

Approved April 1, 2025

Meeting Minutes

Date: 4.11.2024

Time: 2:05PM

Location: Highland City Council Chambers

Meeting Type: Development Administration Board

Attendees:

Jay Baughman – Community Development Director

Andy Spencer – Public Works Director/City Engineer

Rob Patterson – City Attorney/Planning and Zoning Administrator

Jerry Abbot – Planning Commissioner

Chris Howden – Planning Commissioner

Gretchen Homer – Public Works Adm Assistant

Todd Trane - Millhaven Homes

Purpose

1. Approval of the final plat and subdivision improvement plans for the 20 lot subdivision known as Foxwood Estates in the R-140 Zone located generally at 10630 North 6400 West in Highland.

Discussion and Decisions

1. **Agenda Item 2: Approve meeting minutes from 3.14.2024 meeting**
 - ACTION TO APPROVE THE MINUES OF MARCH 14, 2024
 - **MOTION: Andy moved to approve the minutes of March 14, 2024; Rob Patterson seconded the motion.**

- | | |
|--------|---------------|
| 1. Yes | Andy Spencer |
| 2. Yes | Rob Patterson |
| 3. Yes | Jay Baughman |
| 4. Yes | Jerry Abbott |
| 5. Yes | Chris Howden |

MOTION PASSES 5-0

1. Agenda Item 2:

- **Final plat approval for the Foxwood Estates Subdivision:**

- The subdivision is an R-1 40 subdivision with 21.25 acres entitled to 23 lots, but only 20 lots are being approved, with plans to reduce it to 19 lots in a future plat amendment. The city staff has reviewed all sensitive land comments, utilities, and other requirements, and recommends approval with five stipulations. The staff is recommending approval of this with 5 stipulations, which are as follows:
 - The recorded plat shall be in substantial conformance with the final plat received April 2, 2024, except as modified by these stipulations (attachment 3).
 - The final subdivision improvement plans shall be in substantial conformance with the plans received April 2, 2024, except as modified by these stipulations (attachment 4).
 - The final plat and final subdivision improvement plans shall be revised and updated by Developer per City Review Comments issued April 9, 2024 (attachment 5).
 - Staff will coordinate with the Developer regarding a reimbursement agreement for the Canterbury trail connection and the installation of a pressure reducing valve within Avery Avenue.
 - That the plat be in substantial performance that the plat and plans stipulations include city engineer and city attorney review of the plat and improvements plans, substantial conformance with the staff report, and revisions per city review.
- **Trail Connection and Developer Contributions**
 - Trail connection from the city center to Murdoch canal, with Millhaven agreeing to manage the construction of the trail.
 - Millhaven will also install a pressure-reducing station for culinary water and a trail extension on off-site property, both of which are reimbursement items.
 - The northwest corner of the property will be dedicated to the city for drainage preservation purposes, including a Lehi city water line crossing
 - Millhaven has already collected water rights for the property, and the city will allocate water accordingly.

ACTION TO APPROVE THE FINAL PLAT AND SUBDIVISION IMPROVEMENT PLANS FOR THE FOXWOOD ESTATES SUBDIVISION, SUBJECT TO THE (5) STIPULATIONS RECOMMENDED BY STAFF.

MOTION: Rob makes a motion “That the Development Administration Board accept the findings and **APPROVE** the final plat and subdivision improvement plans for the Foxwood Estates subdivision, subject to the (5) stipulations recommended by staff. Seconded by Jerry Abbott

1. Yes

Andy Spencer

- | | |
|--------|---------------|
| 2. Yes | Rob Patterson |
| 3. Yes | Jay Baughman |
| 4. Yes | Jerry Abbott |
| 5. Yes | Chris Howden |

Motion Passes 5-0

- **Meeting Adjourned:** 2:35PM
Minutes Prepared By: Gretchen Homer