



HIGHLAND CITY

AGENDA

HIGHLAND CITY PLANNING COMMISSION

Tuesday, September 27, 2016, 7:00 p.m.

Highland City Council Chambers, 5400 West Civic Center Drive, Highland Utah

CALL TO ORDER: Chris Kemp, Chair

- Attendance – Chris Kemp, Chair
- Invocation – Commissioner Kurt Ostler
- Pledge of Allegiance – Commissioner Ron Campbell

APPEARANCES:

Time has been set aside for the public to express their ideas, concerns, and comments on non-agenda items. Speakers will be limited to three (3) minutes.

WITHDRAWALS AND CONTINUANCES:

PUBLIC HEARING ITEMS:

1. **Z-14-03:** McKay Christensen is requesting to rezone 6.0 acres located at the northwest corner of SR74 and Town Center Parkway from Town Center Commercial Retail and Town Center Flex Use to Planned Area Development to allow for a vertical mixed residential (230 age restricted units) and retail development. *Legislative*

OTHER BUSINESS:

APPROVAL OF MINUTES:

2. Approval of the August 23, 2016 meeting minutes.

PLANNING STAFF REPORT:

COMMISSION COMMENTS AND SUGGESTIONS:

ADJOURNMENT:

NEXT MEETING: *October 25, 2016* at 7:00 pm City Council Chambers

Legislative: An action of a legislative body to adopt laws or policies.

Administrative: An action reviewing an application for compliance with adopted laws and policies.

FOR SPECIAL ACCOMMODATIONS

Any individual with a qualified disability may request a reasonable accommodation by contacting the City Recorder at (801) 772-4506 at least 48 hours prior to the Commission meeting.

CERTIFICATE OF POSTING

The undersigned does hereby certify that the above agenda notice was posted in three public places within Highland City limits on this 22nd day of September, 2016. These public places being bulletin boards located inside the City offices and located in the Highland Justice Center, 5400 W. Civic Center Drive, Highland, UT; and the bulletin board located inside Lone Peak Fire Station, Highland, UT. On this 22th day of September, 2016 the above agenda notice was posted on the Highland City website at www.highlandcity.org.

JoAnn Scott, Planning Coordinator



PLANNING COMMISSION AGENDA REPORT ITEM #1

DATE: September 27, 2016
TO: Planning Commission
FROM: Nathan Crane, AICP
City Administrator/Community Development Director
SUBJECT: Public Hearing and Ordinance – A request by McKay Christensen, to rezone 5.76 acres from Town Center Flex Use and Town Center Commercial Retail to Planned Development (PD) to allow for a 240 unit age restricted units with 10,000 square feet of commercial space for property located at northwest corner of 10700 North and Alpine Highway (SR74). (File#: Z-16-13) *Legislative.*

PRIOR REVIEW:

The Planning Commission held a public hearing on August 23, 2016 and voted to continue the item so the applicant could address the Commissions questions regarding density parking, traffic, amenities. New information is provided in italics.

STAFF RECOMMENDATION:

The Planning Commission should hold a public hearing and determine if the proposed rezoning for 5.76 acres from Town Center Flex Use and Town Center Commercial Retail to Planned Development (PD) located at 10700 North Alpine Highway (SR74): 1) Is consistent with the purpose of the General Plan; 2) Will or will not adversely affect the community; 3) Is consistent with the purpose and intent of the PD District and the Town Center; and 4) Will or will not result in compatible land use relationships.

BACKGROUND:

The site is designated as Mixed Use on the General Plan Land Use Map. The site is zoned Town Center Flex Use and Town Center Commercial Retail.

In February 2016, the City Council approved an amendment to these districts eliminating future residential projects. All new residential projects are considered through a zoning text amendment.

Staff has produced a comparison of the project with an 84 unit town home project. Eighty-four units is the maximum number of units that could be constructed on the site.

A rezoning is a legislative process.

SUMMARY OF THE REQUEST:

1. The request is to zone approximately 5.76 acres from Town Center Flex Use and Town Center Commercial Retail to Planned Development (PD) to allow for a 240 unit age restricted units with 10,000 square feet of commercial space mixed use development. The proposed density is 38 units per acre.
2. The proposal includes 60 condo units and 160 apartment units. All units will be age restricted through conditions, covenants and restrictions. The project also includes 10,000 square feet of commercial retail space located on the first floor of the buildings adjacent to the Alpine Highway. There is also 8,400 square feet of amenities including a 1,100 square foot clubhouse.
3. A total of 331 parking spaces. 296 (174 surface and 122 structured) will be for the residential units and 35 for the retail area.
4. 2.09 acres are proposed in green space and the plaza area.
5. There are four buildings. The height of each building is 47 feet.
6. Access to the site will be provided from Alpine Highway and 10700 North. Alpine Highway is an arterial street and 10700 North is a local street. Both roads have been completed to their ultimate width and can accommodate the proposed project.

CITIZEN PARTICIPATION:

The applicant held a neighborhood meeting on July 13, 2016. A summary of the meeting is attached.

Notice of the Planning Commission public hearing was published in the August 7, 2016 edition of the Daily Herald and mailed to all property owners within 500 feet on August 8, 2016. No comments have been received.

ANALYSIS:

General Plan

- The property is designated as Mixed Use on the General Plan Land Use Map. The Mixed Use Land Use Category encourages residential and non-residential development.
- The site is zoned Town Center Flex Use and Town Center Commercial Retail. The purpose of the Town Center Overlay District is to: provide a central area where commercial, retail, and residential can be blended in a walk able environment; provide higher density housing; provide commercial, civic, and retail opportunities; and to promote clarity, flexibility, and cooperation in long term planning; and working for the success and future of the Town Center.
- *The General Plan Land Use Element includes a goal to promote a wider range of*

housing options. Ninety-seven percent of the housing product in the city is detached single family.

- *The General Plan includes a Senior Housing Element. The purpose of this element is to identify how to plan for the need of senior housing. In Utah there has been a 10% increase in the number of persons above the age of 65 from 2010 to 2015. This element includes a goal for Highland to become a place where residents can live as they age and their housing needs change.*

Compatibility with Surrounding Land Uses

- The majority of the surrounding property to the north is zoned Town Center Mixed Use Residential and has been approved for a townhome project known as Blackstone. The property to the south and some to the north is zoned Town Center Commercial Retail and includes two credit unions and Ace Hardware. The property to the west is zoned Town Center Civic District. The property to the east and across Alpine Highway is zoned R-1-20 and has single family homes.
- Toscana was approved at 19 units per acre. Blackstone was approved at 11.86 units per acre. The proposed 38 units per acre is in excess of other high density developments in the Town Center.
- *Staff assumed an average of 4.0 people per unit for a town home. This number drops to 1.96 for age-restricted housing (based on an national average). The senior living project would have an additional 95 residents.*

Site Circulation

- There are three proposed accesses into the site, two along Alpine Highway and one on 10700 North. Alpine Highway is an arterial street and is owned and maintained by UDOT. *The site plan has been amended to only have one ingress/egress on Alpine Highway.*
- *Staff compared the traffic generation of the proposed project with an 84 unit town home project. Senior housing generates 3.43 trips per unit per day vs. 9.55 trips per day for the town home project. An 84 unit town home project would result in 45 more trips per day than the proposed 220 unit senior housing project.*
- *The developer has submitted a traffic study that is attached. The study estimates that 30% of the generated traffic will travel south. This would add between 5-9 cars per hour at the intersection of 10700 North and SR-74. This is not a significant increase at this intersection.*
- The developer is responsible for required hardscape and landscape improvements in right-of-way.

Utilities

- The site will be served by utilities located in the surrounding streets. The City Engineer has reviewed the project and stated that there is adequate infrastructure to accommodate the proposed units. However, the number of units along with the other Town Center development accelerates the need for upgrades to the sanitary sewer system found in 5600 West as identified in the Master Plan & Impact Fee Facility Plan.
- *Staff asked the City Engineer to compare the impact of the proposed project with an 84 unit town home development. There is no significant difference between the two projects:*
 - *Drinking Water System: Both types of developments would have a similar impact on the City System. The Condo/Apartments may have a larger fire flow demand for the area, however the City's system would not require an upgrade. The system is very robust in the area with a lot of looping that could service a large fire demand if required.*
 - *PI System: Both developments would likely have similar outdoor watering requirements and irrigable acreage, therefore similar impact.*
 - *Sewer System: The 220 units would likely have more of an impact than a traditional townhome development. However, the anticipated flows would be relatively insignificant to the overall system.*
- Water will be provided as required by the Development Code.

Conformance with Development Code

- The proposed development standards are consistent with the requirements for development in the Town Center and PD District.
- The proposed non-residential and residential uses are consistent for the Town Center.
- The scale and design of the project is consistent with the mixed use development outlined for the Town Center. It is not consistent with the Town Center architectural standards.
- The PD District requires a project to provide for 20% of the net development area as residential recreation areas. The project proposes 28% in green space and 6.5% as plaza area.
- The minimum parking requirement is three stalls per unit. The applicant is requesting a reduction in the amount of parking to 1.25 spaces per unit. The stated justification is that not as many spaces are needed since it is a senior living project.
- Staff contacted a transportation planning firm. The average weekday peak period parking demand for attached senior adult housing range is 0.45 to 0.67 per dwelling unit. The 85th percentile was 0.66.

- *The applicant has also produced additional information regarding parking. They examined three recently completed senior housing projects in Utah. The average parking 1.14 stalls per unit. The proposed 1.25 stalls per unit exceeds the 0.66 stalls recommended by the ITE Parking Generation Manual and the 1.14 stalls of recent projects. The provide traffic study also supports this data.*

Conclusion

- *The proposed project is consistent with the General Plan goals for senior housing and for diversifying the city's housing stock.*
- The proposed PD District is consistent with the purpose and intent of the Mixed Use Land Use Category. The type of project is also consistent with the Town Center Overlay.
- The proposed age restriction will have less of an impact on infrastructure than if the units were not age restricted. *The proposed density will have a similar impact on infrastructure than an 84 unit town home project will.*

RECOMMENDATION AND PROPOSED MOTION:

The Planning Commission should hold a public hearing and determine if the proposed rezoning: 1) Is consistent with the purpose of the General Plan; 2) Will or will not adversely affect the community; 3) Is consistent with the purpose and intent of the PD District and the Town Center; and 4) Will or will not result in compatible land use relationships.

I move that the Planning Commission recommend **APPROVAL** of the proposed rezoning based on the following findings: (The Commission should draft appropriate findings. The Commission may also include appropriate conditions.)

I move that the Planning Commission **CONTINUE** the public hearing to the next meeting to address the following (The Commission should provide appropriate direction):

I move that the Planning Commission recommend **DENIAL** the proposed rezoning based on the following findings: (The Commission should draft appropriate findings).

FISCAL IMPACT:

This action will require expenditure if impact fee monies to upgrade the sewer line in 5600 West. In additional Town Center infrastructure reimbursement, monies will be collected. These funds will go to paying off existing debt.

ATTACHMENTS:

1. Attachment 1 – Ordinance

2. Attachment 2 – Aerial
3. Attachment 3 – General Plan Land Use Map
4. Attachment 4 – Zoning Map
5. Attachment 4 – Neighborhood Meeting Summaries
6. Attachment 5 – Proposed Planned Development District
7. Attachment 6 – Revised Site Plan
8. Attachment 7 – Traffic and Parking Information
9. Attachment 8 – Amenity Information
10. Attachment 9 – Preliminary Floor Plans and Unit Size Comparison
11. Attachment 10 – East Side Lighting Plan

ORDINANCE NO. 2016-**

AN ORDINANCE OF THE HIGHLAND CITY COUNCIL AMENDING THE OFFICIAL ZONE MAP OF HIGHLAND CITY FOR APPROXIMATELY 5.76 ACRES OF LAND GENERALLY LOCATED NORTH AND WEST OF NORTHWEST CORNER OF 10700 NORTH AND ALPINE HIGHWAY 9976 AS SHOWN IN FILENAME (Z-16-13), REZONING SUCH PROPERTY FROM TOWN CENTER FLEX USE AND TOWN CENTER COMMERCIAL RETAIL TO PLANNED DEVELOPMENT (PD) AND IMPOSING CONDITIONS UPON SUCH CHANGE.

WHEREAS, the Highland City Council desires to amend the Official Zone Map of Highland City; and

WHEREAS, all due and proper notices of public hearings and public meetings on this Ordinance held before the Highland City Planning Commission (the "Commission") and the Highland City Council (the "City Council") were given in the time, form, substance and manner provided by Utah Code Section 10-9a-205; and

WHEREAS, the Commission held public hearing on this Ordinance on August 23, 2016; and

WHEREAS, the City Council held a public hearing on this Ordinance on September 6, 2016.

NOW, THEREFORE, BE IT ORDAINED BY THE Highland City Council as follows:

SECTION 1. That ± 5.76 acres of certain real property located described in Exhibit A, is hereby rezoned from R-1-40 Residential to RP Residential Professional subject to the following condition(s):

1. XXXX

This/These condition(s) shall run with the land, and shall apply until such time, if any, that the property is re-zoned either by failure to comply with the conditions or further zoning action by the City Council.

SECTION 2. This zone map amendment is predicated upon compliance with the conditions in Section 1. In the event any condition is violated or unfulfilled, this Ordinance shall become null and void and the zone designation for all of the subject properties shall revert to the Town Center Flex Use or Town Center Retail Zone.

SECTION 3. That the Mayor, the City Administrator, the City Recorder and the City Attorney are hereby authorized and directed to execute all documents and take all steps necessary to carry out the purpose of this Ordinance.

Section 4. This Ordinance shall take effect immediately upon its first posting or publication.

SECTION 5. If any provision of this Ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct, and independent of all other provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

PASSED AND ADOPTED by the Highland City Council, September 6, 2016.

HIGHLAND CITY, UTAH

Mark Thompson, Mayor

ATTEST:

Jody Bates, City Recorder

COUNCILMEMBER	YES	NO
Brian Braithwaite	<input type="checkbox"/>	<input type="checkbox"/>
Ed Dennis	<input type="checkbox"/>	<input type="checkbox"/>
Tim Irwin	<input type="checkbox"/>	<input type="checkbox"/>
Dennis LeBaron	<input type="checkbox"/>	<input type="checkbox"/>
Rod Mann	<input type="checkbox"/>	<input type="checkbox"/>

EXHIBIT A

- Gustafson parcel(s) totaling approximately 4.26 acres of property located at 10706 North 5320 West, described as (415440001; 415440003; 415440004)
- Spykes parcel(s) totaling approximately 1.5 acres of property located at 10823 N Alpine Hwy, described as (11:039:0040; 11:038:0038; 11:039:0010; 11:039:0091)



SR-92 (11000 N)

5600 W

TOWN CENTER BLVD.

PARKWAY WEST

PARKWAY EAST

CIVIC CENTER DRIVE

TOWN SQUARE WEST

TOWN SQUARE EAST

10700 N

SR-74 (Alpine Hwy)

Town Center Land Use Map

-  Town Center Flex-Use District
-  Town Center Commercial Retail District
-  Town Center Residential District
-  Town Center Mixed Use Residential District
-  Town Center Civic District
-  Open Space District
-  Parking Access Points
-  Designated Parking (Generally)



May, 2010

RECEIVED JUL 19 2016

HIGHLAND CITY
7/13/16NEIGHBORHOOD MEETING
for
APPLE CREEK SENIOR HOUSING

6 P.M. 6:10	No attendees Start Meeting City disclaimer	4 Homeowners present Concept plans – It doesn't represent the final views of the city
	Background	History of project Outline project goals How project achieves goals/value of community/ Apple Creek Development is similar to many aspects of the original vision of the Highland City Urban Town Center History of development experience/Mac Development and Perry Homes
	Power Point Presentation	Description of project and location Map of site/explanation of use and elevation/ proposed Senior Housing and commercial Town Center
	Mark Whitney	Asks direction project faces questioning whether or not Library is incorporated or not
	McKay	Answers – Right now the city is deciding if it will sell the property to our development as surplus land. Create a sense of community Explains exploration of more ideas (south elevation) But reiterates it's designed to be a mixed use development and we have added the Sykes 1 ½ acres to the development.
	Joel	Asks about direction of main lawn
	McKay	Answers "south" and explains these are concept renderings. The Grand Lawn provides more open space than any of the surrounding development

Mark Asks what is the height?

McKay Answers three levels – approximately 30 -40 feet from floor to gable.
 (We lowered height after 1st neighborhood meeting)
 The residential over retail will be higher.
 The construction drawings haven't been drawn.

The summary of design changes we made after meeting with the city and the homeowners was to:

Reduce floor – ceiling height
 Added underground parking
 (approximately \$2 million in cost upgrades)
 Height reduction of approximately 28 feet
 Total retail space is approximately 20,000 square feet

Re-designed the Entrance/Exit of the property

We increased the open space and landscaping to approximately 28.2%, which exceeds city requirements

The homeowners in attendance expressed their Favorable feeling about the architecture and landscaping and the overall design of the mixed-use development

Questions

Joel Asks if some units would be sold as flats or condos.

McKay Yes, we anticipate some units will be sold as condos, perhaps those above the retail.

Explanation that elevators will be provided at the ground floor level to get to their units.

Joel Asks for confirmation that the residential units will not be rented or sold to a single mother with children.
 Also asks for confirmation of resident being granted one stall

McKay Answers that is correct. The project is age-restricted to 55 and older. Also says- offers an opportunity to reserve a second stall for owners.

Mark Asks about exterior product of structure

McKay Answers – No stucco on fronts maybe backs
All exterior is hardyboard with architectural trim to give the project a country elegance in line with Highlands rural farm heritage. The project is a cross between craftsman style and a country estate feeling.

Mark Asks about AC

McKay Response – Some rooftop and ground units hidden from public view, as much as possible.

Denise Asks about purpose of red barn

McKay Answers – Multi-use clubhouse/event space/
farmers market/receptions /holiday gatherings, etc.

Mark Asks if project does not go through – what can we expect to be made of the space

McKay Offers our experience and opinion that this space will never succeed as a lifestyle center like. This town center is off the primary commercial grid for the area.

Dan What kind of retail

McKay Answers –This site needs to be destination driven
Specialty tenants are the key. Restaurants similar to Blue Lemon, weddings, receptions, children’s stores, boutique, and other one of a kind stores like Dear Lizzy. There is also room for custom office space.

Mark Asks, might you consider Trader Joe’s?

McKay Yes, but it could be difficult. They usually target a bigger trade area. We will try to bring in Specialty retail and office that provide a unique experience for people to want to be a part of Highlands rich heritage.

Mark Could you buy or develop Blackstone?
Suggests a desire to approve this project to resist Blackstone.

McKay Why we like this project? Why it is appealing?
The Blackstone property doesn't work for senior Housing. It is more in line with the Toscana Town Homes. We are creating a new community for seniors and shoppers that is filling a need that is not being met in the area.

Dan Concern that West side of project could get lost.

McKay Reiterates that the project is a destination to create and establish a draw for the community and will provide intimacy. The architectural drawings for the overall project is themed for the entire development.

Dan Asks size of units and costs

McKay Answers that the size will range from approximately 700 to 1250 square feet. They will be 1 and 2 bedroom units. The condos for sale could be slightly larger. The rents have not been determined but will be competitive with similar rents in the area.

Joel When would you start the project?

McKay The plan is to immediately proceed to design review with the city and then obtain building permits.

Dan Lighting on East side?

McKay City Requirements = lanterns, sconces, posts
Charming lighting

Mark How will you handle people who may be concerned about height? I like your presentation

McKay The urban Town Center is perfect for this development. If we don't pursue our project the land can be sold to a number of people with projects that will not be master-planned with the commitment and financing we are bringing.
We are creating a community environment and a long-term commitment to the city of Highland.

Mark Questions – Fire code? Will it be as squeezed as Toscana?

McKay Reply – Heaven's No. We tried to face architecture to the street. We really worked hard to create open spaces and site lines to avoid the feeling of dense back alleys and tunnel neighborhoods. We've added underground parking and concealed much of the ground level parking to enhance the overall beauty of the project. There will be large sidewalks with displays and outdoor eating venues.

Mark Asks what is the projected time from start to finish?

McKay Answers – a solid 18 months for construction. Most likely developed in 2 phases

Dan Is Grand Lawn reserved for residents only? What about a pool?

McKay Answers – Yes.
Market studies proved a pool not to be a priority for seniors

Dan Responds – I like the way it's laid out. It doesn't look like a cement block. It looks custom. How is the accessibility to and from the Grand Lawn?

McKay Grand Lawn is surrounded by residential and not retail.
The clubhouse is a gathering place just off of the Grand Lawn. The entire environment is in conformity with the surrounding city parks and trail system. The overall theme of Apple Creek Senior Housing and Commercial Town Center is in harmony with the beautiful and peaceful surroundings of the city of Highlands master plan.

McKay reminded the homeowners that the Power point presentation is a preliminary concept plan and is subject to final city approval of all construction and working drawings.

The meeting closed at approximately 7:00 P.M.

July 13, 2016

6PM

Highland City Hall

RECEIVED JUL 19 2016

HIGHLAND CITY
APPLE CREEK SENIOR HOUSING
AND COMMERCIAL TOWN CENTER

NEIGHBORHOOD MEETING

NAME	ADDRESS	CONTACT INFO
1 MARK Whitney	10721 N. Village Dr. Highland	801-692-1846
2 DAN STRATON	5278W 10740 N Highland	801-949-1476
3 JOEL ZABRISKIE	558 W TOWN GR PKWY HIGHLAND	801-756-4221
4 Dennis Stratton	5278 W 10740 N Highland	801-889-7751
5 Jeannie Spikes	10823 N Alpine Hwy	801-756-7743
6 WILLARD "V"	"	"
7 Reagan Wa	9400W Highland	801-556-1918
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APPLE CREEK SENIOR LIVING PLANNED DEVELOPMENT



HIGHLAND, UTAH

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1. PROJECT DESCRIPTION

2. LAND USE MAP

3. LEGAL DESCRIPTION

4. SITE PLAN

5. ARCHITECTURE & CONCEPT PLANS

6. DENSITY & HEIGHT

7. SET BACK & CIRCULATION

8. PARKING

9. LANDSCAPE

10. HARDSCAPE

END

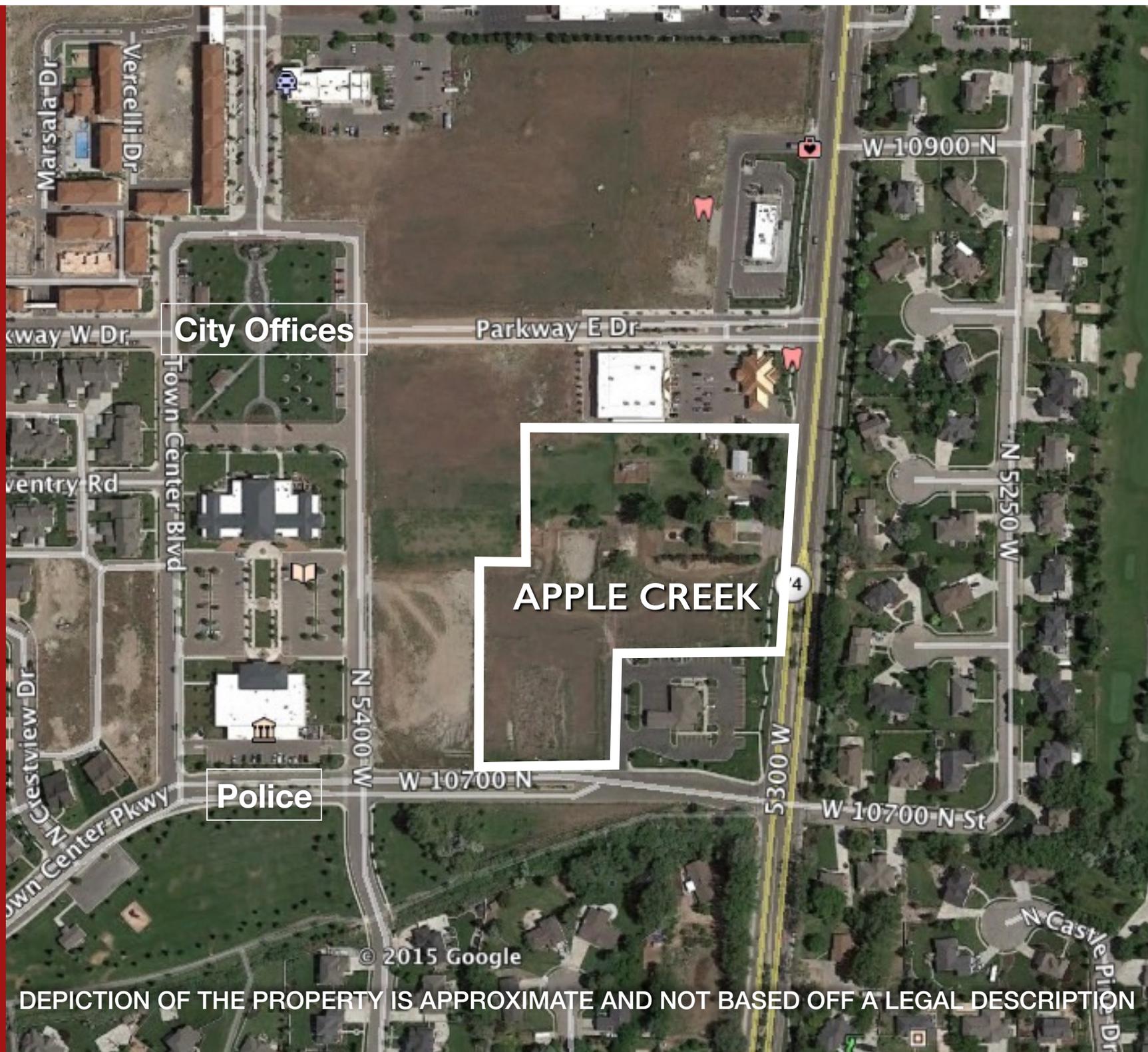
Apple Creek Senior Living is a mixed-use development located in the heart of Highland's Town Center. The project combines approximately 220 "for rent" senior-housing units and approximately 10,000 sq. ft., retail/office space in the Alpine Hwy. Mixed-Use Zone.

While the development is designated as primarily "for rent" product, it does not preclude Apple Creek from providing "for sale" product within the development.

The goal of this development is to (a) provide housing for seniors in the community (b) provide retail and office opportunities in the Town Center, and (c) build a quality development with an architectural style indicative of Highlands rich farming heritage.

We believe the Apple Creek concept plans included herein combine residential, retail, and office uses in a way that is not only consistent with the original vision of the "Town Center," but also provides specific amenities not currently available in the Town Center and greater Highland community.

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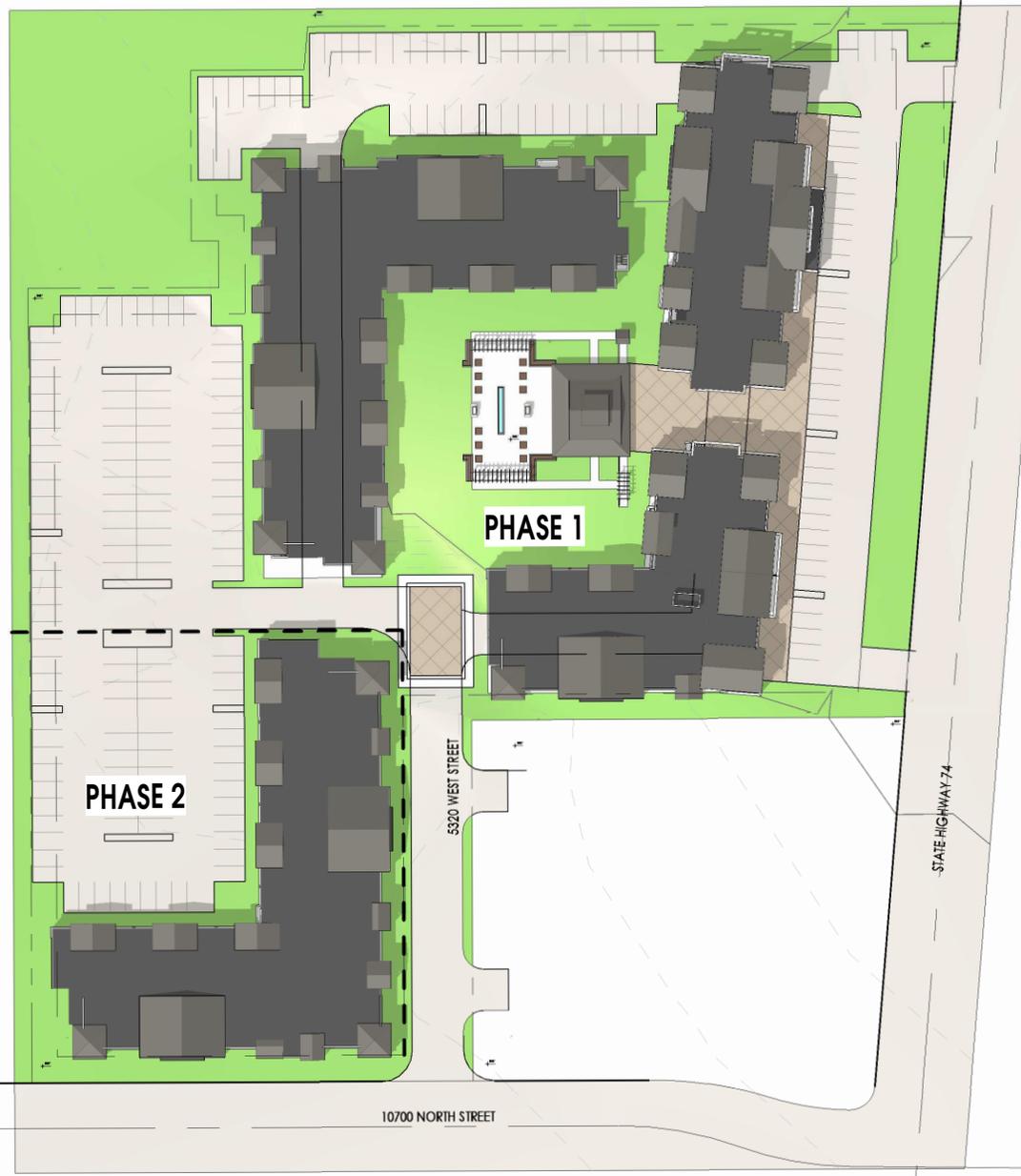


DEPICTION OF THE PROPERTY IS APPROXIMATE AND NOT BASED OFF A LEGAL DESCRIPTION

The property contemplated herein includes the following parcels:

- Gustafson parcel(s) totaling approximately 4.26 acres of property located at 10706 North 5320 West, described as (415440001; 415440003; 415440004)
- Spykes parcel(s) totaling approximately 1.5 acres of property located at 10823 N Alpine Hwy, described as (11:039:0040; 11:038:0038; 11:039:0010; 11:039:0091)

S I T E P L A N & P H A S I N G



SITE SUMMARY	
220	UNITS 60 CONDOS 160 APARTMENTS
122	PARKING STRUCTURED PARKING STALLS
174	SURFACE STALLS
35	RETAIL STALLS
	1.5 STALLS PER CONDO 1.28 STALLS PER APARTMENT
10,000	SQ FT RETAIL
8,400	SQ FT AMENITIES
1,100	SQ FT CLUBHOUSE
5.77	ACRES
38	U/A
1.17	ACRES OPEN SPACE
ALL NUMBERS ARE ESTIMATES	

NORTH

ARCHITECTURE

The name **Apple Creek** and its “New Farm” architecture pays tribute to Highland’s rural farming heritage with abundant apple orchards, native creeks, and charming farms.

The “New Farm” architectural style is mixture of American Farmhouse, Craftsman, and contemporary design elements.

These architectural elements include: lap siding, horizontal siding, wainscoting, balconies, gables, parapet walls, covered awnings and canopies, long porches with square columns, and exterior colors that represent heartland America (as depicted in the included concept renderings).

The final architectural style will conform with the style of the attached concept plans rather than the Highland City Design Standards.

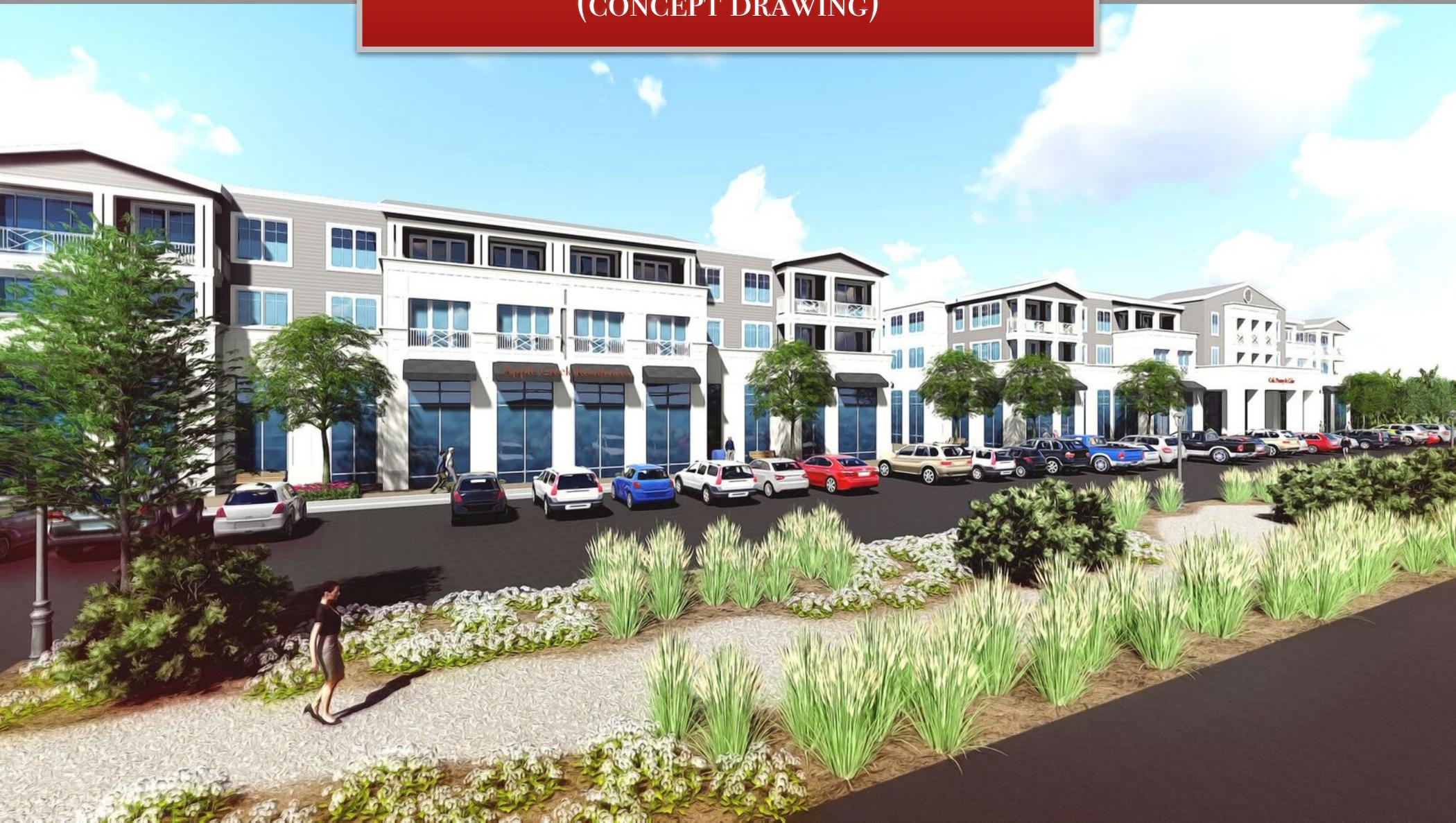


EAST ELEVATION

(CONCEPT DRAWING)

EAST ELEVATION

(CONCEPT DRAWING)



RETAIL

(CONCEPT DRAWING)



SOUTH ELEVATION

(CONCEPT DRAWING)

GRAND LAWN

(CONCEPT DRAWING)



FARMERS MARKET

(CONCEPT DRAWING)

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DENSITY: The Apple Creek Senior Living Planned Development, indicated within an area defined by the Senior Living Planned Development Land Use Map, shall have a maximum density of thirty seven (38) units per acre.

BUILDING HEIGHT: The maximum height of the buildings shall not exceed three stories measured from the front elevation facing Alpine Hwy, subject to the variable height of the Ground Floor Level in the Mixed-Use Commercial & Amenity Zones described below. In an effort to reduce the overall height of the buildings the roof is a mixture of flat parapets and intermittent gables.

GROUND FLOOR LEVEL: The Ground Floor Level is the first floor or ground floor level of any building in the Apple Creek Senior Living Planned Development. In areas that have been designated as the Mixed-Use & Amenity zones, the Ground Floor Level shall have maximum height of twenty two (17) ft. measured floor to ceiling to allow for an internal mezzanine and/or commercial ceiling heights and an over all building height of fifty (47) ft.

MIXED USE & AMENITIES ZONES: The areas designated as Mixed-Use and Amenity Zones shall be a combination of residential units, residential amenities, commercial office, and retail. Permitted commercial and office uses in the Mixed-Use & Amenity Zones shall be consisted with section **Table 3-47a in the Town Center Overlay or 3-4302 of the Highland City Development Code (C-1 Zone).**

MIXED-USE & AMENITY ZONES



ALPINE HWY MIXED-USE & AMENITY ZONE

MIXED-USE ZONE BUILDING HEIGHT

BUILDING HEIGHT: 47'
PARAPET: 37'



BLD - SW - EAST
 1/32" = 1'-0"

**GROUND FLOOR
 RETAIL HEIGHT 17'**



BLD - SW - NORTH
 1/32" = 1'-0"



BLD - SW - SOUTH
 1/32" = 1'-0"



BLD - SW - WEST
 1/32" = 1'-0"

RESIDENTIAL AREA BUILDING HEIGHT

GABLE: 40'
PARAPET: 30'



**FLOOR TO FLOOR HEIGHT:
10'**

BLD - SE - EAST
1/32" = 1'-0"



BLD - SE - NORTH
1/32" = 1'-0"



BLD - SE - SOUTH
1/32" = 1'-0"



BLD - SE - WEST
1/32" = 1'-0"

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It is the intent of this development to create an environment appealing to both automotive and pedestrian scales. This will be accomplished by the following:

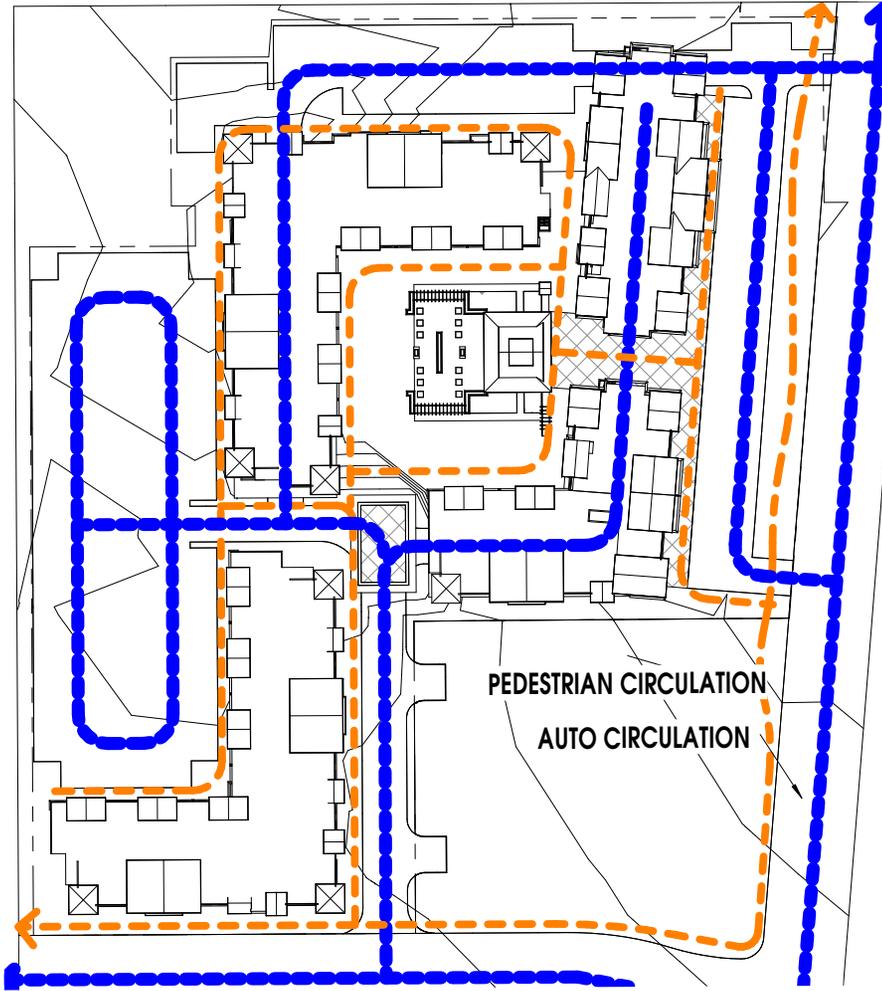
- Defining the street edge and incorporating pedestrian elements to the street and buildings.
- Providing a pedestrian connection from the right of way(s) to the building entrance. Said pedestrian access shall be a minimum of a four (4) foot concrete path as depicted in the attached circulation plan.
- Designing and locating buildings to address the major right of way it is located adjacent to.

Set Backs:

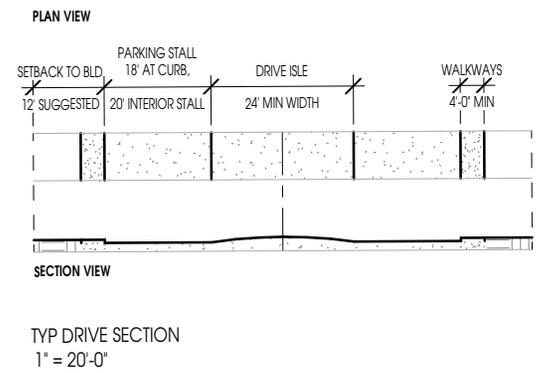
- All buildings will be set back a minimum ten (10) from the nearest right of way.
- Buildings along SR 72 will be set back a minimum twenty (20) feet from the right of way.



SITE SUMMARY	
220	UNITS 60 CONDOS 160 APARTMENTS
122	PARKING STRUCTURED PARKING STALLS
174	SURFACE STALLS
35	RETAIL STALLS
	1.5 STALLS PER CONDO 1.28 STALLS PER APARTMENT
10,000	SQ. FT. RETAIL
8,400	SQ. FT. AMENITIES
1,100	SQ. FT. CLUBHOUSE
5.77	ACRES
38	U/A
1.17	ACRES OPEN SPACE
ALL NUMBERS ARE ESTIMATES	



CIRCULATION PLAN
1" = 80'-0"



The circulation plan contemplates “right in/right out” access from Alpine Hwy. Access off Alpine Hwy. and the location of an access point(s) is subject to UDOT approval.

P A R K I N G

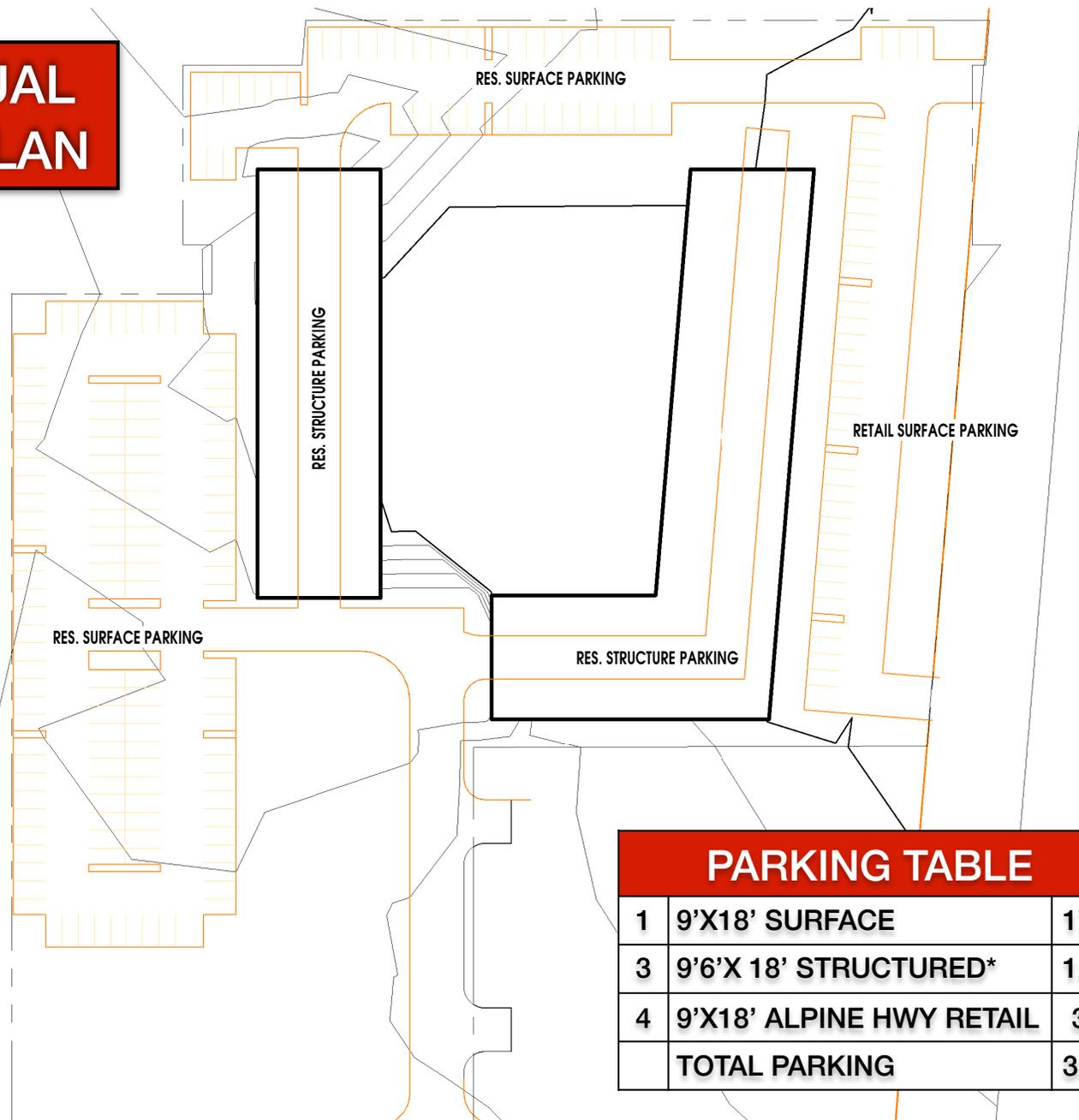
PARKING: With the exception of “on street” parking, the majority of the parking is located internally. The buildings in Apple Creek have been brought close the street, while the majority of the parking is located behind buildings in an effort to screen the parking lots from view along Alpine Hwy. and 10700 South.

PARKING REQUIREMENTS for the different uses shall be as follows:

- **RESIDENTIAL:**
 - The residential parking requirement shall be calculated as 1.25 parking stalls per residential unit.

- **ALPINE HWY MIXED-USE ZONE:**
 - Retail: The retail parking requirement shall be calculated as 3 stalls per 1,000 sq. ft. of retail building floor area in the Alpine Hwy. Mixed-Use Zone.
 - Office: The office parking requirement shall be calculated as 3 stalls for every 1,000 sq. ft. of office building floor area in the Alpine Hwy. Mixed-Use Zone
 - Apple Creek would like to attempt to use reciprocal parking agreements with the adjoining commercial parcels to fulfill any parking requirements on the Apple Creek site.

CONCEPTUAL PARKING PLAN



PARKING TABLE		
1	9'X18' SURFACE	174
3	9'6'X 18' STRUCTURED*	122
4	9'X18' ALPINE HWY RETAIL	35
TOTAL PARKING		331

*Allocation of parking may vary depending on several variables including construction costs, unit count, retail sq. ft., parking requirements, etc.

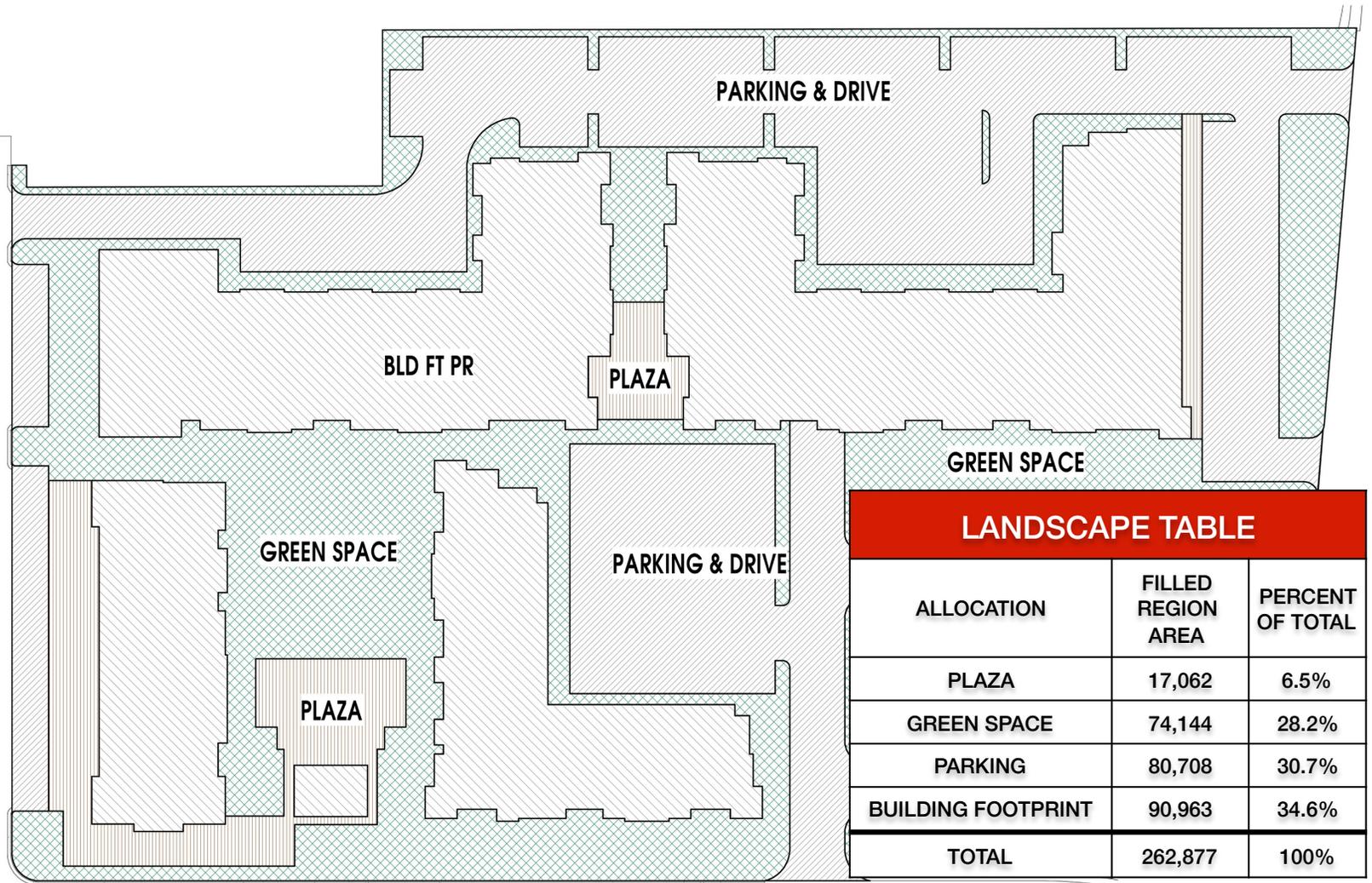
LANDSCAPE: Areas not incorporated in the building footprint, parking area, or access drives shall be landscaped. A minimum of 15% of the project area shall be landscaped. Apple Creek will incorporate the following landscaping design concepts in the concept plan and landscaping information with the project:

LANDSCAPE



- **Quality:** Landscaping shall enhance the overall visual appearance of the development.
- **Trees:** Minimum caliper for all trees shall be one inch (1") and minimum shrub size shall be one gallon and shall be consistent with the tree variety as approved for each location.
- **Irrigation:** All landscaping shall have an automatic irrigation system.
- **Maintenance:** Maintenance of approved landscaping shall consist of regular watering, pruning, fertilizing, clearing of debris and weeds, the removal and replacement of dead plants, and the repair and replacement of irrigation systems and integrated architectural features.
- **Front Setback Areas:** Landscaping in these areas shall consist of an effective combination of street trees, trees, ground cover, annual and perennial flower beds, turf grass and shrubbery.

LANDSCAPE



The Total amount of landscaped area as depicted in the above landscape concept plan and landscape table may change, but will not be less than the 15% of the total project area as described on page 25

HARDSCAPE

HARDSCAPE. Hardscape should be used in coordination with architecture and landscaping to provide a link between the street edge and the Apple Creek Senior Living Planned Development and shall generally conform to the Commercial Design Standards.

Hardscape improvements shall include: pavers, decorative concrete, planter boxes, masonry trash receptacles, pedestrian benches, bicycle racks, plazas, fountains, outdoor eating areas, and sculptures. Hardscape shall not include; asphalt parking areas.



Hardscape Elements. Apple Creek shall include a minimum of two (2) hardscape elements and shall incorporate a minimum hardscape area equal to 5% of the entire property. Certain hardscape improvements include:

- **10' Walk.** Buildings along Town Square East, may use the designated ten (10) foot sidewalk when calculating the 5% requirement.
- **Landscape Planters.** Buildings along Town Square East may use the designated 10 foot sidewalk when calculating the 15% landscaping requirement.

OTHER EXAMPLES OF HARDSCAPE ELEMENTS INCLUDE....

H A R D S C A P E



- **Pedestrian Elements.** Pedestrian elements such as planters, benches, bike racks and decorative garbage cans may be required depending on location and use as determined at the time of site plan approval
- **Plazas.** It is encouraged that the developer/owner improve areas between building side setbacks along Town Square East as plazas to provide gathering places for pedestrian interaction and to minimize maintenance
- **Paseos.** Areas between building side setbacks along Town Square East that have not been developed as plazas or access drives shall be improved as paseos to keep these areas accessible and clean.

APPLE CREEK

SENIOR LIVING



SITE PLAN PRESENTATION
1" = 80'-0"



SITE SUMMARY	
220	UNITS 60 CONDOS 160 APARTMENTS
122	PARKING STRUCTURED PARKING STALLS
174	SURFACE STALLS
35	RETAIL STALLS
	1.5 STALLS PER CONDO
	1.28 STALLS PER APARTMENT
15,000	SQ FT RETAIL
3,400	SQ FT AMENITIES
1,600	SQ FT CLUBHOUSE
5.77	ACRES
38	U/A
1.17	ACRES OPEN SPACE
	ALL NUMBERS ARE ESTIMATES

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Architecture
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Land Planning
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8515 South 90th Street, Suite 200
Duluth, GA 30091
Tel: 404.291.0000
Fax: 404.291.0005
www.thinkpk.com

THIS IS NOT A CONTRACT DOCUMENT. IT IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

APPLE CREEK MIXED USE
DEVELOPMENT
10700 N 5490 W, HIGHLAND, STATE

PROJECT NO. 15066
DATE: 4 JUNE 2015
REVISIONS:

CLIENT REVIEW 2016.09.09
SHEET TITLE: SITE PLAN
SHEET NUMBER: D100



ALL INFORMATION IS PRELIMINARY AND SUBJECT TO CHANGE

September 16, 2016

DRAFT



RE: Apple Creek Site – Highland, UT - Trip Generation Memo

The proposed Apple Creek is a proposed mixed use development including 220 residential senior living units and 10,000 sf of retail which is planned along 10700 South and SR 74 in Highland, UT. Figure 1 shows the proposed site.



Traffic generated by a site is based on the number of units or square footage of the building and then equating into projected traffic using the trip rate from the Institute of Transportation Engineers (ITE) Trip generation manual, 9th

1

P.O. Box 521651 Salt Lake City, UT 84152
 (801) 949-0348 fax (801) 582-6252
 atrans@comcast.net

Edition. The 220 senior living units are projected to generate 44 AM trips, 55 PM trips and 757 daily trips. The 10,000 sf of retail is projected to generate 10 AM, 37 PM and 427 daily trips. Combined, the site is projected to generate 54 AM, 92 PM and 1,184 Daily trips. These projections are shown in Table 1.

Table 1: Trip Generation Projections

ITE 9th Ed	Size	Land Use	Trip Rate			Trips		
			AM	PM	Daily	AM	PM	Daily
Senior Living	220	252	0.2	0.25	3.44	44	55	757
Retail	10	820	0.96	3.71	42.7	10	37	427
						54	92	1,184

The traffic will access the site via accesses onto SR 74 and onto 10700 North. According to UDOT’s Traffic on Utah Highways, SR 74 carries 13,625 average daily trips (ADT). SR 74 is a 3-lane arterial facility in this area and has an estimated capacity of 16,500 ADT. This indicates that the proposed senior living would utilize approximately 4.6% of the roadway capacity if all senior living traffic is directed to SR 74.

It should be noted that the site is currently zoned commercial and therefore would generate substantially more traffic than the proposed senior living. The 5.77 acres would typically support 57,700 sf of commercial development.

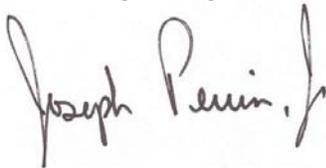
The traffic from the site that will utilize the 10700 North / SR 74 Intersection will primarily be traffic associated to the south. Travel to the other directions will likely utilize the other proposed accesses to the site. Prior traffic studies in the area indicated that approximately 30% of the traffic will travel to the south. This represents an increase of between 5 and 9 vehicles per hour associated with these movements. Since there is not projected to be a significant increase in eastbound left turns at 10700 North, it is unlikely that this development will contribute to the need for a traffic signal at 10700 North and SR 74.

Parking

The need for parking is determined from the ITE Parking Generation Manual, 4th edition. While many cities include parking requirements under a common rate, Senior Living requires much less parking than general residential or retail developments. Often senior living has a single of no vehicles. Per the ITE Parking Manual, Senior living has a range of 0.45-0.67 vehicles per dwelling unit with the 85th percentile is 0.66 vehicles per dwelling unit. The 85th percentile is what is recommended for design purposes.

Please contact me with any questions.

Sincerely,
A-Trans Engineering



Joseph Perrin, PhD, PE, PTOE
Principal

Apple Creek and Sandy City Follow Up

Corey Solum <CSolum@thinkaec.com>

Thu, Sep 1, 2016 at 3:52 PM

To: John Shirley <JCShirley@thinkaec.com>, McKay Christensen <mckayc22@gmail.com>

John, McKay,

I reviewed the parking rations of the last 3 Senior Housing projects completed for Miller.

Here they are:

Rosegate Sandy: 1.15 stalls per unit

Rosegate Draper: 1.09 stalls per unit

Rosegate Herriman: 1.20 stalls per unit

Sincerely,

Corey R. Solum, AIA, NCARB

PRINCIPAL

Think Architecture, Inc.

From: John Shirley

Sent: Tuesday, August 30, 2016 1:51 PM

To: Corey Solum <CSolum@thinkaec.com>

Subject: FW: Apple Creek and Sandy City Follow Up

Corey, could you help addressing the parking requirement for our other senior housing.

From: McKay Christensen [<mailto:mckayc22@gmail.com>]

Sent: Tuesday, August 30, 2016 12:16 PM

To: John Shirley; Jacob Shirley

Subject: Apple Creek and Sandy City Follow Up

9/9/2016 1:15:56 PM

RETAIL AND AMENITY PLAN
1" = 40'-0"



AREA BY USE SUMMARY	
BUILDING AND USE	Area
AMENITY	
BARN	1,600 SF
SE BLD	3,400 SF
	5,000 SF
RETAIL	
NE BLD	10,800 SF
SE BLD	4,700 SF
	15,500 SF



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5151 South 900 East, Suite 200
Salt Lake City, UT 84113
ph: 801.281.0555
fax: 801.281.1425
www.thinkak.com

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APPLE CREEK MIXED USE
DEVELOPMENT
10700 N. 5490 W., HIGHLAND, STATE

PROJECT NO. 15066

DATE: 4 JUNE 2015

REVISIONS:

CLIENT REVIEW 2016.09.09

SHEET TITLE:
RETAIL AND
AMENITY PLAY-
ATILEY, HIGHLAND, STATE
D105

ALL INFORMATION IS PRELIMINARY AND SUBJECT TO CHANGE

COMPARABLE PROJECTS

CREST HAVEN (Traverse Mountain) MARKET RATE	FLOOR	UNIT SQ FT
1 BED	2&3	800
2 BED 1 BATH	TOP	1,100.00
2 BED 2 BATH	EVERY (FLOOR 1&2 GARAGE)	1,100.00
2 BED 2 BATH LARGE	THIRD FLOOR	1,200.00
3 BED	EVERY FLOOR (1&2 GARAGE)	1,300.00

***SUMMER RATES \$50-100 PER MONTH HIGHER**

ROSEGATE (SANDY) SENIOR	FLOOR	UNIT SQ FT
1 BED		677
1 BED		718
1 BED		781
2 BED 2 BATH LARGE		921
2 BED 2 BATH LARGE		963
2 BED 2 BATH LARGE		1295

***\$50 MORE FOR TOP FLOOR**

***SUMMER RATES \$50-100 MORE PER MONTH**

ROSEGATE (DRAPER) SENIOR	FLOOR	UNIT SQ FT
1 BED		693
1 BED		770
1 BED	LOW END	826
1 BED	TOP FLOORS OR VIEWS	826
2 BED 2 BATH LARGE	LOW END	1147
2 BED 2 BATH LARGE	TOP FLOORS OR VIEWS	1147

***\$50 MORE FOR TOP FLOOR**

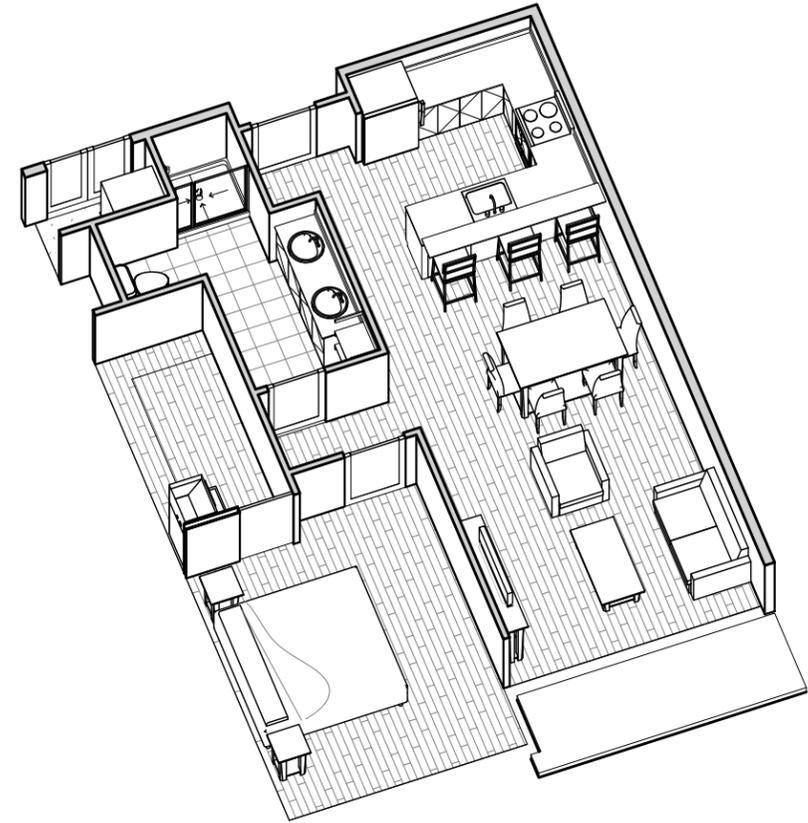
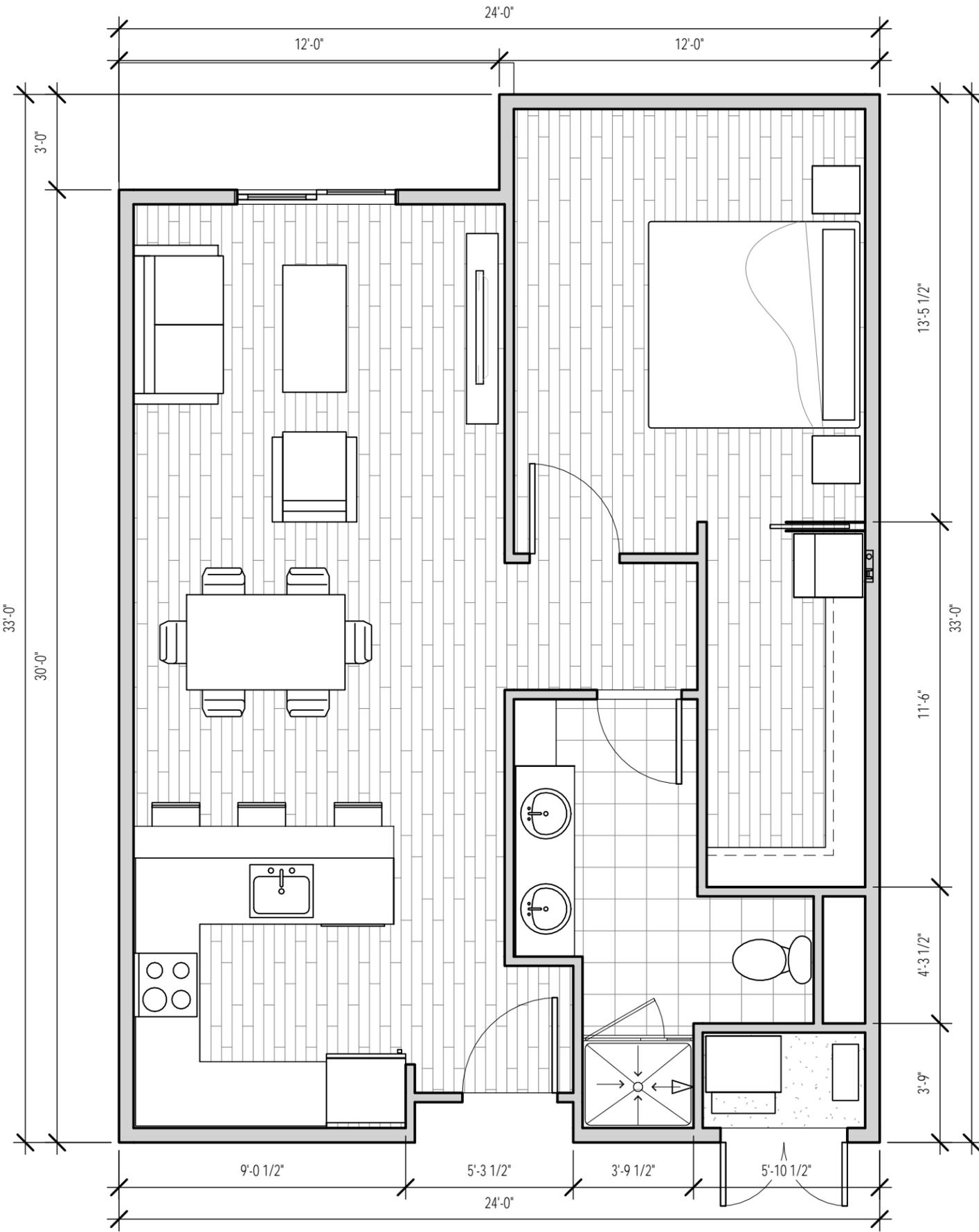
***SUMMER RATES \$50-100 MORE PER MONTH**

THE PARK (DRAPER)	FLOOR	UNIT SQ FT
1 Bedroom		746
2 Bedroom		1057
3 Bedroom (townhome - two car garage)		1439
Media (cable internet - exfinity)		90
Covered Stall		20

GROVECREST VILLAS (PLEASANT GROVE)	FLOOR	UNIT SQ FT
1 Bedroom		627
1 Bedroom		741
1 Bedroom		845
2 Bedroom		976
2 Bedroom		1034
Media (cable internet - exfinity)		90
Covered Stall		20

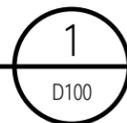
IVORY RIDGE	UNIT SQ FT
TWO BEDROOM	1054
TWO BEDROOM	1094
TWO BEDROOM	1132
THREE BEDROOM	1329
THREE BEDROOM	1371
THREE BEDROOM	1483

5/1/2015 9:29:23 AM



LEVEL 1 - PRESENTATION

1/4" = 1'-0"



RENTABLE AREA	
Name	Area
Area	674 SF

GROSS AREA	
Name	Area
Area	750 SF



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5151 South 900 East, Suite 200
 Salt Lake City, UT 84117
 ph. 801.269.0055
 fax. 801.269.1425
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NEW FARM - 1 BED
 10700 N 5490 W, HIGHLAND, UTAH

PROJECT N/PROPOSAL

DATE: 28 APR 2015

REVISIONS:

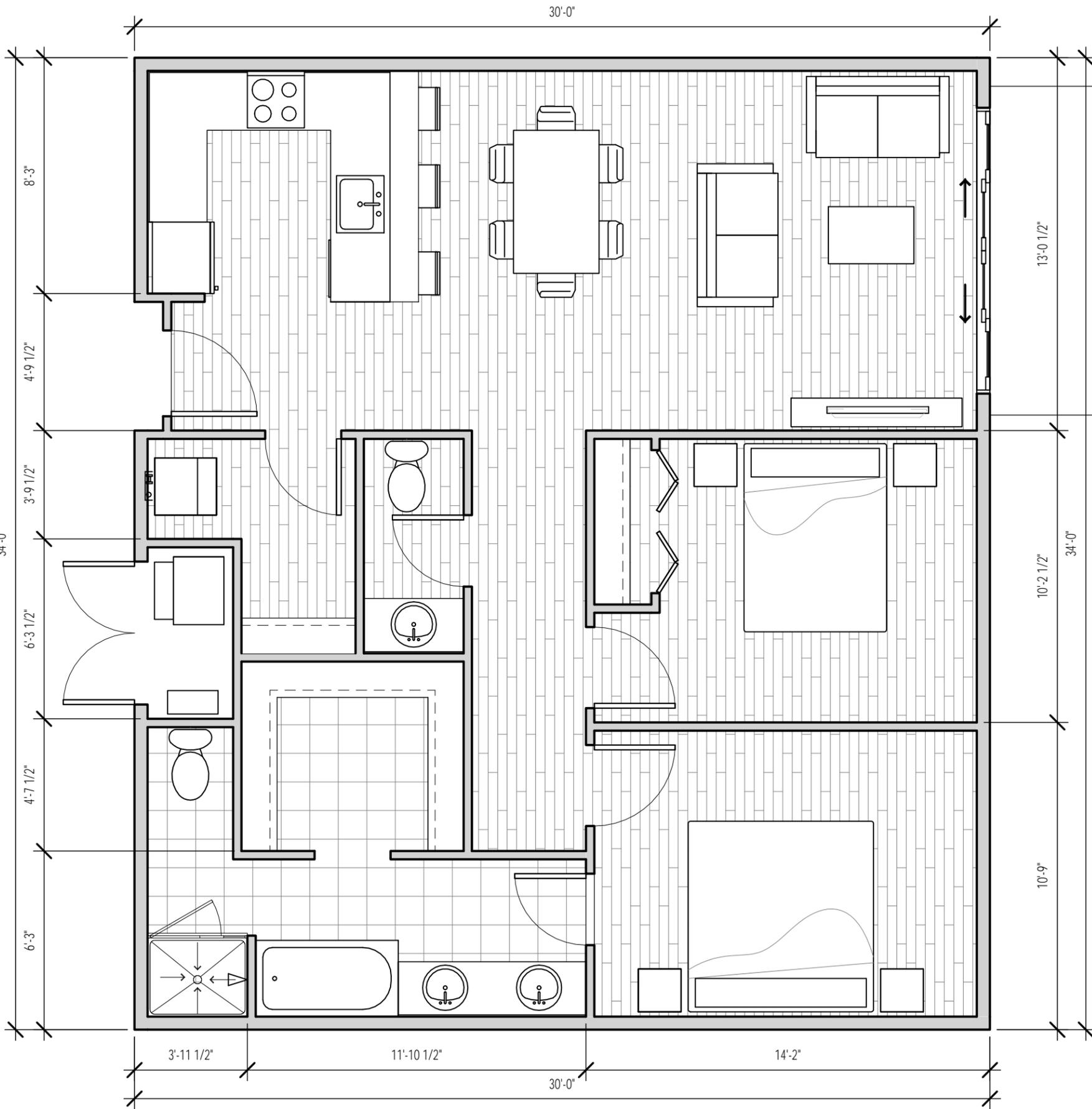
SHEET TITLE:
 PLANS

SHEET NUMBER:

D100

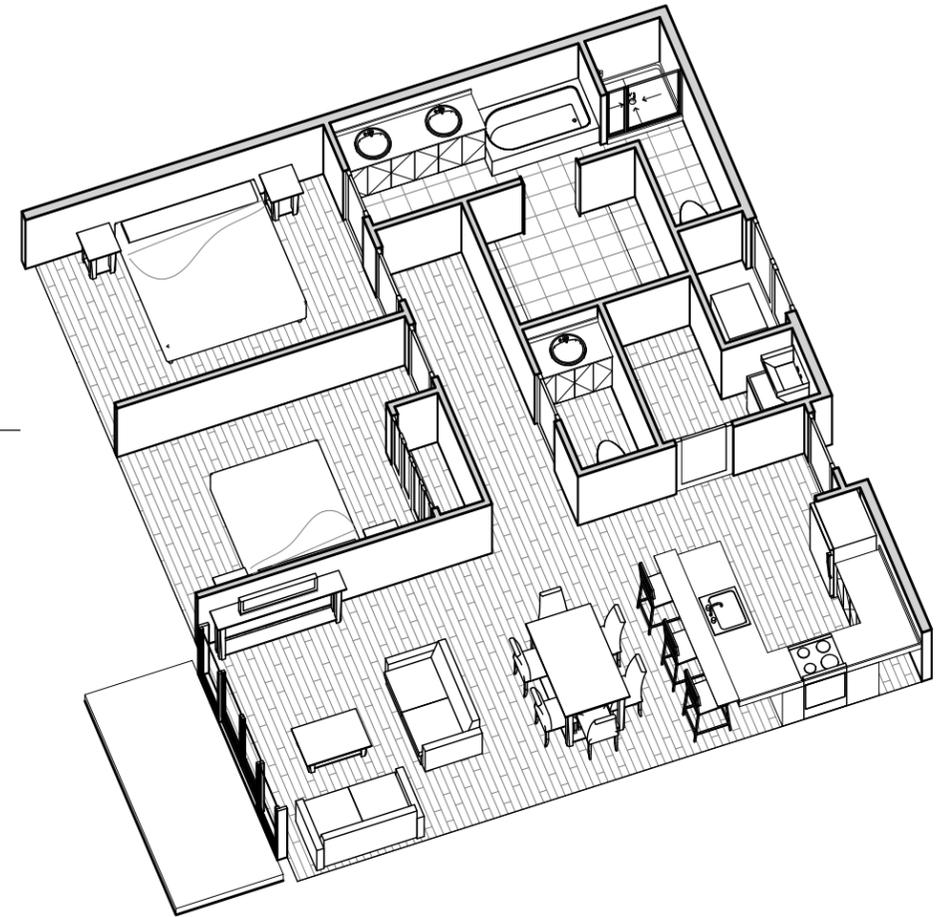
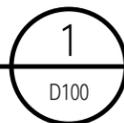
CLIENT REVIEW

5/1/2015 9:28:22 AM



LEVEL 1 - PRESENTATION

1/4" = 1'-0"



RENTABLE AREA	
Name	Area
Area	942 SF

GROSS AREA	
Name	Area
Area	1016 SF



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NEW FARM - 2 BED END

10700 N 5490 W, HIGHLAND, UTAH

PROJECT N/PROPOSAL

DATE: 20 APR 2015

REVISIONS:

SHEET TITLE:
PLANS

SHEET NUMBER:

D100

CLIENT REVIEW

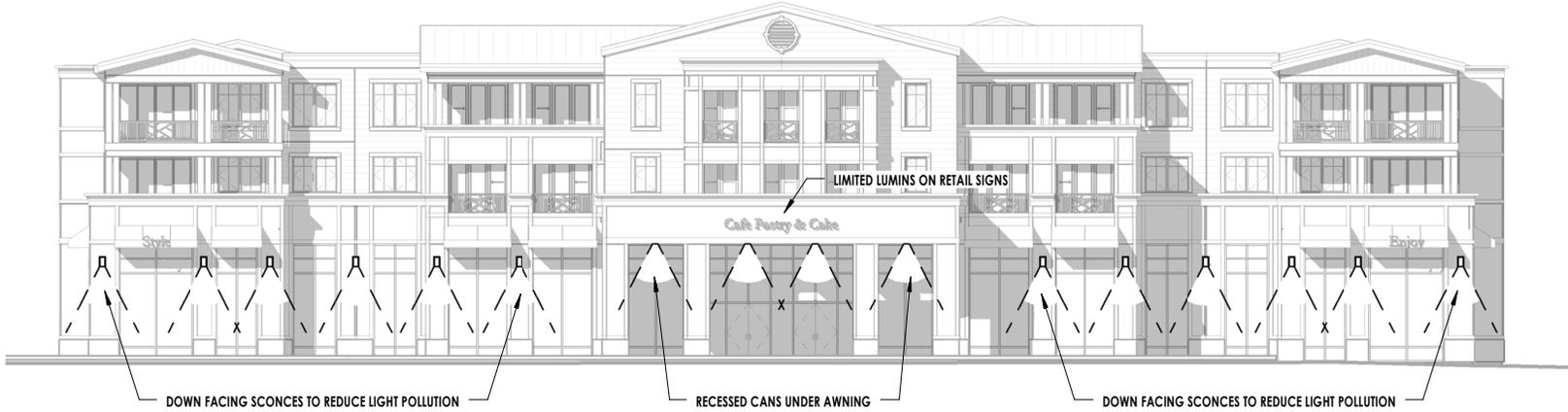


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5151 South 900 East, Suite 200
Salt Lake City, UT 84113
ph: 801.289.0555
fax: 801.289.1425
www.thinkape.com

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TYP RETAIL LIGHTING PLAN

1/16" = 1'-0"



9/9/2016 1:16:02 PM

APPLE CREEK MIXED USE
DEVELOPMENT
10700 N. 5490 W. HIGHLAND, STATE

PROJECT NO. 15066

DATE: 4 JUNE 2015

REVISIONS:

SHEET TITLE:
TYP RETAIL
LIGHTING

D203

CLIENT REVIEW 2016.09.09

ALL INFORMATION IS PRELIMINARY AND SUBJECT TO CHANGE

DRAFT

Highland City Planning Commission

August 23, 2016

1
2
3
4 The regular meeting of the Highland City Planning Commission was called to order by Planning
5 Commission Chair, Christopher Kemp at 7:00 PM on August 23, 2016. An invocation was
6 offered by Commission Brammer and those assembled were led in the Pledge of Allegiance by
7 Commissioner Carruth.

8
9 **PRESENT:** Commissioner: Christopher Kemp
10 Commissioner: Brady Brammer
11 Commissioner: Ron Campbell
12 Commissioner: Sherry Carruth
13 Commissioner: Abe Day
14 Commissioner: Kurt Ostler
15 Commissioner: Steve Rock
16

17 **EXCUSED:**

18
19 **STAFF PRESENT:** Community Development Director: Nathan Crane
20 City Planner: Zac Smallwood
21 Planning Coordinator: JoAnn Scott
22 Planning Commission Secretary: Heather White
23

24 **OTHERS:**

25
26
27 **PUBLIC APPEARANCES**

28
29 Chair Kemp asked for public comment. None was offered.
30
31

32 **PUBLIC HEARING ITEMS**

- 33
34 1. **Z-14-03**
35 *McKay Christensen is requesting to rezone 6.0 acres located at the northwest corner of*
36 *SR74 and Town Center Parkway from Town Center Commercial Retail and Town Center*
37 *Flex Use to Planned Area Development to allow for a vertical mixed residential (230 age*
38 *restricted units) and retail development.*
39

40 Mr. Crane presented the information regarding the requested rezone. He reviewed the proposed
41 development plan, property access points, and surrounding uses. The developer was asking for
42 approval of 38 units to the acre which would contribute to accelerate the need to upgrade a
43 sanitary sewer line. Mr. Crane mentioned that the proposed residential and nonresidential uses

DRAFT

1 were consistent with what the town center provided and it met the requirements of the planned
2 development district. He encouraged discussion regarding the number of parking stalls.

3
4 Chair Kemp opened the public hearing at 7:09 PM.

5
6 Upon request, McKay Christensen, applicant, reviewed details of the proposed senior living
7 planned development with 220 units. He reviewed the site plan and discussed the number of
8 parking stalls. He explained that the building along Alpine Highway was 47 feet tall, but other
9 buildings were 30 to 40 feet tall. He talked about possible uses for the club house, plaza, and
10 grand lawn.

11
12 Commissioner Rock asked about rented or sold units as well as details for garbage collection.
13 Mr. Christensen explained that about 60 units were condos and the other units would be rentals,
14 ranging in size from 750 to 1250/1500 square feet. Each unit would have a shoot leading to a
15 dumpster. Dumpsters would be manually rolled out by an employee for emptying.

16
17 Chairman Kemp wondered what would be done regarding buildings on utility easements and
18 asked about fire truck access. Mr. Christensen said they would cooperate with Highland to
19 relocate old utility lines to ensure they matched up with existing utility plans. He said the roads
20 were wide enough for fire trucks. He had not yet talked with the fire chief regarding building
21 heights, but assumed it was fine if they could accommodate other developments in the area.

22
23 Commissioner Ostler questioned the amount of parking spaces for restaurants. He voiced
24 concern with access for fire and ambulance services. He asked for more details regarding
25 amenities. Mr. Christensen talked about the community farmers market, the gathering area in the
26 "barn", weight room, theatre, craft rooms, office space. He said it would be very amenitized. He
27 explained that rental units would have one or two bedrooms.

28
29 Commissioner Brammer asked about the square footage of the amenity areas and entrances to
30 each unit. Mr. Christensen explained that the amenities areas would total 8,000 square feet, all
31 residents would enter through doors from interior hall ways, and all units would have a balcony.

32
33 Chairman Kemp wondered what would be done to address lighting concerns for units along
34 Alpine Highway. He asked what was envisioned for the commercial units. Mr. Christensen did
35 not think light pollution would be an issue because it was not an intense commercial zone with
36 massive overhead commercial lights. He thought commercial uses might include at least one
37 restaurant, salon, day spa, ice cream shop, juicery, etc. He said the commercial space would all
38 be rental, owned and managed by one company.

39
40 Commissioner Campbell asked about the average household. Mr. Christensen said average
41 household size was one to two people.

42
43 Chairman Kemp asked for public comment.

DRAFT

1 Resident Natalie Ball did not think the proposed number of parking stalls would be adequate.
2 She pointed out that Toscana and Blackstone also had retail space that locals did not seem to be
3 using. She encouraged retail that would be used by the residents of the development. She voiced
4 concern with increased retail traffic in the area because of the amount of kids that came to the
5 splash pad.

6
7 Resident Amber Gardiner said she lived across Alpine Highway. She voiced concern about
8 bringing more people in the town center and being able to drive out of her development. She
9 explained that she currently could not get out unless turning right because of the traffic. She said
10 the median strips made it hard to see and it was becoming unsafe.

11
12 Resident Johnny McGill explained that he lived in the same area as Ms. Gardiner. He talked
13 about commercial lights coming through his windows. He talked about the danger in making a
14 left turn out of the neighborhood. He was not in favor of the project. He suggested waiting to see
15 how the traffic from Blackstone would impact the area. Chairman Kemp asked what he thought
16 could be done to mitigate the traffic. Mr. McGill thought a light would be ideal, or maybe a
17 roundabout. He did not think only taking out the existing median would fix the issue. Mr. McGill
18 did not agree with increased retail and thought most of his neighbors agreed. He preferred
19 increased property taxes rather than more retail.

20
21 Resident Vickie Harris talked about the growth in northern Utah County. She thought the
22 Planning Commission and Council needed to be more attentive with long-range planning for
23 downtown Highland or the residential streets. She said narrow streets didn't work. She thought
24 there was a need for senior housing and talked about how older individuals did not want the big
25 yards in Highland. She suggested hiring someone who understood traffic patterns to give an
26 overall plan for future development.

27
28 Resident Dan Stratton was in favor of the project and thought it was one of the better options for
29 the area. He liked the retail space and would consider using it for a small business of his own. He
30 said traffic was a concern and liked the idea of installing a light at 107th. Some other concerns
31 were the speed of cars and noise from Alpine Highway. He liked how the project was put
32 together and did not mind the height.

33
34 Resident Jeannie Spykes was in favor of the development. She liked the concept because of the
35 grass, parking, and retail. She thought Highland needed more retail. She said her lot was 1 acre
36 and she did not want to take care of it any more.

37
38 Resident Cynthia Andrus said she was surprised that another high density project was being
39 considered and was disappointed that there was no significant retail in the area. She said
40 Highland needed to increase its tax base. She talked about the size of the units and thought it
41 would be more appealing to most retirees if they were bigger. Chairman Kemp said Highland
42 would gladly welcome more retail in the area. He explained that the city had tried to incentivize
43 retailers in the past, but there was no interest. Commissioner Brammer mentioned that there
44 needed to be significantly more traffic pass through the area for larger retailers.

DRAFT

1 Mr. Christensen addressed some of the traffic concerns and said the project had a number of
2 egress and ingress points. He said seniors had the lowest use impact on traffic. He thought the
3 project was the most consistent with the original town center plan than any other option. He did
4 not think this location was good for retail, but it was for senior housing. He said he was confident
5 in the unit sizes and parking spaces. He talked about the Affordable Housing Act and read parts
6 of what was adopted by the city.

7
8 Commissioner Ostler wondered about the demand for senior housing and where there were other
9 opportunities. Mr. Christensen said they did not hire a market analyst for this location, but he
10 was in contact with several other analysis from other projects and talked to them at length about
11 the location. He said the closest opportunity for a 55 + product like this was in American Fork
12 and Pleasant Grove. He talked about the demand in the community.

13
14 Commissioner Day asked if there was a similar project in the area that they could use as a
15 reference. Mr. Christensen suggested looking at the interior of the assisted living center on
16 University Avenue in Jamestown in Provo.

17
18 Chairman Kemp closed the public hearing at 8:08PM. He asked for comments from the
19 commissioners.

20
21 Commissioner Day thought the proposed project would bring in a lot of people. He liked the
22 open space, but the density seemed high. He liked the retail portion, but wasn't sure about the
23 frontage parking. He referenced a previous presentation regarding the need for housing for 55+.

24
25 Commissioner Campbell said he was very sensitive to traffic issues, but the proposed use seemed
26 to be the best option with the least amount of traffic impact. He loved the retail, parking, and
27 green space. He was in favor.

28
29 Commissioner Ostler liked the idea of getting the 55+ community to a location of higher density,
30 but had concerns. He was not in favor because of high density, parking, retail along Alpine
31 Highway, and the size of the clubhouse.

32
33 Commissioner Brammer liked that there was retail along a major arterial. He said there were
34 areas in the city where high density was needed and senior living typically offered the least
35 amount of impact. He thought it was a difficult area to develop and that it was a good project for
36 the area. He was concerned with traffic and concern for the neighbors. He did not think it was
37 completely congruent with the flex use. He read Paragraph 3-4704 regarding the density of flex
38 use and said the proposed project would make a total of 456 units as opposed to the 220
39 proposed units as defined in the code. He said total density for the area was higher than he was
40 comfortable with. He thought the number of parking stalls was insufficient. He said he would be
41 more in favor if the density came down and the parking stalls were increased to two per unit. He
42 was also concerned with the square footage of the smaller units.

43
44 Chairman Kemp talked about concerns regarding light pollution on the east and wanting to see
45 some kind of mitigation for residents. He talked about the traffic around city center and how it

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1 would continue to increase. He wanted to see some kind of solution for residents near 107th. He
2 wanted to see a few more amenities for seniors and thought the density seemed high. He liked
3 the idea of bringing senior housing to the area. He agreed that the location was difficult and
4 thought this was the best option.

5
6 Chairman Kemp called for a motion.

7
8 **MOTION:** Commissioner Brammer moved to continue the public hearing in order to address
9 questions regarding density, parking, traffic and clarification on the amenities. Commissioner
10 Ostler seconded the motion. Commission Chair Kemp and Commissioner Brammer,
11 Commissioner Day, Commissioner Ostler, and Commissioner Rock were in favor.
12 Commissioner Carruth and Commissioner Campbell were opposed. The motion carried with two
13 opposed.

- 14
15
16 2. **Z-16-04**
17 *RSL Communities is requesting to rezone 28.38 acres located south of Ridgeline*
18 *Elementary from R-1-40 to R-1-30.*

19
20 New City Planner Zac Smallwood introduced himself. He reviewed the details of the application
21 and the concept plan and said staff saw the project fitting well with existing houses.

22
23 Patrick Ord, representing RSL, reviewed the background and products of the company and the
24 similarities between the R-1-40 and R-1-30 zones. He talked about the zoning of the surrounding
25 properties and about providing a transition zone with their development. He mentioned the
26 school in the area and said they would be open to working with the city on any traffic calming
27 measures that the city deemed appropriate. He said they wanted to encourage the walkability of
28 the site plan and hoped to get an entrance through the rear of the school, although it was a school
29 district's decision.

30
31 Commissioner Rock excused himself from the meeting at 8:30 PM.

32
33 Mr. Ord talked about their flex plan architecture and said they were not a typical production
34 builder. He showed pictures of sample site plans and elevations. He said RSL would build the
35 homes and hoped to have buildout as quickly as possible. He talked about possible school
36 overcrowding and mentioned that he had a conversation with the principal of the school. The
37 principal thought the district was good with keeping up with growth concerns.

38
39 Commissioner Ostler understood that the R-1-30 zone was to be a transition zone on the
40 peripheral of the city. He wondered what they were transitioning from. Mr. Ord explained that
41 the transition would be from R-1-40 on the east and west to R-1-20 on the north along with a
42 planned development on the northeast and south.

43
44 Commissioner Campbell thought it seemed to fit the definition of the transition zone. He
45 wondered if the neighboring houses were what they wanted.

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1
2 Chairman Kemp opened the public hearing at 8:41 PM and asked for public comment.
3

4 Resident Tanya Colledge said this project would directly impact her because she bordered three
5 of the proposed lots. She mentioned an email that she sent to the city. She was happy to see
6 development and hoped that it would cut down on the motorized traffic behind her. She was not
7 opposed to the development, but had concerns regarding the R-1-30 zone request. She talked
8 about the size of the lots and the need for a detention pond which would decrease the number of
9 lots. Ms. Colledge said there were a lot of issues with Highland Oaks development that was
10 never supposed to impact the neighbors. She had concerns with the slope and drainage. She
11 thought the price points defined by RSL were unrealistic. She pointed out that the zone change
12 was not on the Master Plan and thought there was a demand for R-1-40. She talked about the
13 trails in the area.
14

15 Resident Natalie Ball said she lived across from the school and was very concerned about traffic.
16 She thought the city kept making exceptions by allowing smaller higher density developments
17 which increased traffic. She said the school was already congested and told about her son who
18 was almost hit in a cross walk because of speeders. She said the traffic was getting out of hand.
19 She acknowledged that more development would come, but asked to stick with the Master Plan
20 because it limited the number of households in the area. She asked the Commission to look to the
21 future and not make exceptions.
22

23 Resident Laura Harding pointed out that the school was completely landlocked with one access
24 road. She said the trails were a big deal because many kids lived behind the school. She talked
25 about the number of kids who use the trails daily and asked for help with keeping access straight
26 behind to the school. She voiced concern because the front of the school was very busy. She
27 thought the R-1-40 zone preserved green space and said there was a huge demand for lots in the
28 R-1-40 zone. She did not think it was in a transition zone. Ms. Harding pointed out that there
29 were currently four trailers on the school property and talked about the additional children that
30 would be coming from other developments. She said she was tired of production builders.
31

32 Realtor Cody Yeck mentioned that buyers were tired of large homes on small lots and that they
33 wanted a place for pools, sports courts, or other places for their kids to play. She voiced concern
34 that the developer would not be able to make money with R-1-30 zone. If that happened, she
35 wanted to know what the planning commission would do to stop the developer from reselling
36 that property to someone who would ask for smaller lots. She did not think RSL would be able to
37 sell at the price point that was mentioned. She would like to see the property developed and the
38 trails preserved.
39

40 Resident Jennifer Avondet preferred that R-1-40 zone and larger lots. She thought the
41 neighborhood meeting was conducted excellently and that RSL did a good job addressing the
42 concerns of the neighborhood. She wondered if R-1-30 could be approved with contingencies,
43 like requiring two trails, including drainage lots, etc.
44

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1 Resident LaWana Ballantyne distributed a document defining her concerns and opposition to the
2 requested zone change. She voiced concerns for the neighborhood layout and quality, traffic
3 patterns, the status and safety of two dedicated trail systems, water drainage and flood control,
4 impact on Highland schools, boundary controls and fencing, and influence on existing properties.
5 She said the development would impact her bordering property. She said her property on the
6 south was not smaller than the proposed lots as was previously stated. She said water drainage
7 for the area needed attention regardless of the development. She thought surrounding home
8 values would be seriously challenged as well as resell capability. She was not against R-1-30
9 zones or 1 acre lots, but could not support the RSL development as shown.

10
11 Resident Neal Evans request that the zone change not be considered until the developer came
12 back with a specific plan instead of a concept plan. He talked about development in the area and
13 thought the vision of Highland was lower density. He voiced concern with dust and dirt from the
14 development.

15
16 Resident Tim Ball thought educational issues were the preeminent issue. He said he spoke with a
17 representative of the superintendent's office today. He said the contingencies to mitigate growth
18 were dependant upon costly school bonds. He voiced concern about overcrowding in the schools
19 and the lack of certain programs that could not be accommodated. He suggested a moratorium on
20 building until the issues were resolved. He asked that the R-1-40 zone was kept. Commissioner
21 Brammer explained that the school district had taken the approach to react to development, and
22 had taken any control, foresight, or data away from cities to make decisions regarding school
23 planning. He said cities were instructed to not bring that into consideration based on the State
24 statute regulatory system. He said school districts had decided not to coordinate with cities
25 regarding schools. Instead, they urge cities to develop according to local property rights and
26 zoning laws, and they would react to the development. He said cities respected the sovereignty of
27 the school districts. Chairman Kemp said the district had not coordinated with the city in the
28 past.

29
30 Resident Becky Bursell understood that the city could not do anything about the school, but she
31 suggested not making it worse by rezoning the property. She hoped that the Commissioners and
32 developer understood that the residents knew the neighborhood better than they did. She talked
33 about dealing with the dirt, dust, and erosion while other areas near her were being developed.
34 She said she was still dealing with erosion because of the grading. She talked about the safety of
35 the children, overcrowded schools, and additional traffic. She talked about the lack of green
36 space, walking trails, nor roundabouts in the concept plan. She voiced concerns about current
37 traffic issues and speeds.

38
39 Mr. Ord reiterated that it was a concept plan and that it illustrated the maximum number of lots
40 they would allow on the site. He said they would be willing to talk about trail elements. He
41 mentioned that they may need a detention to the southwest and southeast. He said there were a
42 lot of engineering concerns that would be addressed during the preliminary plan process. He
43 mentioned that kids on the property were technically trespassing and said that it would be a
44 benefit to neighbors to have a development that accommodated trails and access. He addressed
45 concerns that they were a production company and said they had more of a custom product.

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1 Regarding construction, dust, and drainage, he said they were the only home builder for the
2 development and wanted to be good neighbors. They wanted to make a concept that was in line
3 with market demand. He said half acre lots were still large lots that could accommodate large
4 homes and yards. Regarding property values, he said it was good to have various lot sizes for
5 supply and demand. He mentioned that the city told RSL that they did not want more open space
6 that needed to be maintained.

7
8 Chair Kemp closed the public hearing at 9:32 and asked for additional comments from the
9 commissioners.

10
11 Commissioner Day wondered if the developer would be able to accommodate trails to the school
12 if they built lots according to the R-1-40 zone. He wondered if now was the time to try to
13 negotiate for trails to the school.

14
15 Commissioner Campbell preferred to have more time in order to make a decision. He talked
16 about the surrounding subdivisions and said he would like to drive through the area to have a
17 better feel.

18
19 Commissioner Ostler said he had the opportunity to drive the area and did not see how it became
20 R-1-30. He voiced concern with having requests for R-1-30 in other parts of the city if R-1-30
21 was approved in this area. He wanted to keep R-1-40 because neighboring subdivisions were R-
22 1-40. Commissioner Ostler talked about the reason for R-1-30 and the need for a transition zone
23 on the outside areas of Highland's boundary.

24
25 Commissioner Carruth mentioned that she was able to drive the area and agreed with
26 Commissioner Ostler. She said it was mostly surrounded by R-1-40 and thought it should stay R-
27 1-40.

28
29 Commissioner Brammer explained that the R-1-30 zone had been approved, but not yet in the
30 General Plan. He said any application for the R-1-30 was a deviation from the R-1-40. He
31 thought it could serve as a transition on the north/south, but did not meet the transition on the
32 east/west. He thought it qualified for consideration under the ordinance and thought it met the
33 criteria. He said any development would have the same dust and traffic issues. He thought the
34 developer would lose one to three lots in order to deal with engineering issues. He thought it met
35 the requirements for a change to R-1-30.

36
37 Chair Kemp said he had driven all the roads and knew the subdivisions well. He said he
38 sympathized with residents who voiced concern with child safety and over crowded schools. He
39 did not think there was a compelling enough argument to change it from R-1-40 to R-1-30. Chair
40 Kemp called for a motion.

41
42 **MOTION:** Commissioner Ostler moved to deny the application requesting a zone change to R-
43 1-30. Commissioner Carruth seconded the motion. Commission Chair Kemp and Commissioners
44 Campbell, Carruth, Day, and Ostler were in favor. Commissioner Brammer was opposed. The
45 motion carried with one opposed and one absent.

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3. **PP-16-03**
Ross Wolfley is requesting preliminary plat approval for a 9 lot single-family subdivision located at 11550 N 6000 W.

Mr. Smallwood reviewed the request for preliminary plat approval. He mentioned that the property was approved for R-1-30 zone and had a requested density of 1.24 units per acre. He mentioned that the access for the subdivision would be from 6000 West.

Chairman Kemp opened the public hearing at 9:50 PM and asked for public comment.

Resident Kevin Birrel requested that the plat be stamped informing potential buyers that his property had existing large animal and agricultural rights. He thanked the Planning Commission for their integrity and representing Highland residents. He voiced disappointment in actions taken by the City Council regarding this application.

Chairman Kemp closed the public hearing at 9:52 PM and called for a motion.

MOTION: Commissioner Campbell moved to recommend approval of the preliminary plat subject to the following stipulations:

1. The final plat shall be in substantial conformance with the preliminary plat dated July 14, 2016.
2. Final civil engineering plans to be reviewed and approved by the City Engineer.
3. All required public improvements shall be installed as required by the City Engineer.
4. The detention pond adjacent to lot 9 shall be constructed and landscaped by the developer prior to completion of the subdivision. The landscape plan shall be approved prior to any construction on the site.

Commissioner Brammer seconded the motion. All present were in favor. The motion carried with one absent.

4. **PP-16-02**
Edge Homes is requesting preliminary plat approval for a 28 lot single-family subdivision located at 9725 N 6800 W.

Mr. Smallwood reviewed the details of the application. He mentioned that the property had already been approved for the R-1-30 zone.

Chairman Kemp opened the public hearing at 9:56 PM.

Jaran Nicholls reviewed changes made to the plat, specifically two access points.

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1 Chairman Kemp asked for public comment. Hearing none, he closed the public hearing at 9:57
2 PM.

3
4 Commissioner Day asked about the alignment of the road. Mr. Crane explained that the
5 curvature would meet the alignment of the existing road.

6
7 Commissioner Ostler asked about the ditch on the south. Ben, a resident, explained that he
8 investigated it with an Edge Homes representative and found that the ditch capability could still
9 be there.

10
11 Chair Kemp closed the public hearing at 9:55 PM.

12
13 **MOTION:** Commissioner Brammer moved to recommend approval subject to the following
14 recommended stipulations.

- 15 1. The final plat shall be in substantial conformance with the preliminary plat dated August
16 18, 2016.
- 17 2. Final civil engineering plans to be reviewed and approved by the City Engineer.
- 18 3. All required public improvements shall be installed as per City Engineer's approval.
- 19 4. Written approval regarding the relocation of the existing irrigation pipe shall be provided
20 prior to final plat approval.

21 Commissioner Day seconded the motion. All present were in favor. The motion carried with one
22 absent.

23 24 25 **APPROVAL OF MINUTES**

26
27 The planning commission reviewed the minutes from the May 24, 2016 meeting.

28
29 **MOTION:** Commissioner Brammer moved to approve the May 24, 2016 minutes.
30 Commissioner Campbell seconded the motion. Chairman Kemp and Commissioners Brammer,
31 Carruth, Campbell, and Ostler were in favor. Commissioner Day abstained from voting citing
32 that he was not present at the meeting. The motion carried with one absent.

33 34 35 **ADJOURNMENT**

36
37 **MOTION:** Commissioner Brammer moved to adjourn the meeting. Commissioner Campbell
38 seconded the motion. All present were in favor. The motion carried.

39
40 The meeting was adjourned at 9:57 PM.