

Meeting Minutes

Consent, Final Plat Approval : Sloan Estates, Final Plat Approval : Inverness-Highland Blvd

Date: 8.28.2025

Time: 2:02 PM

Location: Highland City Council Chambers

Meeting Type: Development Administration Board

Attendees:

Jay Baughman – City Community Development Administrator

Rob Patterson – City Attorney/Planning and Zoning Administrator

Debra Maughan – Planning Commissioner

Chris Howden – Planning Commissioner

Gretchen Homer – Public Works Administration Assistant

Scott Dunn – Patterson Homes

Ben Tuckett – LEI Engineering

Purpose

1. Approval of Meeting Minutes – May 22, 2025
2. Approval of the final plat and subdivision improvement plans for Sloan Estates, a 7 lot subdivision within the R-1-40 zone located generally at 6150 West 10400 North, in Highland
3. Approval of the final plat and subdivision improvement plans for a roadway dedication plat for Highland Boulevard, located generally at 12000 North Highland Blvd, in Highland.

Consent Items:

ACTION TO APPROVE THE MINUTES OF MAY 22, 2025

MOTION: Chris Howden moved to approve the meeting minutes from May 22, 2025; Barbara Maughan seconded the motion.

- | | |
|--------|---------------|
| 1. Yes | Rob Patterson |
| 2. Yes | Jay Baughman |
| 3. Yes | Chris Howden |
| 4. Yes | Debra Maughan |

MOTION PASSES 4:0

ACTION: FINAL PLAT APPROVAL FOR SLOAN ESTATES

DISCUSSION:

Rob: The preliminary plat for this development was passed February 25, 2025, by the planning commission at this time it was then known as the Pantos Subdivision. This is R-1-40, standard subdivision one road, utilities connections. They are extending 6150 West to 10400 North. They have the parkway detail on 1040 North. All the comments tie into the parkway detail. Other comment is for Scott, there was supposed to be a property swap between you and park family. Is it happening.

Scott: It is happening, it is not shown on the current plat. Scott showed what the swap will be, it will be sq ft for sq ft. Scott believes everything is signed but the square footage will stay the same.

Rob: You don't have extra sq footage to give, so it is important to have sq ft for sq ft. It would be nice to have it done before we record so we don't have to do a plat amendment.

Scott: We will bring in the new mylar and the quit claim deeds.

Stipulations:

1. The recorded plat shall be in substantial conformance with the final plat submitted July 23, 2025 (attachment 2), as approved by Zoning Administrator and City Engineer, except as modified by these stipulations.
2. Development and improvement of the subdivision shall be in substantial conformance with the subdivision improvement plans submitted July 23, 2025 (attachment 2), as approved by City Engineer, except as modified by these stipulations.
3. The final review comments from staff dated August 19, 2025 (attachment 3), shall be addressed and corrected to the Zoning Administrator's and City Engineer's satisfaction prior to recordation of the plat and approval of the improvement plans for construction.

Open comment:

There were no comments.

MOTION: Jay Baughman **MOVED** that the Development Administration Board accept the findings and **APPROVE** the final plat and subdivision improvement plans for the Sloan Estates subdivision subject to the three (3) stipulations recommended by staff. **Seconded by Chris Howden**

Staff recommendations:

1. The recorded plat shall be in substantial conformance with the final plat submitted July 23, 2025 (attachment 2), as approved by Zoning Administrator and City Engineer, except as modified by these stipulations.

2. Development and improvement of the subdivision shall be in substantial conformance with the subdivision improvement plans submitted July 23, 2025 (attachment 2), as approved by City Engineer, except as modified by these stipulations.
3. The final review comments from staff dated August 19, 2025 (attachment 3), shall be addressed and corrected to the Zoning Administrator's and City Engineer's satisfaction prior to recordation of the plat and approval of the improvement plans for construction.

- | | |
|--------|---------------|
| 1. Yes | Jay Baughman |
| 2. Yes | Rob Patterson |
| 3. Yes | Debra Maughan |
| 4. Yes | Chris Howden |

Motion Passes 4-0

ACTION: FINAL PLAT APPROVAL FOR INVERNESS-HIGHLAND BLVD

DISCUSSION:

Rob: This not a normal plat, this is a roadway dedication plat and associated construction. The city council has entered into a tri-party agreement with Lehi City and D.R. Horton. D.R. Horton is required to

1. Install a traffic light or other traffic control measure at the Highland Blvd – 11800 N intersection, with Lehi, Highland, and D.R. Horton sharing the costs. (Round About)
2. Install medians in Highland Blvd. if requested by the City, with Highland and D.R. Horton sharing the costs equally.
3. Incorporate the parkway detail on the west side of Highland Blvd.
4. Address stormwater runoff generated by its development.
5. Incorporate certain engineering recommendations from Horrocks Engineers.
6. Include a trail connection.
7. Install signage identifying the Inverness development and the jurisdiction.

This has been a long review, Highland hired a 3rd party consultant to help with this and last month has been working out the drainage concerns.

In addition to this formal agreement, D.R. Horton discussed the development with the City Council on February 6, 2024, during which it was agreed as follows:

1. D.R. Horton would be entitled to a third street access point from Highland Blvd into their development, if it were right-in/right-out access.
2. The traffic control measure at the Highland Blvd – 11800 N intersection would be a roundabout
3. D.R. Horton must plan for a second roundabout at Grant Blvd by dedicating right-of-way property, though the roundabout would be installed by the City at a future date

when warranted.

4. The medians would be installed as per the tri-party agreement.

We are also taking Brunswick and making it a limited movement subdivision. No vehicle will be able to turn left into Brunswick coming South bound. Grant Blvd. will be the main access to Skye Estates and Sterling point. Garden Drive is a right in right out on the D.R. Horton side. The trail will be built connecting 11800 North into the powerline trail. The roundabout is being built as a 1 lane roundabout but can be expanded to 2 in the future if needed. It chokes down a lot and bends and curves going into the roundabout, that is a design we came up with to slow down the traffic coming off the mountain. Emergency vehicles will be able to make the circle; it is a mountable curb. Crosswalks will cross 11800, and one on the South with a hawk's signal with flashing lights. The only utilities being used is they are moving things into our storm drain. There are several ways we are trying to slow people down. About 600 units are going into the D.R. Horton project. They will put larger homes abutting Highland Blvd, and high density more in. There are impacts on us, but we are excited to have this road improvement.

Stipulations:

1. The recorded plat shall be in substantial conformance with the final plat submitted June 9, 2025 (attachment 2), as approved by Zoning Administrator and City Engineer, except as modified by these stipulations.
2. Development and improvement shall be in substantial conformance with the civil and right-of-way improvement plans, landscape plans, and irrigation plans submitted June 9, 2025 (attachments 2, 3, 4), as approved by City Engineer, except as modified by these stipulations.
3. The final review comments from staff dated August 25, 2025 (attachment 5), shall be addressed and corrected to the Zoning Administrator's and City Engineer's satisfaction prior to recordation of the plat and approval of the improvement plans for construction.

Open comment:

There were no comments.

MOTION: Chris Howden MOVED that the Development Administration Board accept the findings and APPROVE the final plat and civil and right-of-way improvement plans for the Inverness-Highland Boulevard subdivision, subject to the three (3) stipulations recommended by staff. Seconded by Debra Maughan.

Staff recommendations:

1. The recorded plat shall be in substantial conformance with the final plat submitted June 9, 2025 (attachment 2), as approved by Zoning Administrator and City Engineer, except as modified by these stipulations.
2. Development and improvement shall be in substantial conformance with the civil and right-of-way improvement plans, landscape plans, and irrigation plans

submitted June 9, 2025 (attachments 2, 3, 4), as approved by City Engineer, except as modified by these stipulations.

3. The final review comments from staff dated August 25, 2025 (attachment 5), shall be addressed and corrected to the Zoning Administrator's and City Engineer's satisfaction prior to recordation of the plat and approval of the improvement plans for construction.

- | | |
|--------|---------------|
| 5. Yes | Jay Baughman |
| 6. Yes | Rob Patterson |
| 7. Yes | Debra Maughan |
| 8. Yes | Chris Howden |

Motion Passes 4-0

- **Meeting Adjourned:** 2:20 PM
- **Minutes Prepared By:** Gretchen Homer
- **Minutes Approved October 16, 2025**