



## AGENDA

### HIGHLAND CITY PLANNING COMMISSION Tuesday, November 12, 2013 – Regular Meeting 7:00 p.m.

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

#### **CALL TO ORDER:** Chris Kemp, Chair

- Attendance – Chris Kemp, Chair
- Invocation – Commissioner Jay Roundy
- Pledge of Allegiance – Commissioner Steve Rock

#### **APPEARANCES:**

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

#### **WITHDRAWALS AND CONTINUANCES:**

1. TA-13-08 Greg Nield is requesting to amend Article 4.5 RP (Residential-Professional) District relating to building setbacks, trash enclosure locations, and screen wall requirements. *Legislative. **To be continued to the December 10, 2013 Planning Commission Meeting.***
2. Z-13-01 Greg Nield is requesting to rezone 0.9 acres from R-1-40 (Residential) to RP (Residential-Professional) to allow for a 10,001 square foot two-story office building located at 10298 North 4800 West. *Legislative. **To be continued to the December 10, 2013 Planning Commission Meeting.***
3. CU-13-03 Greg Nield is requesting a conditional use permit for a 10,000 square foot two story office building in the RP (Residential-Professional) District located at 10298 North 4800 West. *Administrative. **To be continued to the December 10, 2013 Planning Commission Meeting.***

#### **PUBLIC HEARING ITEMS:**

4. FP-13-10 Greg Nield is requesting a minor subdivision approval for a two lot subdivision to allow for the Ashford Assisted Living office building at 10322 North 4800 West. *Administrative.*

#### **OTHER BUSINESS:**

5. 2014 Planning Commission Meeting Schedule

**APPROVAL OF MINUTES:**

**PLANNING STAFF REPORT:**

- New Maps

**COMMISSION COMMENTS AND SUGGESTIONS:**

**ADJOURNMENT:**

NEXT MEETING: *December 10, 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 7<sup>th</sup> day of November, 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 7<sup>th</sup> day of November, 2013 the above agenda notice was posted on the Highland City website at [www.highlandcity.org](http://www.highlandcity.org).

Jill Ballamis, Treasurer

**HIGHLAND CITY**  
**PLANNING COMMISSION MEETING**  
**NOVEMBER 15, 2013**

<b>REQUEST:</b>	MOTION – Minor Subdivision Approval – Ashford Plat B (FP-13-07).		
<b>APPLICANT:</b>	Greg Nield		
<b>FISCAL IMPACT:</b>	Unknown		
<b>GENERAL PLAN DESIGNATION</b>	<b>CURRENT ZONING</b>	<b>ACREAGE</b>	<b>LOCATION</b>
Mixed Use	R-1- 40/SCALO	2.941	10322 N. North County Boulevard

**PRIOR REVIEW:**

The Planning Commission considered this item at their October 29, 2013 meeting and voted to continue the item. The applicant has requested that the item be considered separately from development code, rezoning, and conditional use permit request to facilitate financing.

**BACKGROUND:**

The Senior Care Assisted Living Overlay Zone (SCALO) was approved by the City Council in October 2009. The intent of the SCALO is to provide locations and opportunities for assisted living facilities and other similar uses while protecting existing residential neighborhoods. The SCALO District can be applied anywhere in the city if the site meets the development standards.

A conditional use permit for Ashford Memory Care was approved by the Council in October of 2009. The facility opened in 2011 and is 10,156 square feet and houses 16 beds for patients.

A conditional use permit to expand the site and building was approved by the Council on December 4, 2012. The expansion added 37,529 square feet and house 42 additional beds and is currently under construction. Upon completion the building will be 47,685 square feet and house 58 beds.

Subdivision review is an administrative process.

**SUMMARY OF REQUEST:**

1. The applicant is requesting minor subdivision approval for a two lot minor subdivision. Lot one is 2.20 acres and includes the assisted living/memory care facility. Lot two is 0.70 acres and is intended to for a office building.
2. Access to the site will be available from North County Boulevard. There is a small right of way dedication for North County Boulevard. All improvements have been installed. Landscaping will be installed with the adjacent development.

**CITIZEN PARTICIPATION:**

Notice of the October 17, 2013 Development Review Committee meeting was mailed to property owners within 500' of the proposed plat on September 23, 2013. No one attended the meeting.

A notice of Planning Commission hearing was published in the Daily Herald on October 13, 2013. Notification letters were mailed out to 48 property owners within 500' of the proposed plat on October 10, 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.
- Water shares are required to be dedicated/paid as part of the approval.

#### **FINDINGS:**

The proposed plat meets the following findings with stipulations:

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

#### **RECOMMENDATION AND 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 October 17, 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 and City Engineer.

I move that the Planning Commission accept the findings and recommend **APPROVAL** of case FP-13-11 a request for minor subdivision approval for Chapel Meadows Plat B, a two lot minor subdivision subject to the five stipulations recommended by staff.

#### **ALTERNATIVE MOTION:**

I move that the Planning Commission recommend **DENIAL** of case FP-13-11 based on the following findings: (The Commission should draft appropriate findings.)

#### **ATTACHMENTS:**

Attachment A – Proposed Final Plat

**HIGHLAND CITY**  
**PLANNING COMMISSION MEETING**  
**OCTOBER 29, 2013**

<b>REQUEST:</b>	MOTION – Minor Subdivision Approval – Ashford Plat B (FP-13-07).		
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<b>FISCAL IMPACT:</b>	Unknown		
<b>GENERAL PLAN DESIGNATION</b>	<b>CURRENT ZONING</b>	<b>ACREAGE</b>	<b>LOCATION</b>
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HIGHLAND CITY PLANNING COMMISSION MEETINGS  
SCHEDULE FOR 2014

The Highland City Planning Commission at their regularly scheduled meeting on November 12, 2012, adopted the meeting schedule for the year 2014.

The regular session begins at 7:00 p.m. Work sessions are scheduled as needed. Meetings will be held at the Highland City Council Chambers, 5400 West Civic Center Drive, Suite 1, Highland, Utah.

The 2014 Planning Commission Regular Meeting Schedule is as follows:

January 28  
February 25  
March 25  
April 22  
May 27  
June 24  
July 22  
August 26  
September 23  
October 28  
November 11  
December 9

THE PUBLIC IS INVITED TO ATTEND ALL PLANNING COMMISSION MEETINGS.

If you need a special accommodation to participate in the City Council Meetings, please call the City Recorder's Office at 801-772-4505

TO BE PUBLISHED IN THE *DAILY HERALD*  
SUNDAY,