

HIGHLAND CITY PLANNING COMMISSION AGENDA

DATE: TUESDAY, MARCH 24, 2009

PLACE: HIGHLAND CITY BUILDING,
5400 WEST CIVIC CENTER DRIVE SUITE 1

TIME: 7:00 P.M.

Parliamentary Procedure is followed at Highland City Council Meetings. Parliamentary Procedure refers to the rules of democracy – that is, the commonly accepted way in which a group of people come together, present and discuss possible courses of action, and make decisions. Parliamentary rule is based upon the will of the majority; the right of the minority to be heard; protection of the rights of absentees; courtesy and justice for all; and consideration of one subject at a time.



HIGHLAND CITY HALL

Item 1: Approval of Meeting Minutes for March 10, 2009

Item 2: The Walnut Place ~ Public Hearing, Preliminary & Final Approval

Item 3: Reconsideration of Appendix F, Section 3-2 "Recommended Transportation Network" Map as associated with Chapter 3 Transportation Element of the General Plan which may or may not include the "Highland City – 4800 So./S.R. 74 East-West Connector Road," or "Highland Glen Park: Road Construction, Improvement or Maintenance," or "Highland Glen Park Master Plan." ~ Public Hearing

This Agenda and a Full Agenda are available on the City Web Site at www.highlandcity.org

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Gina Peterson, City Recorder, 756-5751 ext. 4506, at least three working days prior to the meeting.

Remember...

Show the world
you care.

“Never doubt that a small group of thoughtful committed citizens can change the world – indeed it is the only thing that ever has.”

- Margaret Mead, American Anthropologist

The Walnut Place: Public Hearing, Preliminary & Final Approval

Motion:

That the Planning Commission Grant Final Subdivision Approval for The Walnut Place Subdivision per the conditions and recommendations of staff and the Planning Commission.

The Planning Commission will need to specifically list any additional conditions or recommendations in the motion that the Planning Commission would like to impose that have not been specifically identified by staff.

Sponsor:

Parly Turnbow

Staff Presentation:

Carly LeDuc, Carly to present

Recommendation:

Staff has the following recommendations:

1. That all public improvements (asphalt, curb, gutter, sidewalk, parkstrip, etc) are completed along the width of the applicant’s lots on 11200 North prior to recordation of the subdivision; and
2. That a DEED RESTRICTION be placed on each lot and a note be placed on the Final Plat stating: *“Property owners adjacent to this subdivision have existing large animal rights which may include horses, cows and goats. These rights are protected by both the Municipal and Development Codes of Highland City. There are noises, smells and other events associated with these animals that can occur all hours throughout the day and night, and prospective buyers of property in this subdivision should be aware of this prior to purchasing property”*; and
3. That the applicant strictly adhere to the Dust and Mud Prevention Plan; and
4. That any easements shown on the title report should be clearly identified on the Final Plat unless located in the right of way; and
5. That the applicant obtain from the City a demolition permit for any buildings to be removed; and
6. That the applicant complete the requirements for the final plat as per the checklist (i.e., include separate addresses on each lot, etc.) prior to submitting for Final Approval form the City Council.

Background:

Parly Turnbow, developing property located approximately at 5257 West 11200 North, is requesting Preliminary and Final Subdivision Approval for a 2-lot subdivision. The property is located within the R-1-40 zone, which allows a density equal to one lot per 40,000 square feet with lot sizes as small as 20,000 square feet. The Walnut Place Subdivision’s total parcel size consists of 3.0912 acres revealing that the density for the entire subdivision is 1.5456 units per acre. The lots range in size, with lot 1 consisting of 30,046 sq ft and lot 2 consisting of 104,655 sq ft. The proposed lots meet the minimum frontage and density requirements. The Walnut Place Subdivision also meets the requirements of the R-1-40 Zone as defined by the Highland City Development code.

Legal Authority:

- Chapter 5, Subdivisions, Highland City Development Code
- Utah Code; 10-9a-604

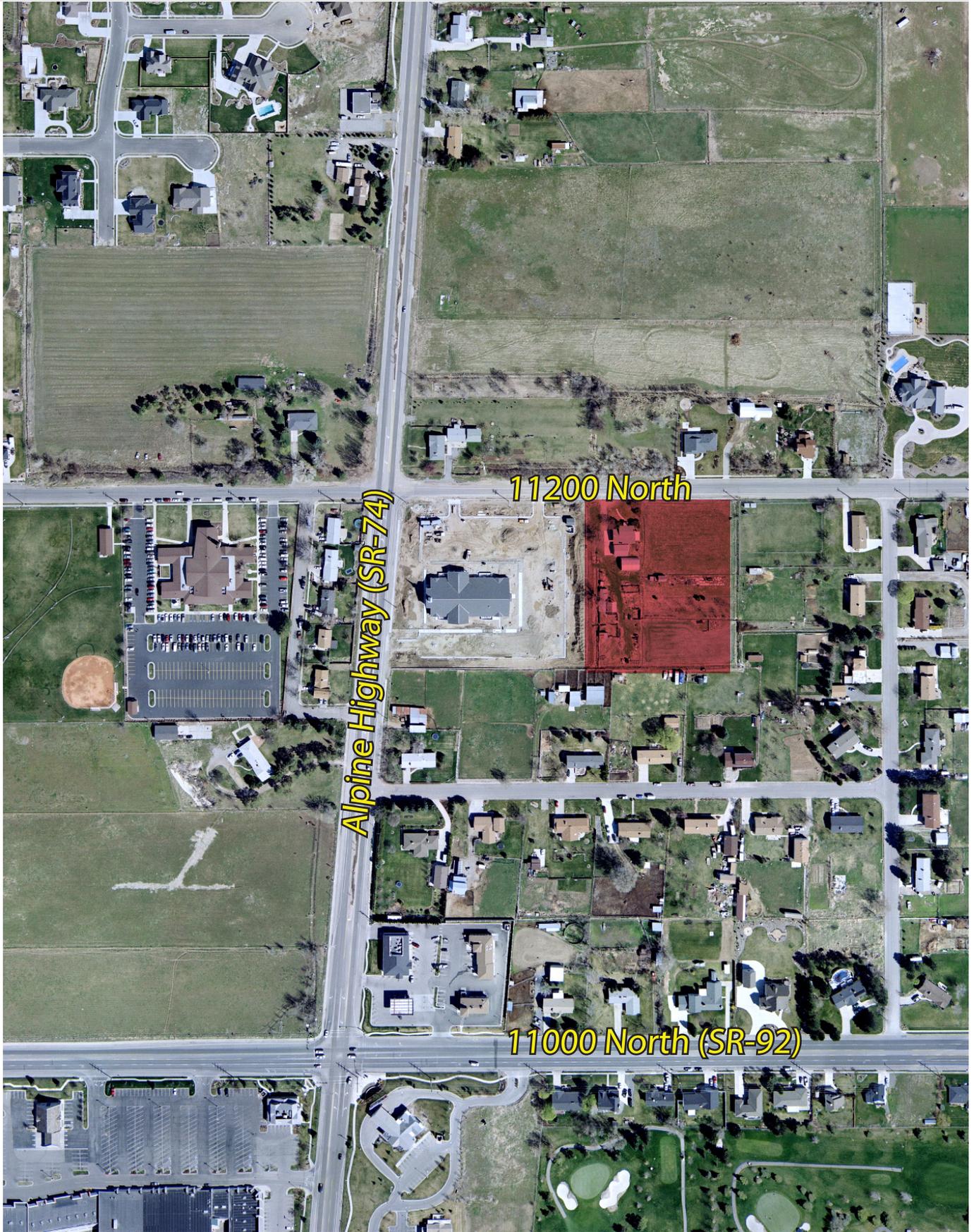
Fiscal Impact:

- N/A

List of Attachments:

- Vicinity Map
- Site Plan

VICINITY MAP



ATTACHMENT

Item 2: Reconsideration of Appendix F, Section 3-2 "Recommended Transportation Network" Map as associated with Chapter 3 Transportation Element of the General Plan which may or may not include the "Highland City – 4800 So./S.R. 74 East-West Connector Road," or "Highland Glen Park: Road Construction, Improvement or Maintenance," or "Highland Glen Park Master Plan." ~ Public Hearing

Summary Statement:

While the City has road concerns and transportation needs as Highland looks to providing its existing and future residents with a safe and efficient transportation system it has been determined at this time that this item should be cancelled/postponed until additional work has been completed by the City, Transportation Advisory Committee, and Council as conveyed by the City Council over the past several weeks. This item has been **CANCELLED/POSTPONED** until the Transportation Advisory Committee has finished its Citywide study on Transportation Priorities and has in addition compiled its suggested data of "necessary information" in order to complete their recommendation for the City Council on transportation issues in Highland and the City has completed its research and additional work requested.

In addition to several meetings where transportation issues were recently discussed, the City Council held a work session on transportation priority issues and the General Plan on March 11, 2009 which was attended by many residents and members of the TAC. At this work session, Jay Worthington, TAC Chair, outlined the following schedule of meetings:

- March 26 – with Public Safety Officials to discuss public safety issues;
- April 16 – Traffic volume;
- April 30 – Costs and proposed budget for road projects;
- May 13 – Traffic delays and congestion;
- May 28 at 6 pm – TAC public hearing on transportation.

The TAC will then take an additional two weeks for review and then make a formal recommendation to the City Council. The TAC will not be public hearings and public comment will not be taken, however the public is entitled to attend public meetings. The TAC will take written comments from the public during their review period (see below for contact information).

This item is on this agenda because it was heavily advertised well in advance in order to provide adequate notice to Highland residents and to abide by State Law and their noticing requirements for public hearings related to a City's General Plan. In this instance the City's attempt to obtain substantial public comment and involvement with substantial notice did not evolve as predicted or anticipated (*a notice was mailed with each bill separately, mailed to residents who did not receive a bill, included in the monthly newsletter, noticed in the local newspaper, noticed on the state noticing website, and noticed on the City website and prior City Council agendas*). This item will return following the completion of the previously mentioned work associated with the Transportation Advisory Committee and direction from the City Council. This item will be legally noticed again for that meeting. In addition, each resident will be noticed for a second Public Hearing which will be held with the City Council on this matter. Any resident who wishes to have their comments/concerns addressed by the Transportation Advisory Committee during this process may send their comments to as follows:

Mail: Transportation Advisory Committee
Attn: Public Works Director
5400 W Civic Center Drive, Suite 1
Highland City, Utah 84003

Email: publicworks@highlandcity.org