



# HIGHLAND CITY APPEAL AUTHORITY MINUTES

**Wednesday, May 16, 2024**

**Approved May 29, 2024**

Highland City, 5400 West Civic Center Drive, Highland UT 84003

<https://us02web.zoom.us/j/84152217008>

**Appeal Officer Craig Call**

## **2:00 PM CALL TO ORDER**

The meeting was called to order at 2:00 pm. The meeting agenda was posted on the Utah State Public Meeting Website at least 24 hours prior to the meeting.

Present: Appeal Officer Craig Call, City Attorney/Planning & Zoning Administrator Rob Patterson, City Recorder Stephannie Cottle, Assistant City Administrator/Community Development Director Jay Baughman, Andrew Patterson, Israel Patterson, Josh and Tamara Little

### **1. APPEAL**

Variance Hearing – Andrew Patterson, representing Narwhal Homes, regarding a proposed fence within the Sunrise Farms development, located generally at 11200 North 6000 West.

Appeal Authority Craig Call stated that the only material he has seen on this variance is the application, map, and comments received from Mr. Little and Mr. Howden. The map was limited, so he used the images from Google from December 2023

Israel Patterson stated there are several buyers interested in the pieces of property next to 6000 W; however, they are interested in an eight-foot fence due to the noise from the road. He said they will be putting in a fence just to make the development more upscale but are requesting a variance for a taller fence. There was a discussion regarding a development agreement, and it was determined there was no agreement.

City Attorney/Planning & Zoning Administrator Rob Patterson stated that the city opposes this variance. Other developers have complied with fence codes, and it would be unfair to allow the variance for one developer. Variance standards must show hardship, which is not the case in this request. There are other subdivisions in the city which are adjacent to collector roads, and they have been held to the six-foot fence. This led to a brief discussion about the definition of hardship. Rob Patterson suggested that if the variance is not granted, they can do a code amendment to allow an equal fence height for everyone. He informed the applicants that the Planning Commission is discussing the fence code on May 28, 2024, and invited them to go to that meeting to share their ideas. Israel Patterson stated that he will notify the property buyers of the meeting. If the variance is not granted, or the code not changed, they will most likely put up a six-foot fence just to make the subdivision nice.

Craig Call concluded that he didn't see the essential elements in this request to meet the variance.

The meeting adjourned at 2:17 pm.

## **ADJOURNMENT**

I, Stephannie Cottle, City Recorder of Highland City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on May 16, 2024. This document constitutes the official minutes for the Appeal Authority Meeting.

A handwritten signature in blue ink, appearing to read 'Stephannie Cottle', with a stylized flourish at the end.

Stephannie Cottle, CMC  
City Recorder