

Approved April 1, 2025

Meeting Minutes

Date: 10.10.2024

Time: 2:00PM

Location: Highland City Council Chambers

Meeting Type: Development Administration Board

Attendees:

Chris Trusty – City Engineer

Rob Patterson – City Attorney

Jerry Abbot – Planning Commissioner

Trent Thayn – Planning Commissioner

Gretchen Homer – Public Work Admin Assistant

Absent:

Jay Baughman – Community Development Director

Purpose

1. Final Plat approval Ridgeview Plat L

Discussion and Decisions

1. Agenda Item 1:

- **Discussion and Decisions:**

- A corrected version of the staff report was shared prior to the meeting.
- Subdivision Plat within Ridgeview planned development, single family lots with a mix of carriage and estates lots. These are the largest and second largest single-family lots. There are 20 estates and nine cottages.
- This plat has been reviewed several times and Highland City feels comfortable with the development, zoning, and engineering. Additional clarification is needed on the temporary turnaround signage, crosswalk, removing some extraneous details, street B that 's still in a few places on the plans. Highland's engineers still have questions about sumps that were redesigned part way through.
- Concerns about the ADA ramp, which it was asked to move the storm drain away from the crosswalk and the ADA ramp.

- Rob discussed the 3 stipulations that we are purposing. First, the plat to be recorded will conform with what they submitted to us, minus any last-minute changes, second we will get to approve construction plans that conform with the set they gave us subject to those six final comments, and third that they resolve those 6 comments.
- Rob asked if there were any concerns with the stipulations.
- Focus said they were good
- Nate did the reviews on these plans
- Ben from Focus had questions on the sumps. It is being questioned whether 8 vs 12 feet for the infiltration test. They don't want to dig 12 feet if the same results are at 8 feet. This is a big concern that needs to be worked out with Nate. There haven't been any problems up to this point.
- Commissioner Thayne brought up you can't approve of anything unless we have a resolution for the problem.
- Rob we are approving today the plat and that we are good with everything else and that this issue will be resolved.
- Commissioner Abbott, if it is easy then it should be done.
- Commissioner Thayne's issue is that this is administrative, and we are doing something here, it is a yes or no, it is black and white, It is not an later agreement. It is suggested to get Nate on the line for clarification to resolve the issues.
- Nate addressed comment 3A or 5 from before about the sump. Print details are so small and unreadable. The overall depth is also another concern. Nate asked the questions of why we changed the sump detail from approved in K to a different in L
- Nate broke down his issue with the sumps as follows
 - Needs to be readable
 - Very broad statement in the depth of the sump
 - Call out the height and pipe and gravel on the plans (Nate is worried about what will happen when the landowner takes responsibility for the property.
- Very broad statement in the drainage report. "It can be or should be = to the standard Highland City sump" They are not even close to the same depth. Nate couldn't tell what the depth was supposed to be and what Ivory intended to build.
- Commissioner Abbott brings up the point that if they would just use the sump plans from K it would get approved.
- Ben said that they will make the change to follow K plans.
- Nate asks that the drainage report and calculations will show this change.

- Ben has questions on the crosswalk, he calls out the width and the spacing of the lines, he isn't sure what we want. Nate hadn't seen the notes, so he is okay with that. They have moved the sumps so they will not be painted over.
- Plat to be recorded

ACTION TO APPROVE THE FINAL PLAT AND SUBDIVISION IMPROVEMENT PLANS FOR THE RIDGEVIEW PLAT L SUBDIVISION SUBJECT TO THREE (3) STIPULATIONS RECOMMENDED BY STAFF, WITH FOLLOWING 2 CHANGES RELATED TO STIPULATION 3. THE CROSSWALK COMMENTS HAVE BEEN RESOLVED AND THE COMMENTS RELATED TO THE SUMP WILL BE ADDRESSED BY THE APPLICANT USING THE SAME SUMP DETAILS THAT WERE USED ON RIDGEVIEW PLAT K. THE APPLICANT WILL REVISE AND UPDATE THE DRAINAGE REPORT TO INCORPORATE THAT CHANGE AND ALL OF THAT WILL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.

MOTION: Rob makes a motion “I move that the Development Administration board accept the findings and **APPROVE** the final plat and subdivision improvement plans for the Ridgeview Plat L subdivision subject to the three (3) stipulations recommended by staff, with the following 2 changes related to stipulation 3. The crosswalk comments have been resolved and the comments related to the sump will be addressed by the applicant using the same sump details that were used on Ridgeview Plat K. The applicant will revise and update the drainage report to incorporate that change and all of that will be subject to the approval of the city engineer. Seconded by Trent Thayne.

1. Yes	Chris Trusty
2. Yes	Rob Patterson
3. Yes	Trent Tayne
4. Yes	Jerry Abbott
Motion Passes 4-0	

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