vote, motion carried.

Meeting adjourned at [7:37:26 PM](#).

