



HIGHLAND CITY

HIGHLAND CITY PLANNING COMMISSION MINUTES

Tuesday, October 26, 2021

Approved November 16, 2021

Highland City Council Chambers, 5400 West Civic Center Drive, Highland Utah 84003

VIRTUAL PARTICIPATION

 YouTube Live: <http://bit.ly/HC-youtube>

 Email comments prior to meeting: planningcommission@highlandcity.org

7:05 PM REGULAR SESSION

Call to Order – Jerry Abbott, Chair

Invocation – Commissioner Chris Howden

Pledge of Allegiance – Commissioner Mino Morgese

The meeting was called to order by Planning Commission Chair Jerry Abbott as a regular session at 7:05 PM. The meeting agenda was posted on the *Utah State Public Meeting Website* at least 24 hours prior to the meeting. The prayer was offered by Commissioner Christopher Howden and those in attendance were led in the Pledge of Allegiance by Commissioner Mino Morgese.

PRESIDING: Commissioner Jerry Abbott

COMMISSIONERS

PRESENT: Jerry Abbott, Christopher Howden, Audrey Moore, Mino Morgese, Tyler Standifird

CITY STAFF PRESENT: City Administrator/Community Development Director Nathan Crane, City Attorney Rob Patterson, City Planner and GIS Specialist Kellie Smith, Planning Commission Secretary Heather White

OTHERS PRESENT: Doug Cortney, Spencer Moffat

1. UNSCHEDULED PUBLIC APPEARANCES

Please limit comments to three minutes per person. Please state your name.

None was offered.

2. CONSENT ITEMS

Items on the consent agenda are of a routine nature or have been previously studied by the Planning Commission. They are intended to be acted upon in one motion. Commissioners may pull items from consent if they would like them considered separately.

- a. **Approval of Meeting Minutes** *Administrative*
Regular Planning Commission Meeting – September 28, 2021

Commissioner Chris Howden MOVED to approve the minutes for the September 28, 2021 Planning Commission meeting. Commissioner Audrey Moore SECONDED the motion. All present were in favor. None were opposed. The motion carried.

3. **PUBLIC HEARING: PRELIMINARY PLAT: RIDGEVIEW POD B** *Administrative*
The Planning Commission will hold a public hearing to consider a request by Boyer Ridgeview Commercial, L.C. for preliminary plat approval for a 424-lot subdivision located at approximately North County Boulevard and Canal Boulevard. The Commission will take appropriate action.

Ms. Smith reviewed the history and background of the Ridgeview development. She reviewed the phases and product type of Pod B. She talked about the various developers, product type, and average densities of each area as explained in the staff report. Ms. Smith said the Parkway detail would be maintained by the city, but everything else would be maintained by the HOA. She talked about open space and mentioned that the detailed landscape plans had not yet been submitted. She reviewed roadways and trail connections within Pod B. Ms. Smith mentioned that there was a sewer line issue along the back of lots 101 and 118 that needed to be resolved before final plat approval.

Planning Commissioners discussed the dry sewer line on lots 101 and 118. Ms. Smith explained that the city could not find any recorded easement for the dry sewer line that was installed around 2004. A portion of it was in private property. If needed, rerouting the line would be the city's burden to pay. She mentioned that the city administrator and city engineer were considering different options. Spencer Moffat with Boyer explained that the sewer line needing to be amended was a small section; about 300 feet and two manholes. He said the developer and city had conversations about the situation and he was confident that there would be a solution by final plat.

Commissioner Abbott opened the public hearing at 7:26 PM and asked for public comment. Hearing none, he closed the public hearing at 7:26 PM.

Commissioner Howden asked about landscaping. Mr. Moffat said they were supposed to follow the Parkway detail, but they were open to installing xeriscaping. He added that it would be good to have a consistent landscaping design from Canal Blvd. to the high school. Discussion ensued regarding what was stipulated in the General Plan and standard drawings, especially for the Parkway detail. Mr. Patterson explained that the Planning Commission and Council could modify a requirement as long as it was supported by the Highland General Plan, which xeriscaping was, and if the developer agreed to it. Commissioner Abbott wondered if the parkstrips in front of the houses could also be hardscaped. Mr. Moffat thought it was a great best practice, but said it was hard for him to commit to at this point because of the various builders. He thought it should be a strong recommendation.

Commissioner Howden asked about the road exiting onto North County Blvd near the gas station. He voiced concern with cars turning left. Mr. Moffat explained that they had limited access to North County Blvd because it was a UDOT road. He said UDOT did not want multiple access points on North County Blvd so the road was centrally located between Canal Blvd and Cedar Hills Dr.

Commissioner Morgese discussed road connectivity within the development. He asked about the difference between the Boyer and Weekley products. Mr. Moffat explained that the Boyer product was town homes with 18 ft driveways, two car garages, and guest parking. He said the Weekley product was a detached, small lot, single family home with two car garage and driveway. He said parking stalls would be included in Parcels H and J.

Commissioner Howden MOVED to accept the findings and recommend approval of the of the Preliminary Plat for Ridgeview Pod B subject to the following eight stipulations recommended by staff and one additional stipulation:

- 1. The recorded plat conforms to the preliminary plat dated October 20, 2021, except as modified by these stipulations.*
- 2. All public improvements shall be installed as required by the City Engineer.*
- 3. The civil construction plans shall meet all requirements as determined by the City Engineer.*
- 4. The sewer line along the backs of lots 101 to 118 be resolved. The back lot lines will either adjust to be off of the sewer line, or the sewer line is to be rerouted. This will need to be addressed before final plat approval.*
- 5. The developer will also be responsible for construction of the improvements on the south side of Cedar Hills Drive and to provide curb and gutter on the east side of extension of Knight Avenue as determined by the City Engineer.*
- 6. The 4.8-acre community park shall be completed before 35% of the homes within the development have been issued a certificate of occupancy.*
- 7. Trash and recycling containers are to be stored behind a side yard screen wall. They shall be placed behind curb lines in a designated location for each unit. The location shall be a concrete pad. The location where the containers are to be stored shall be shown on the site plan.*
- 8. The home builder shall be responsible for the front yard landscaping on the flex residential and carriage lots.*
- 9. Because of a strong affinity for xeriscaping, the Planning Commission recommends that City Council and Staff work with Boyer to explore xeriscaping options for the Parkway detail along North County Blvd.*

Commissioner Standifird SECONDED the motion.

The vote was recorded as follows:

<i>Commissioner Jerry Abbott</i>	<i>Yes</i>
<i>Commissioner Seth Barrus</i>	<i>Absent</i>
<i>Commissioner Sherry Carruth</i>	<i>Absent</i>
<i>Commissioner Christopher Howden</i>	<i>Yes</i>
<i>Commissioner Claude Jones</i>	<i>Absent</i>
<i>Commissioner Audrey Moore</i>	<i>Yes</i>
<i>Commissioner Mino Morgese</i>	<i>Yes</i>
<i>Commissioner Tyler Standifird</i>	<i>Yes</i>

Motion carried 5:0

4. PUBLIC HEARING: PRELIMINARY/FINAL PLAT: RIDGEVIEW RETAIL
Administrative

The Planning Commission will hold a public hearing to consider a request by Spencer Moffat for final plat approval for a 4-lot commercial subdivision located at approximately North County Boulevard and Canal Boulevard. The Commission will take appropriate action.

Ms. Smith explained that the Ridgeview Retail was part of the Ridgeview Planned Development approved in 2019. She mentioned that Lot 102 would be Costa Vida, 103 would be Arby’s, and lots 101 and 104 were potentially for office buildings. Access would be from Canal Blvd and Oakbrook Dr. She mentioned that the site plan, landscaping plan, and traffic flow was approved administratively by staff as defined in the Development Code. She reviewed the easements and talked about elevations of the proposed buildings.

Commissioner Abbott opened the public hearing at 7:48 PM and asked for public comment. Hearing none, he closed the public hearing at 7:48 PM.

Commissioner Moore MOVED that the Planning Commission accept the findings and recommend approval of the proposed final plat for Ridgeview Retail subject to the following two stipulations recommended by staff:

- 1. The recorded plat shall be in conformance with the final plat dated October 13, 2021.*
- 2. The civil construction plans, and public improvements shall meet all requirements as determined by the City Engineer.*

Commissioner Standifird SECONDED the motion.

The vote was recorded as follows:

<i>Commissioner Jerry Abbott</i>	<i>Yes</i>
<i>Commissioner Seth Barrus</i>	<i>Absent</i>
<i>Commissioner Sherry Carruth</i>	<i>Absent</i>
<i>Commissioner Christopher Howden</i>	<i>Yes</i>
<i>Commissioner Claude Jones</i>	<i>Absent</i>
<i>Commissioner Audrey Moore</i>	<i>Yes</i>
<i>Commissioner Mino Morgese</i>	<i>Yes</i>
<i>Commissioner Tyler Standifird</i>	<i>Yes</i>

Motion carried 5:0

5. PUBLIC HEARING: TEXT AMENDMENT: SHIPPING CONTAINERS
Legislative

The Planning Commission will hold a public hearing to consider a request by Highland City Staff to add Section 3-625 Shipping Containers to Chapter 3 Article 6 Supplementary Regulations in the Development Code. The Planning Commission will take appropriate action.

Ms. Smith reviewed the history of the shipping containers discussion. She reviewed the proposed amendment and said that “commercial transportation” was intended to include pods. She said the amendment was to be added to Article 6 in Chapter 3 of the Development Code. As details of the proposed amendment were being discussed, Ms. Smith clarified that if following the accessory structure code, shipping containers would not be permitted if there was no home on the lot. The Planning Commission agreed. They discussed shipping containers potentially being used as barns or something to provide for livestock. They discussed the purpose of

the amendment and generally concluded that a house would be needed on the property to hide the container. Some commissioners did not like the idea of using a container as a barn or for animal feed/bedding storage. They discussed the color of shipping containers and their placement.

Commissioner Abbott opened the public hearing at 8:09 PM and called for public comment. Hearing none, he closed the public hearing at 8:09 PM.

Commissioner Standifird MOVED that the Planning Commission accept the findings and recommend approval of the proposed addition of Section 3-625 Shipping Containers to Chapter 3 Article 6 Supplementary Regulations of the Development Code with the following stipulations:

- # 6 should read “Shipping containers shall be painted a color consistent with that of the main dwelling.”
- #7 should be added and read “Shipping containers will not be allowed on a lot without a home.”
- **Bolded section in #5 should be removed.**

Commissioner Morgese SECONDED the motion.

The vote was recorded as follows:

<i>Commissioner Jerry Abbott</i>	<i>Yes</i>
<i>Commissioner Seth Barrus</i>	<i>Absent</i>
<i>Commissioner Sherry Carruth</i>	<i>Absent</i>
<i>Commissioner Christopher Howden</i>	<i>Yes</i>
<i>Commissioner Claude Jones</i>	<i>Absent</i>
<i>Commissioner Audrey Moore</i>	<i>Yes</i>
<i>Commissioner Mino Morgese</i>	<i>Yes</i>
<i>Commissioner Tyler Standifird</i>	<i>Yes</i>

Motion carried 5:0

6. TRAINING: GENERAL PLAN

Staff will give the Planning Commission a training on the existing vision, goals, and policies of the Highland City General Plan. This item is bring presented for discussion only.

Ms. Smith reviewed some of the details of the existing General Plan. She talked about the role of the Planning Commission to maintain the vision and objectives of the General Plan. She talked about the need for public involvement during a General Plan adoption and amendment processes. Ms. Smith reviewed the Highland vision statement and explained that the General Plan elements included land use, transportation, environment and natural systems, economic elements, moderate income housing, community design, parks/recreation facilities and trails, and senior housing. The Planning Commission reviewed details and maps of each element of the General Plan.

Commissioner Moore discussed the need, as voiced by Highland residents, for senior housing in areas without age restrictions.

7. PLANNING COMMISSION AND STAFF COMMUNICATION ITEMS

The Planning Commission may discuss and receive updates on City events, projects, and issues from the Planning Commissioners and city staff. Topics discussed will be informational only. No final action will be taken on communication items.

Commissioner Howden asked to address the following topics. The Planning Commission discussed each topic:

- a. **Conditional Uses** – Commissioners thought this would be addressed during the General Plan amendment process.
- b. **Defining Setbacks/Boundary Lines** – Commissioners thought this could be addressed now. They asked that Commissioner Howden review the code, work with staff, and suggest changes.
- c. **Overall Theme/Design of Highland** – Commissioners thought this would be addressed during the General Plan amendment process.
- d. **Xeriscaping**- Commissioner Howden thought that xeriscaping should be a mandate along new development. Commissioners thought this needed to be addressed now with a minor amendment to the General Plan.
- e. **Grading/Retaining Walls** – Commissioner Howden voiced concern that the current code allowed a resident on a slope to build up the property with retaining walls even if neighbors didn't. It created very uneven grades from lot to lot. The commissioners talked about potential draining issues. They agreed to have Commissioner Howden review the code, work with staff, and suggest changes.

ADJOURNMENT

Commissioner Howden MOVED to adjourn the regular meeting. Commissioner Abbott SECONDED the motion. All present were in favor. The motion carried unanimously.

The meeting adjourned at 9:08 PM.

I, Heather White, Planning Commission Secretary, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on October 26, 2021. The document constitutes the official minutes for the Highland City Planning Commission Meeting.

/s/Heather White
Planning Commission Secretary