



HIGHLAND CITY

AGENDA

HIGHLAND CITY PLANNING COMMISSION

Tuesday, March 26, 2019, 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 Claude Jones
- Pledge of Allegiance – Commissioner Sherry Carruth

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:

1. **SP-19-02 & CU-19-02** Highland Hideaway Storage is requesting approval of a Site Plan and Conditional Use Permit for a flex office use building located approximately at 11251 N. Sunset Drive. *Administrative – The Applicant is requesting that this item be continued until the April 23, 2019 Planning Commission Meeting.*

PUBLIC HEARING ITEMS:

2. **PP-19-01** Millhaven Development is requesting approval of a Preliminary Plat for a 10-lot subdivision known as Spring Creek Subdivision. The property is located approximately at 10029 N 6300 W. *Administrative*
3. **CU-19-04** The City of Highland is requesting a conditional use permit for 2.32 acres of park known as Spring Creek Park located approximately at 10029 N 6300 W. *Administrative*
4. **PD-19-01** Andrew Simonsen is requesting rezoning to allow residential and non-residential mixed use development under the Planned Development (PD) District. The property is approximately 2.85 acres and is located east of 10272 N 4800 W. *Legislative*

APPROVAL OF MINUTES:

- Approval of the February 26, 2019 meeting minutes.

ADJOURNMENT:

NEXT MEETING: ***April 23, 2019*** 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 21st day of March, 2019. 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 21st day of March, 2019 the above agenda notice was posted on the Highland City website at www.highlandcity.org.

Tara Tannahill, Planning Coordinator



PLANNING COMMISSION AGENDA REPORT #1

DATE: March 26, 2019
TO: Planning Commission
FROM: Tara Tannahill, Planner/GIS Analyst
SUBJECT: ACTION: Continuance of SP-19-02/CU-19-02

The Applicant is requesting that the above referenced agenda item be continue to the April 23, 2019 Planning Commission meeting to allow additional time to address the architectural concerns raised by the Planning Commission at the last meeting.

Since this item has been advertised for a public hearing, the Commission will need to formally continue the item.

PROPOSED MOTION:

I move that the Planning Commission continue item SP-19-02 and CU-19-02 to the April 23, 2019 Planning Commission meeting.



PLANNING COMMISSION AGENDA

REPORT ITEM #2

DATE: March 26, 2019
TO: Planning Commission
FROM: Tara Tannahill
Planner & GIS Analyst
SUBJECT: PUBLIC HEARING – Millhaven Development is requesting a conditional use permit and preliminary plat approval of 12 acres of property located approximately at 10029 N 6300 W (PP-19-01). *Administrative*

STAFF RECOMMENDATION:

The Planning Commission should hold a public hearing and approve the preliminary plat subject to the four stipulations recommended staff.

BACKGROUND:

In October of 2007, Highland City acquired 12 acres of property located at 10029 N 6300 W from Alpine School District. At that time, it was the City's intent to develop this property as a park. Unfortunately, due to budget constraints, there have not been sufficient funds to allow for its development.

On November 13, 2018, Highland City Council decided to surplus the property for residential development and the proceeds generated from the sell would be utilized to develop the Mountain Ridge Park property. The Mountain Ridge Park property is located on 5600 W 10400 N, west of the Junior High, and is approximately 17 acres in size. On January 22, 2019, City Council sold Spring Creek Park to Millhaven Development for \$1,915,000.

The proposed property is 12 acres located at approximately 10029 North 6300 West. The proposed development includes a 2.32-acre park and 10 single-family residential building lots.

The property is designated as Private Recreation & Mini Park on the General Plan Land Use Map. The current zoning is R-1-40. The R-1-40 District allows for one home per 40,000 square feet of land within the development. The minimum lot width is 130 feet.

Parks are permitted in the R-1-40 District subject to approval of a conditional use permit. The City of Highland will be applying for the Conditional Use Permit (CU-19-04).

Preliminary Plat approvals are an *administrative* process.

SUMMARY OF THE REQUEST:

1. The applicant is requesting approval of a preliminary plat approval for 10 single-family residential building lots and a 2.32-acre park located approximately at 10029 N 6300 W.
2. The City will be responsible to provide culinary and pressurized irrigation water shares for the subdivision.
3. Access to the site will be from Mountain View Drive. The road matches up with 9960 north cul-de-sac across Mountain View Drive road.
4. A masonry entry monument sign be placed at the entrance of the subdivision on Mountain View Drive.

CITIZEN PARTICIPATION:

The City of Highland held a neighborhood meeting on November 1, 2018. The purpose of the meeting was to inform the neighboring residents that the property would be sold. The City of Highland and Millhaven Development held a Design Review Committee (DRC) meeting on March 7, 2019. No residents attended the meeting.

Notice of the Planning Commission public hearing was published in the March 10, 2019 edition of the Daily Herald and mailed to all property owners within 500 feet on March 7, 2019. We have not received any comment from adjacent property owners expressing concern of the potential development.

ANALYSIS:

- The property is designated as Private Recreation & Mini Park on the General Plan Land Use Map.
- The surrounding properties are zoned R-1-40 and are single family homes. Properties to the south of 9600 N are zoned R-1-20 and are single family homes.
- Utilities currently exist in Mountain View Drive.
- The property has ten (10) single-family residential lots with three (3) of those lots being 30,000 square feet or less. The R-1-40 District allows thirteen (13) single-family residential lots with three (3) of those lots being 30,000 square feet or less. The proposed plat meets the requirements of the R-1-40 District.
- Each lot has 130 feet of frontage demonstrated with a 10-foot utility easement on each property. This meets the requirements of the R-1-40 District.
- The setbacks are 30 feet from the front and rear property line with 15 feet for the side

property lines. This meets the requirements of the R-1-40 District's setbacks.

- A masonry theme wall is not required along Mountain View Drive.

FINDINGS:

With the proposed stipulations, the preliminary plat meets the following findings:

- It complies with all zoning requirements as set forth by the Development Code.

RECCOMENDATION:

The Planning Commission should hold a public meeting and recommend approval of the preliminary plat subject to the following stipulations:

1. The final plat shall be in substantial conformance with the preliminary plat received March 14, 2019.
2. All signage shall require a separate permit and comply with the development code.
3. Final civil engineering plans shall be reviewed and approved by the City Engineer. The site shall meet all requirements of the City Engineer.
4. Prior to council consideration, reports and plans shall be reviewed by staff.

PROPOSED MOTION:

I move that the Planning Commission recommend **APPROVAL** of Spring Creek Highland Plat 'A' Preliminary Plat subject to the four stipulations recommended by staff.

ALTERNATIVE MOTION:

I move that the Planning Commission recommend **DENIAL** of the Spring Creek Highland Plat 'A' Preliminary Plat subject to the following findings: (Commission should state appropriate findings).

FISCAL IMPACT:

This property was previously purchased with Park impact fees. The City sold the park to Millhaven Development on January 22, 2019 for \$1,915,000. Sixty percent of the net proceeds will be placed in the account Park Capital Fund 40-40-78 Mountain Ridge Park and the remaining forty percent will be placed in account Park Capital Fund 40-40-71 Major Park Construction/Repair. The park impact fee will need to be adjusted accordingly.

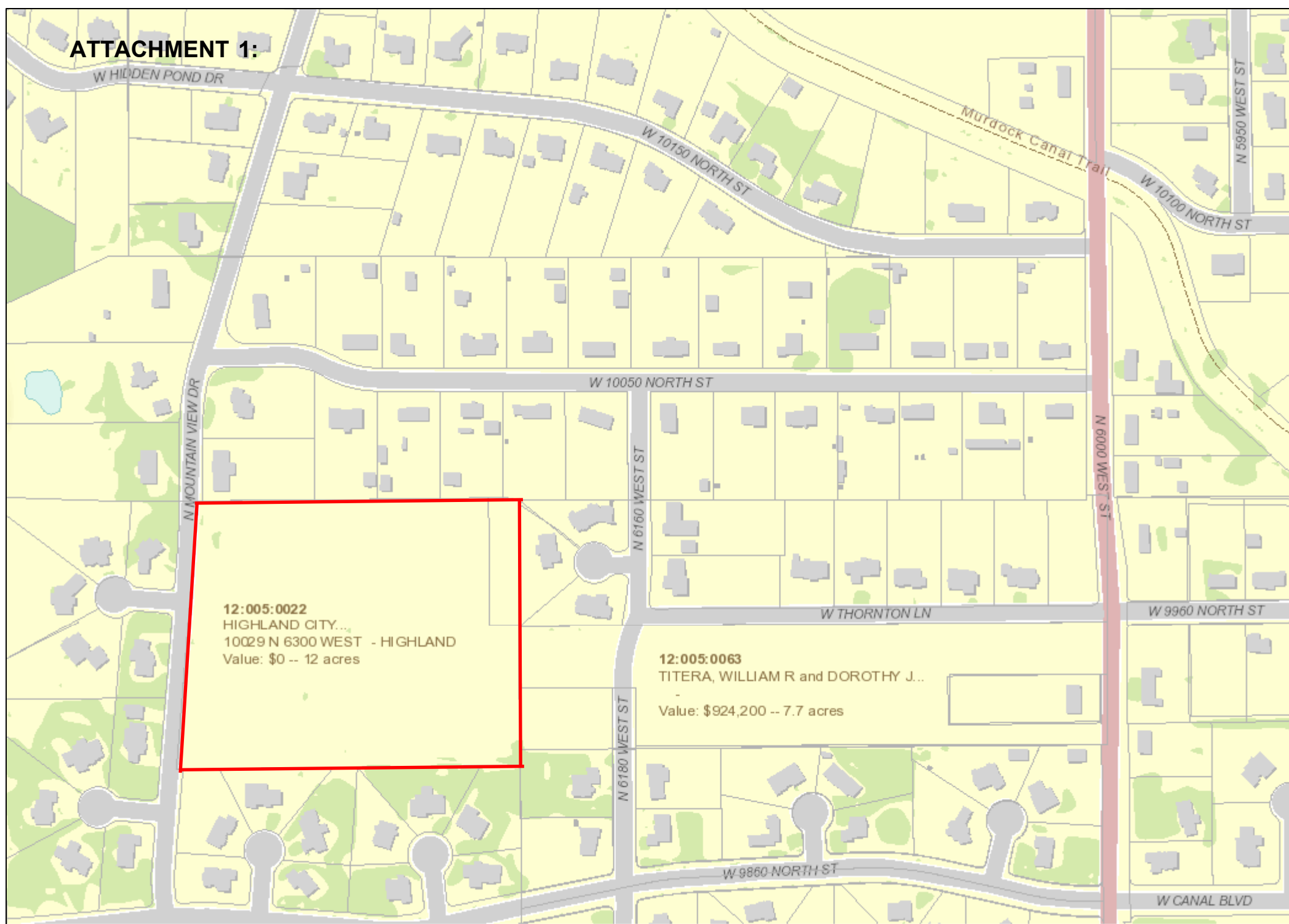
The City will pay for the park which is estimated to cost \$556,994.50. The City will provide culinary and pressurized irrigation water shares. The City will be responsible to maintain the landscaping in the park.

ATTACHMENTS:

1. Vicinity Map
2. Preliminary Plat Map

3. Entry Monument Sign
4. Narrative

ATTACHMENT 1:



12:005:0022
HIGHLAND CITY...
10029 N 6300 WEST - HIGHLAND
Value: \$0 -- 12 acres

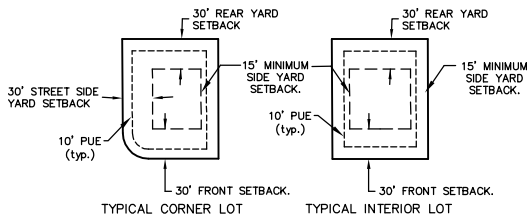
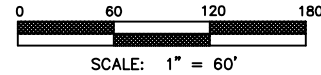
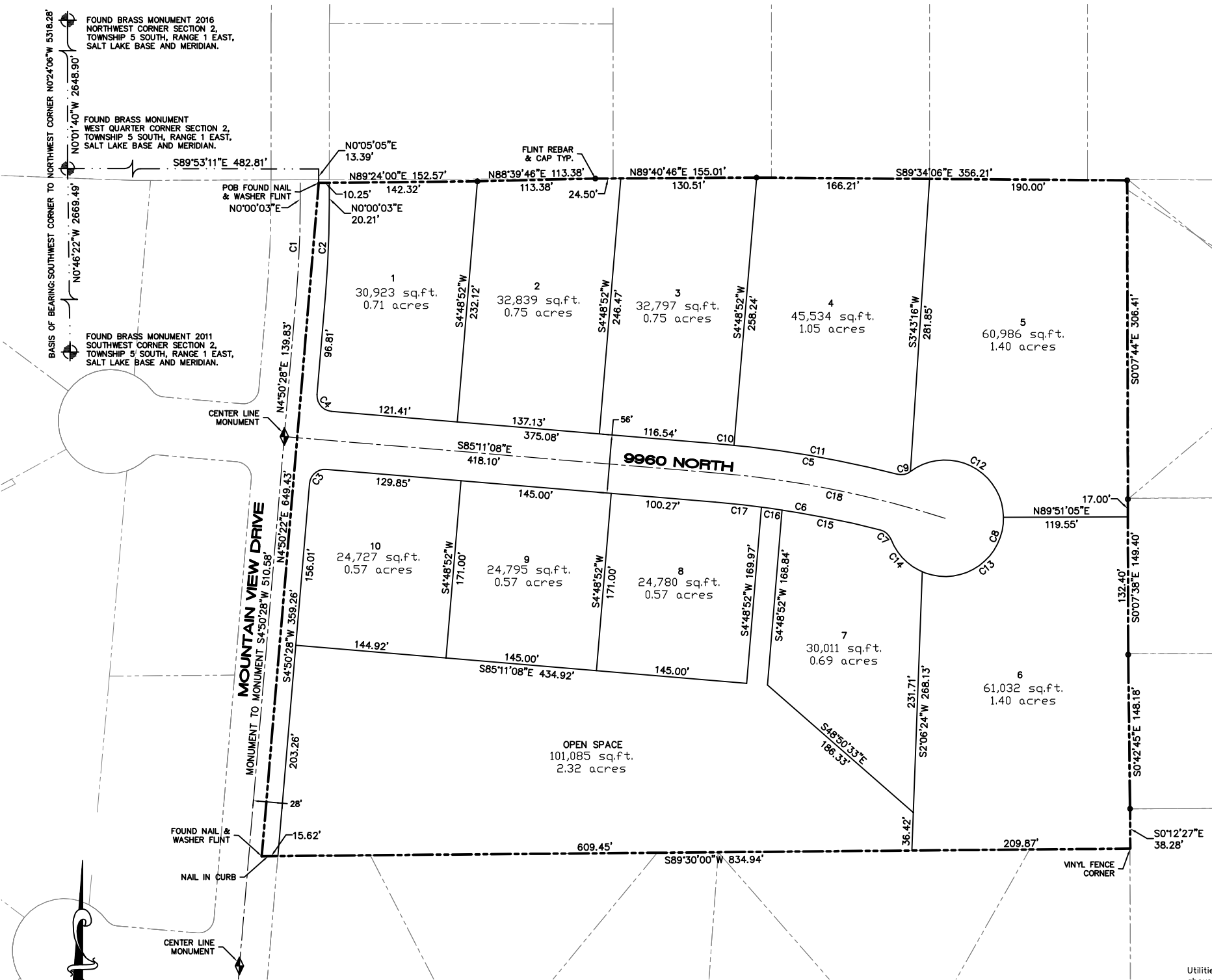
12:005:0063
TITERA, WILLIAM R and DOROTHY J...
Value: \$924,200 -- 7.7 acres



ATTACHMENT 2:

PRELIMINARY PLAT
SPRING CREEK HIGHLAND PLAT "A"

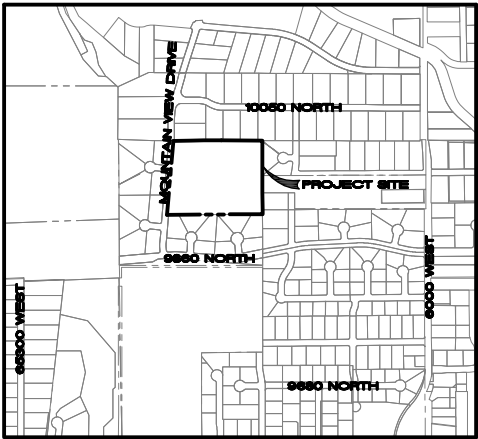
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH,
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; HIGHLAND CITY, UTAH



PREPARED BY:
TRANE ENGINEERING
27 EAST MAIN STREET
LEHI, UT 84043
PHONE (801) 768-4544

QUESTAR GAS COMPANY
Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval of acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's right-of-way department

Approved this _____ day of _____, 20____ Questar Gas Company
By: _____ Title: _____



Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C15	96.34	972.00	5°40'45"	96.30	N78°31'39"W
C11	159.46	1028.00	8°53'15"	159.30	N79°59'32"W
C14	44.34	56.00	45°22'00"	43.19	S43°58'22"E
C10	13.45	1028.00	0°44'58"	13.45	N84°48'39"W
C17	44.75	972.00	2°38'16"	44.74	N83°52'00"W
C16	20.03	972.00	1°10'51"	20.03	N81°57'27"W
C13	111.78	56.00	114°22'08"	94.13	N56°09'34"E
C12	122.84	56.00	125°40'50"	99.65	N63°51'56"W
C3	23.55	15.00	89°58'24"	21.21	S49°49'40"W
C18	223.53	1000.00	12°48'25"	223.06	N78°46'55"W
C6	161.12	972.00	9°29'51"	160.94	N80°26'12"W
C5	172.91	1028.00	9°38'13"	172.70	N80°22'01"W
C9	13.39	15.00	51°09'26"	12.95	N78°52'22"E
C8	278.96	56.00	285°24'58"	67.86	N16°00'09"E
C7	14.24	15.00	54°23'54"	13.71	N48°29'19"W
C1	84.48	1000.00	4°50'25"	84.45	N2°25'15"E
C2	86.84	1028.00	4°50'25"	86.82	N2°25'15"E
C4	23.57	15.00	90°01'36"	21.22	S40°10'20"E

- NOTES:
- 70% of the front yard landscaping shall be installed by the homeowner within one year after receiving a certificate of occupancy.
 - Landscaping and construction materials of any type are not permitted upon or within the street, curb and gutter, or sidewalk (street right-of-way) with the exception of the park strip which requires 75% to be landscaped.
 - A fence that abuts open space or a trail has additional restrictions of size and opacity. Fences along open space or a trail must comply with Highland City Ordinances. All fences require a fence permit prior to installation. In addition, retaining walls are regulated by ordinance and require a retaining wall permit prior to construction.
 - Highland City Ordinances restrict height of foundation above curb. It is the responsibility of the buyer to contact the City prior to purchasing any lot. This restriction applies to all lots in this subdivision.
 - Fence is the property owners responsibility to maintain

UTILITIES APPROVAL

Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the public utilities easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove such structures at the owner's expense or the utility may remove such structures at the owners expense. At no time any permanent structure be placed within the PUE or any other obstructions witch interferes with the use of the PUE with out the prior written approval of the utilities with faculties in the PUE.

Rocky Mtn. Power: _____ Date: _____
Qwest: _____ Date: _____
Comcast: _____ Date: _____

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 5152741 as prescribed under the laws of the State of Utah. I further certify by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to known as STONEY BROOK PLAT "B" and that the same has been correctly surveyed and staked on the ground as shown on this plat

BOUNDARY DESCRIPTION

DESCRIPTION AS PER RECORD OF SURVEY ENTRY NO 18-351 (FLINT LAND SURVEYING) A PARCEL OF LAND BEING LOCATED WITHIN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HIGHLAND CITY, UTAH COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING FROM THE WEST QUARTER CORNER OF SAID SECTION, A DISTANCE OF 482.81 FEET, S 89°53'11" E ALONG THE QUARTER SECTION LINE AND A DISTANCE OF 13.39 FEET, S 0°05'05" W TO THE POINT OF BEGINNING. THENCE FROM SAID POINT OF BEGINNING AND ALONG A FENCE LINE THE FOLLOWING FOUR CALLS (PER FENCE CALLED IN BOUNDARY LINE AGREEMENT, ENTRY NO. 46285-1995), (1) N 89°24'00" E FOR A DISTANCE OF 152.57 FEET; (2) N 88°39'46" E FOR A DISTANCE OF 113.38 FEET; (3) N 89°40'46" E FOR A DISTANCE OF 155.01 FEET; (4) S 89°34'06" E FOR A DISTANCE OF 356.21 FEET; THENCE ALONG THE WEST LINE OF THE THORNTON HIGHTS PLAT A SUBDIVISION, ENTRY NO. 10281, S 00°07'44" E FOR A DISTANCE OF 306.41 FEET (S 0°07'50" E, 301.62 BY RECORD); THENCE ALONG A FENCE LINE THE FOLLOWING THREE CALLS, (1) S 00°07'38" E FOR A DISTANCE OF 149.40 FEET; (2) S 0°42'45" E FOR A DISTANCE OF 148.18 FEET; (3) S 0°12'27"E FOR A DISTANCE OF 38.28 FEET, (S 0°07'50" E, 339.58 FEET BY RECORD) TO THE NORTH PROPERTY LINE OF THE WILLOW RIDGE ESTATES SUBDIVISION, RECORDED IN BOOK 9464, PAGE 107; THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION S 89°30'00" W A DISTANCE OF 834.94 FEET; (S 89°30'00" W, 833.82 BY RECORD); THENCE ALONG THE EAST LINE OF SAID SUBDIVISION, N 04°50'22" E FOR A DISTANCE OF 648.43 FEET (N 4°50'20" E, 652.96 FEET BY RECORD) TO THE POINT OF BEGINNING. CONTAINS 11.95 ACRES MORE OR LESS.

BASIS OF BEARING BEING AS SURVEYED, BETWEEN THE SOUTHWEST AND NORTHWEST SECTION CORNERS, BEARING BASE BEING N 0°24'06" W.

DATE _____ SURVEYOR (See Seal Below)

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as STONEY BROOK PLAT "B" and do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF UTAH) S.S.
ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

COMMISSION NUMBER _____ NOTARY PUBLIC
MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY

THE DEPARTMENT OF PUBLIC WORKS AND ENGINEERING OF HIGHLAND CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

APPROVED BY MAYOR _____

APPROVED _____ CITY ENGINEER (SEE SEAL BELOW) ATTEST _____ CLERK-RECORDER (SEE SEAL BELOW)

LIEN HOLDER CONSENT

THE UNDERSIGNED BENEFICIARY HEREBY CONSENTS TO THE RECORDING OF THIS PLAT FOR THE HEREIN DESCRIBED PROPERTY AND THE DEDICATIONS PROVIDED HEREIN.

HIGHLAND CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____ HIGHLAND CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ PLANNING COMMISSION CHAIR

COMMUNITY DEVELOPMENT DIRECTOR

PLAT "A"
SPRING CREEK HIGHLAND

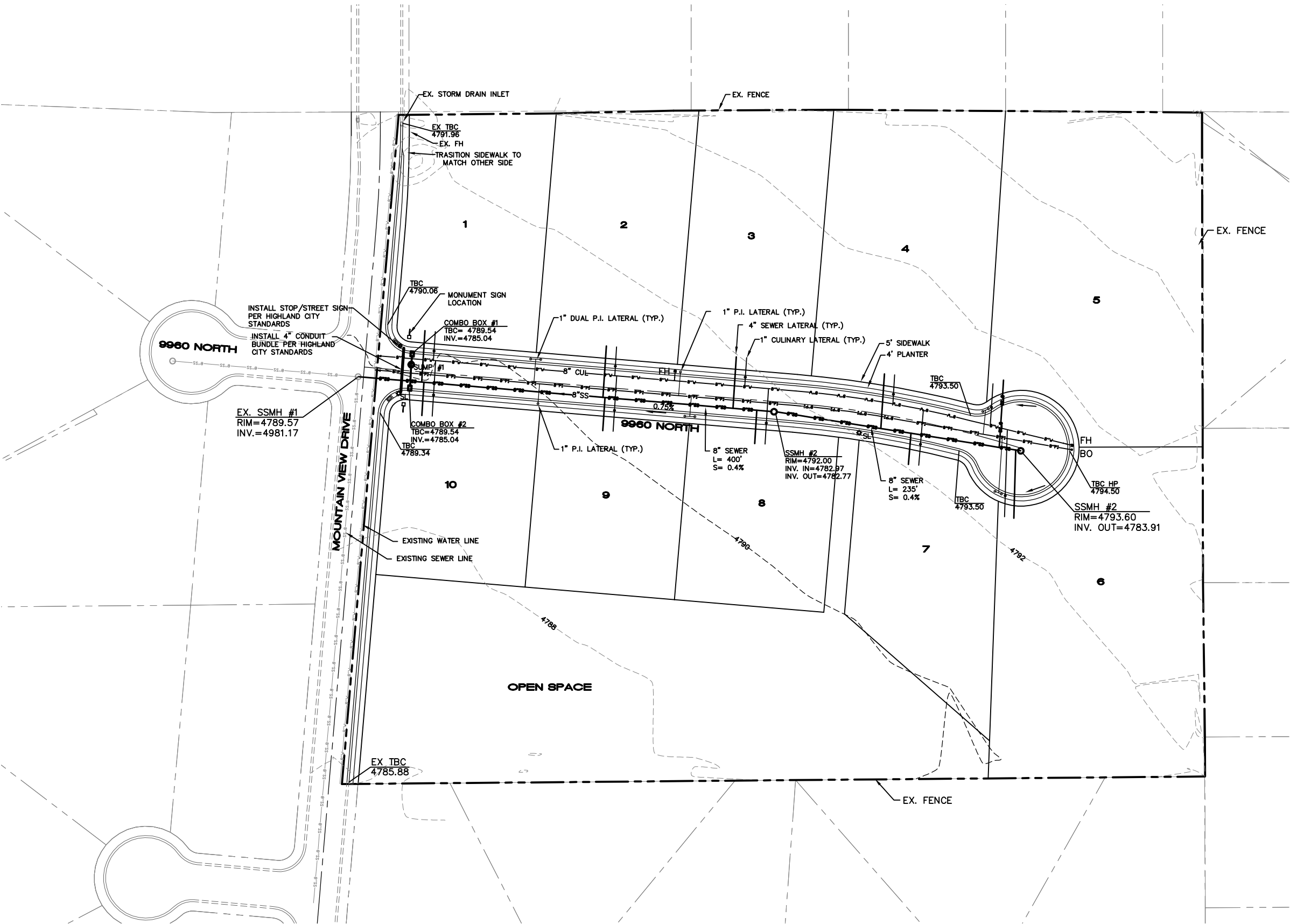
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; HIGHLAND CITY, UTAH COUNTY, UTAH

A RESIDENTIAL SUBDIVISION

SCALE: 1" = 60'

SURVEYOR SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDED SEAL

SPRING CREEK HIGHLAND SUBDIVISION - PRELIMINARY UTILITY

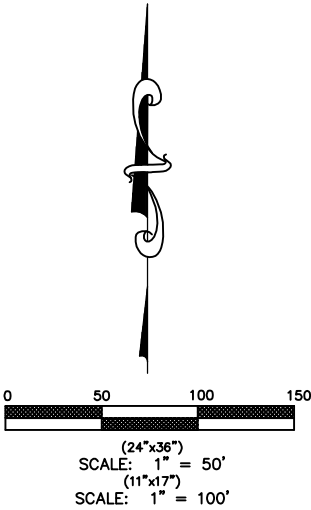


UTILITY NOTES

- 1. ALL CONSTRUCTION TO BE DONE ACCORDING TO HIGHLAND CITY STANDARDS AND SPECIFICATIONS.
- 2. CULINARY WATER - 48" MIN. DEPTH TO TOP OF PIPE 8" DUCTILE IRON PIPE POLY WRAPPED.
PRESSURE IRRIGATION MAIN - 24"-36" DEPTH TO TOP OF 8" C900 DR-18 PURPLE PIPE.
- 3. SEWER 8" SDR-35 PVC PIPE AS PER SPECIFICATIONS.
- 4. WATER TEES, ELBOWS, PIPE BEDDING AND TRENCHES SHALL BE INSTALLED AS PER HIGHLAND CITY STANDARDS.
- 5. ALL PI SERVICES AND BLOWOFFS TO BE LOCATED IN PARK STRIP WITH CHASE CONDUIT UNDER SIDEWALK.
- 6. (3) 4" ELECTRICAL CONDUITS ARE TO BE INSTALLED AT EVERY INTERSECTION AND CUL-DE-SAC ENTRANCE.

DRAINAGE NOTES

- 1. ALL CONSTRUCTION TO BE DONE ACCORDING TO HIGHLAND CITY STANDARDS AND SPECIFICATIONS.
- 2. SUMP AND STORM DRAIN INLET BOXES TO BE INSTALLED AS PER HIGHLAND CITY STANDARD DRAWING SD-01.
- 3. STREET DRAINAGE WILL BE DIRECTED TO THE SUMP AT THE INTERSECTION OF 9960 NORTH AND MOUNTAIN VIEW DRIVE. ALL LOTS WILL BE REQUIRED TO MAINTAIN STORM WATER ON LOT IN DEFINED RETENTION AREAS.



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

DESIGNED BY:	TT
DRAWN BY:	TT
CHECK BY:	TGT
DATE:	3/10/19
CDGD FILE:	

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

HIGHLAND, UTAH

SPRING CREEK HIGHLAND
A RESIDENTIAL SUBDIVISION

PRELIMINARY UTILITY PLAN

JOB
HIGHLAND
SHEET NO.
1





SPRING
CREEK

SPRING
CREEK



Spring Creek Narrative-

Millhaven Development

Executive Summary

Project Description

Spring Creek will consist of 10 lots conforming to the R-1-40 zoning for Highland city. There will be an additional 2.3 acre park as designed by the city. Millhaven Development proposes an initial purchase price of **\$1,915,000** million dollars USD, minus the cost of the park which is estimated at approximately \$500,00 hundred thousand dollars.

It is the intention of Millhaven development to develop and build homes on this project in a manner that will be pleasing to both the city of Highland and the surrounding neighborhood. Millhaven has established itself as the premier builder of high quality homes throughout Utah valley and we are excited to help enhance the rich history of high quality sub-divisions and homes that Highland has become known for.

Management

Management of Millhaven development is being handled by:

Jeremy Ackley; Jeremy is the current owner of Millhaven homes, the premier custom homebuilder in Utah and Millhaven Development. Under his direction Millhaven has grown from a start-up in 2008, at the height of the Real estate downturn, to the number one custom home builder across the Wasatch front. With award winning homes in the previous, 6 parade of homes shows, multiple home builder of the year and performance awards, Millhaven has become the “go-to” builder for any homeowner desiring a high quality home. With his outstanding business acumen and over 20 years of construction experience, Jeremy has established Millhaven for unprecedented growth.

Tyrell Gray; Tyrell has been involved in the Real Estate industry for two decades. With experience involving, home loans, title work, custom home building and Land Development, Tyrell brings a unique perspective to the development arena. Tyrell has been an independent Land Developer and joined forces with Jeremy to expand Millhaven Development as the premier land developer in a strategic manner, lowering overall risk with thorough due diligence and a conservative approach. Each Millhaven Development project has created significant returns due the companies philosophy of organized and strategic processes.

Example Homes





PLANNING COMMISSION AGENDA

REPORT ITEM #3

DATE: March 26, 2019
TO: Planning Commission
FROM: Tara Tannahill
Planner & GIS Analyst
SUBJECT: PUBLIC HEARING - The City of Highland is requesting a conditional use permit for 2.32 acres of park located approximately at 10029 N 6300 W (CU-19-04). *Administrative*

STAFF RECOMMENDATION:

The Planning Commission should hold a public meeting and:

- 1) Recommend approval of the conditional use permit with appropriate stipulations. Staff has prepared draft stipulations that could be used. Additional stipulations may also be needed. The Commission may include any conditions which are deemed necessary to mitigate potential impacts and insure compatibility of the use with surrounding development, insure compliance with this ordinance, and which are required to preserve the public health, safety, and general welfare; or
- 2) Recommend denial the conditional use permit. If the Commission recommends denial the conditional use permit, appropriate and specific findings will need to be drafted; or
- 3) Continue the conditional use permit to allow the applicant to address the issues outlined by the Commission in accordance with Section 3-4902.

BACKGROUND:

In October of 2007, Highland City acquired 12 acres of property located at 10029 N 6300 W from Alpine School District. At that time, it was the City's intent to develop this property as a park. Unfortunately, due to budget constraints, there have not been sufficient funds to allow for its development.

On November 13, 2018, Highland City Council decided to surplus the property for residential development and the proceeds generated from the sell would be utilized to develop the Mountain Ridge Park property. The Mountain Ridge Park property is located on 5600 W 10400 N, west of the Junior High, and is approximately 17 acres in size. On January 22, 2019, City Council sold Spring Creek Park to Millhaven Development for \$1,915,000.

The proposed development includes a 2.32-acre park. Parks are permitted in the R-1-40 District subject to approval of a conditional use permit.

The property is designated as Private Recreation & Mini Park on the General Plan Land Use Map. The current zoning is R-1-40.

Conditional Use Permits are an *administrative* process.

SUMMARY OF THE REQUEST:

1. The applicant is requesting approval of a 2.32-acre park located approximately at 10029 N 6300 W.
2. Access to the site will be from Mountain View Drive and a path between lot seven and eight.
3. The park is estimated to cost \$556,994.50. The City will also be responsible to maintain the landscaping in the park.
4. The park will provide two pavilions, one playground, two swing sets, four park tables, a walking path, and a grass field.
5. The park will have a 6-foot masonry fence along the rear property line of the properties that abut the park in this subdivision. There is currently a 6-foot vinyl fence for the properties that abut the park in the Willow Ridge Subdivision.
6. The applicant will provide culinary and pressurized irrigation water shares.

CITIZEN PARTICIPATION:

The City of Highland held a neighborhood meeting on November 1, 2018. The purpose of the meeting was to inform the neighboring residents that the property would be sold. The City of Highland held a Design Review Committee (DRC) meeting on March 7, 2019. No residents attended the meeting.

Notice of the Planning Commission public hearing was published in the March 10, 2019 edition of the Daily Herald and mailed to all property owners within 500 feet on March 7, 2019. We have not received any comment from adjacent property owners expressing concern of the potential development.

ANALYSIS:

- The property is designated as Private Recreation & Mini Park on the General Plan Land Use Map.

- The surrounding properties are zoned R-1-40 and are single family homes. Properties to the south of 9600 N are zoned R-1-20 and are single family homes.
- Utilities currently exist in Mountain View Drive.

REQUIRED FINDINGS:

The City Council must determine that the proposed use meets three findings prior to granting a Conditional Use Permit. The burden of proof rests with the applicant. Each finding is presented below along with staff's analysis.

- 1. The use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity.**

The surrounding properties are zoned R-1-40 and R-1-20. The current zoning is R-1-40. The proposed use is compatible with the existing land use.

- 2. The use complies with all applicable regulations in the Development Code**
Parks are permitted in the R-1-4 District subject to approval of a conditional use permit.

The park has a 6-foot masonry theme wall on the rear property line for the properties that abut the park in this subdivision and there is currently a 6-foot vinyl fence for the properties that abut the park in the Willow Ridge Subdivision.

- 3. Conditions are imposed to mitigate any detrimental effects.**

The Commission should include any stipulations which are deemed necessary to mitigate any potential impacts. Staff has provided draft stipulations.

RECCOMENDATION AND PROPOSED MOTION:

The Planning Commission should hold a public meeting and:

- 1) Recommend approval of the conditional use permit with appropriate stipulations. Staff has prepared draft stipulations that could be used. Additional stipulations may also be needed. The Commission may include any conditions which are deemed necessary to mitigate potential impacts and insure compatibility of the use with surrounding development, insure compliance with this ordinance, and which are required to preserve the public health, safety, and general welfare; or
- 2) Recommend denial the conditional use permit. If the Commission recommends denial the conditional use permit, appropriate and specific findings will need to be drafted; or
- 3) Continue the conditional use permit to allow the applicant to address the issues outlined by the Commission in accordance with Section 3-4902.

DRAFT STIPULATIONS:

The following are draft stipulations.

1. The final plat shall be in substantial conformance with the concept plan and plat received March 14, 2019.
2. All signage shall require a separate permit and comply with the development code.
3. Final civil engineering plans shall be reviewed and approved by the City Engineer.
The site shall meet all requirements of the City Engineer.
4. Prior to council consideration, reports and plans shall be reviewed by staff.

I move that the Planning Commission accept the findings and recommend **APPROVAL** of the conditional use permit subject to the four stipulations recommended by staff.

ALTERNATIVE MOTION:

I move that the Planning Commission recommend **DENIAL** of the Conditional Use Permit subject to the following findings: (Commission should state appropriate findings).

FISCAL IMPACT:

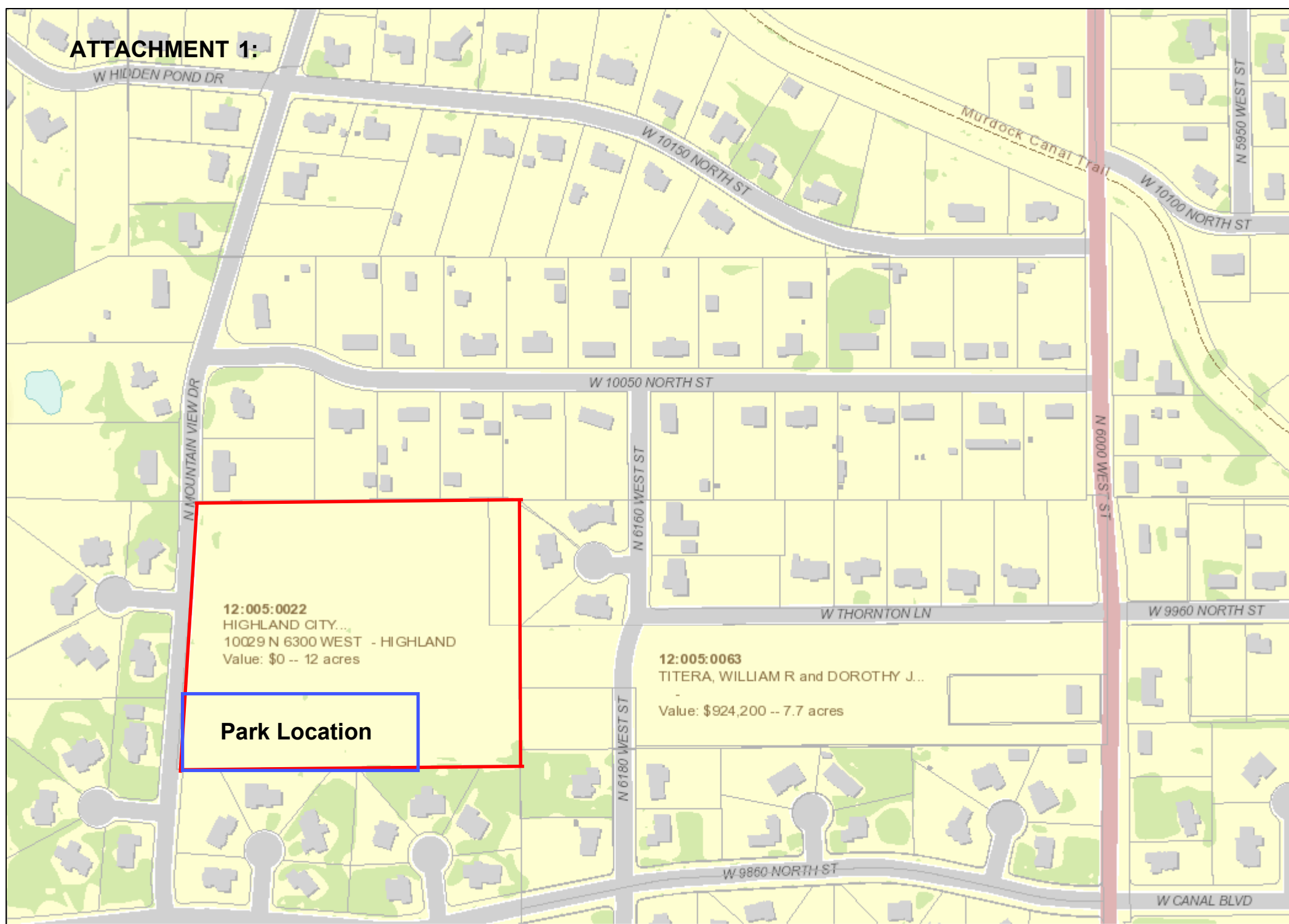
This property was previously purchased with Park impact fees. The City sold the park to Millhaven Development on January 22, 2019 for \$1,915,000. Sixty percent of the net proceeds will be placed in the account Park Capital Fund 40-40-78 Mountain Ridge Park and the remaining forty percent will be placed in account Park Capital Fund 40-40-71 Major Park Construction/Repair. The park impact fee will need to be adjusted accordingly.

The City will pay for the park which is estimated to cost \$556,994.50. The City will provide culinary and pressurized irrigation water shares. The City will be responsible to maintain the landscaping in the park.

ATTACHMENTS:

1. Vicinity Map
2. Spring Creek Subdivision Preliminary Plat
3. Park Concept Plan
4. Park cost estimate

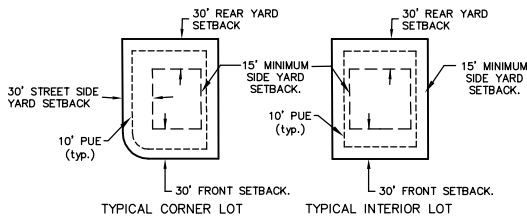
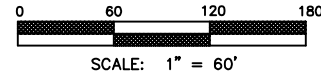
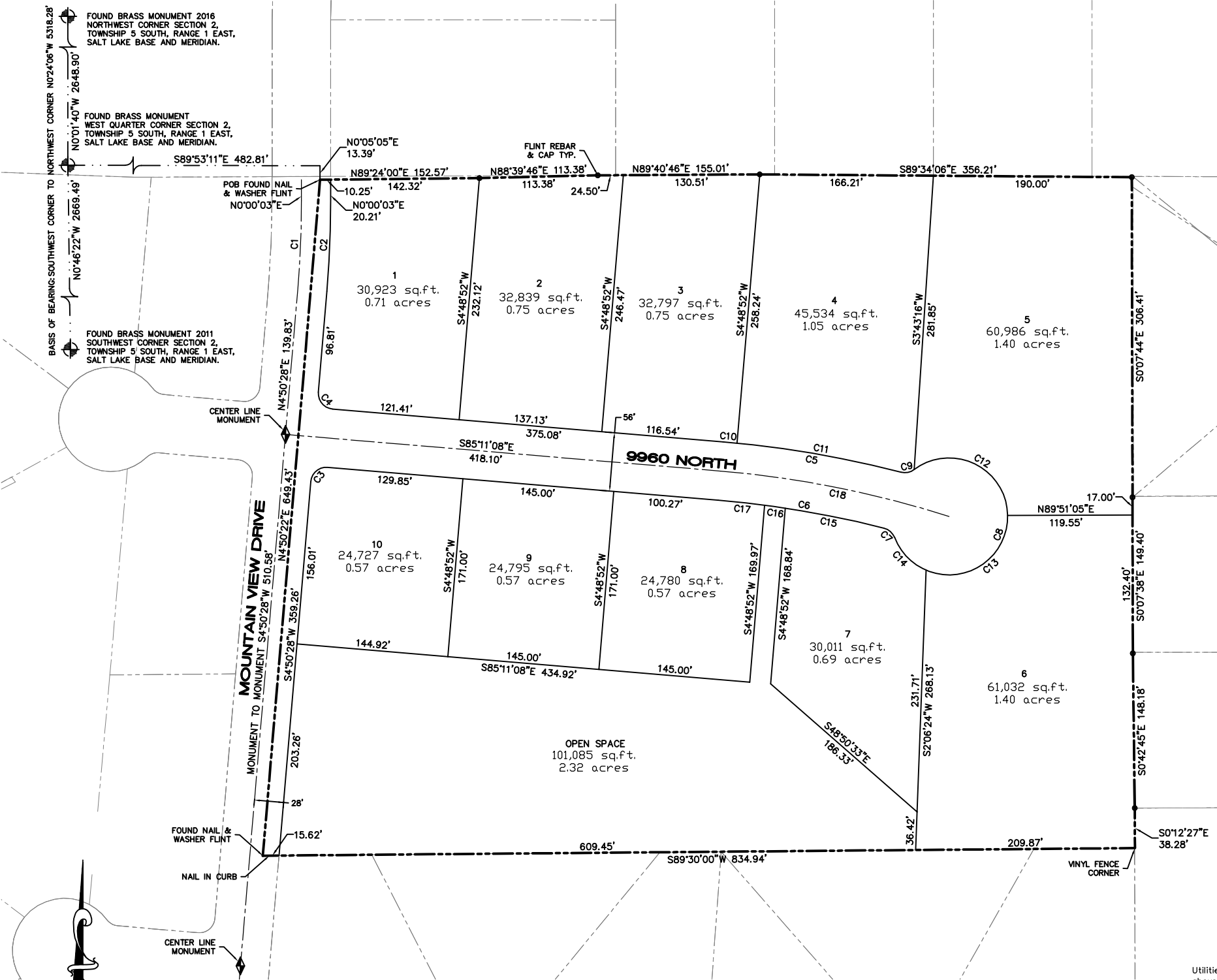
ATTACHMENT 1:



ATTACHMENT 2:

PRELIMINARY PLAT
SPRING CREEK HIGHLAND PLAT "A"

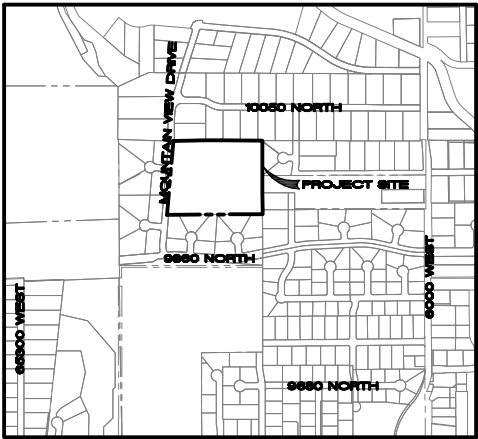
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH,
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; HIGHLAND CITY, UTAH



PREPARED BY:
TRANE ENGINEERING
27 EAST MAIN STREET
LEHI, UT 84043
PHONE (801) 768-4544

QUESTAR GAS COMPANY
Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval of acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's right-of-way department

Approved this _____ day of _____, 20____ Questar Gas Company
By: _____ Title: _____



Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C15	96.34	972.00	5°40'45"	96.30	N78°31'39"W
C11	159.46	1028.00	8°53'15"	159.30	N79°59'32"W
C14	44.34	56.00	45°22'00"	43.19	S43°58'22"E
C10	13.45	1028.00	0°44'58"	13.45	N84°48'39"W
C17	44.75	972.00	2°38'16"	44.74	N83°52'00"W
C16	20.03	972.00	1°10'51"	20.03	N81°57'27"W
C13	111.78	56.00	114°22'08"	94.13	N56°09'34"E
C12	122.84	56.00	125°40'50"	99.65	N63°51'56"W
C3	23.55	15.00	89°58'24"	21.21	S49°49'40"W
C18	223.53	1000.00	12°48'25"	223.06	N78°46'55"W
C6	161.12	972.00	9°29'51"	160.94	N80°26'12"W
C5	172.91	1028.00	9°38'13"	172.70	N80°22'01"W
C9	13.39	15.00	51°09'26"	12.95	N78°52'22"E
C8	278.96	56.00	285°24'58"	67.86	N16°00'09"E
C7	14.24	15.00	54°23'54"	13.71	N48°29'19"W
C1	84.48	1000.00	4°50'25"	84.45	N2°25'15"E
C2	86.84	1028.00	4°50'25"	86.82	N2°25'15"E
C4	23.57	15.00	90°01'36"	21.22	S40°10'20"E

- NOTES:
- 70% of the front yard landscaping shall be installed by the homeowner within one year after receiving a certificate of occupancy.
 - Landscaping and construction materials of any type are not permitted upon or within the street, curb and gutter, or sidewalk (street right-of-way) with the exception of the park strip which requires 75% to be landscaped.
 - A fence that abuts open space or a trail has additional restrictions of size and opacity. Fences along open space or a trail must comply with Highland City Ordinances. All fences require a fence permit prior to installation. In addition, retaining walls are regulated by ordinance and require a retaining wall permit prior to construction.
 - Highland City Ordinances restrict height of foundation above curb. It is the responsibility of the buyer to contact the City prior to purchasing any lot. This restriction applies to all lots in this subdivision.
 - Fence is the property owners responsibility to maintain

UTILITIES APPROVAL

Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the public utilities easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove such structures at the owner's expense or the utility may remove such structures at the owners expense. At no time any permanent structure be placed within the PUE or any other obstructions witch interferes with the use of the PUE with out the prior written approval of the utilities with faculties in the PUE.

Rocky Mtn. Power: _____ Date: _____
Qwest: _____ Date: _____
Comcast: _____ Date: _____

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 5152741 as prescribed under the laws of the State of Utah. I further certify by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to known as STONEY BROOK PLAT "B" and that the same has been correctly surveyed and staked on the ground as shown on this plat

BOUNDARY DESCRIPTION

DESCRIPTION AS PER RECORD OF SURVEY ENTRY NO 18-351 (FLINT LAND SURVEYING) A PARCEL OF LAND BEING LOCATED WITHIN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HIGHLAND CITY, UTAH COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING FROM THE WEST QUARTER CORNER OF SAID SECTION, A DISTANCE OF 482.81 FEET, S 89°53'11" E ALONG THE QUARTER SECTION LINE AND A DISTANCE OF 13.39 FEET, S 0°05'05" W TO THE POINT OF BEGINNING. THENCE FROM SAID POINT OF BEGINNING AND ALONG A FENCE LINE THE FOLLOWING FOUR CALLS (PER FENCE CALLED IN BOUNDARY LINE AGREEMENT, ENTRY NO. 46285-1995), (1) N 89°24'00" E FOR A DISTANCE OF 152.57 FEET; (2) N 88°39'46" E FOR A DISTANCE OF 113.38 FEET; (3) N 89°40'46" E FOR A DISTANCE OF 155.01 FEET; (4) S 89°34'06" E FOR A DISTANCE OF 356.21 FEET; THENCE ALONG THE WEST LINE OF THE THORNTON HEIGHTS PLAT A SUBDIVISION, ENTRY NO. 10281, S 00°07'44" E FOR A DISTANCE OF 306.41 FEET (S 0°07'50" E, 301.62 BY RECORD); THENCE ALONG A FENCE LINE THE FOLLOWING THREE CALLS, (1) S 00°07'38" E FOR A DISTANCE OF 149.40 FEET; (2) S 0°42'45" E FOR A DISTANCE OF 148.18 FEET; (3) S 0°12'27"E FOR A DISTANCE OF 38.28 FEET, (S 0°07'50" E, 339.58 FEET BY RECORD) TO THE NORTH PROPERTY LINE OF THE WILLOW RIDGE ESTATES SUBDIVISION, RECORDED IN BOOK 9464, PAGE 107; THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION S 89°30'00" W A DISTANCE OF 834.94 FEET; (S 89°30'00" W, 833.82 BY RECORD); THENCE ALONG THE EAST LINE OF SAID SUBDIVISION, N 04°50'22" E FOR A DISTANCE OF 648.43 FEET (N 4°50'20" E, 652.96 FEET BY RECORD) TO THE POINT OF BEGINNING. CONTAINS 11.95 ACRES MORE OR LESS.

BASIS OF BEARING BEING AS SURVEYED, BETWEEN THE SOUTHWEST AND NORTHWEST SECTION CORNERS, BEARING BASE BEING N 0°24'06" W.

DATE _____ SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as STONEY BROOK PLAT "B" and do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____
DAY OF _____, A.D. 20____

ACKNOWLEDGEMENT

STATE OF UTAH) S.S.
COUNTY OF UTAH)
ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

COMMISSION NUMBER _____ NOTARY PUBLIC
MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY

THE DEPARTMENT OF PUBLIC WORKS AND ENGINEERING OF HIGHLAND CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

APPROVED BY MAYOR _____

APPROVED _____ CITY ENGINEER (SEE SEAL BELOW) ATTEST _____ CLERK-RECORDER (SEE SEAL BELOW)

LIEN HOLDER CONSENT

THE UNDERSIGNED BENEFICIARY HEREBY CONSENTS TO THE RECORDING OF THIS PLAT FOR THE HEREIN DESCRIBED PROPERTY AND THE DEDICATIONS PROVIDED HEREIN.

HIGHLAND CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____ HIGHLAND CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ PLANNING COMMISSION CHAIR

COMMUNITY DEVELOPMENT DIRECTOR

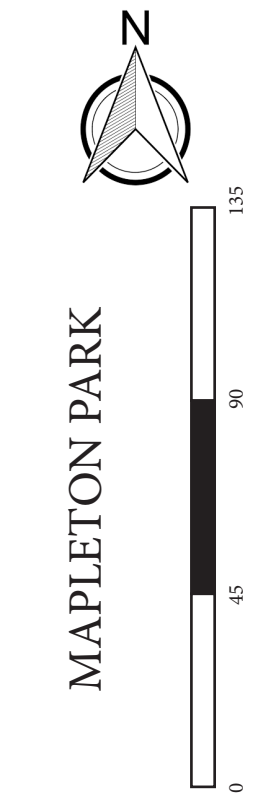
PLAT "A"
SPRING CREEK HIGHLAND

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; HIGHLAND CITY, UTAH COUNTY, UTAH

A RESIDENTIAL SUBDIVISION

SCALE: 1" = 60'

SURVEYOR SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDED SEAL



SHEET TITLE: LANDSCAPE CONCEPT
SCALE: 1"=45'
DESIGNER:
ADDRESS: MAPLETON, UT
DATE: 3/12/19
SHEET NUMBER: 1.0 - 11x17

ATTACHMENT 4:



DECORATIVE LANDSCAPING

1584 S. 580 E.

American Fork, UT 84003 O: 801.796.7739 F: 801.756.8340

ESTIMATE

Date	Estimator
3/13/19	kn-5833

[Kyle 801.885.4338](tel:801.885.4338)

kyle@decorativeinc.com

CONTACT INFORMATION

Name: Mapleton Park Concept C/O Millhaven Development

Phone: 801-636-0604

Full Address: Mapleton City

Email: tyrell@millhavendevlopment.com

DESCRIPTION	QTY	RATE	TOTAL
LANDSCAPE COMPONENTS:			0
TRACTOR WORK-grading and shaping and clearing	1	13650	13650
COMMERCIAL GRADE IRRIGATION SYSTEM : Includes drip for all bed areas: POC AND PUMP TBD	1	81252	81252
SCREENED TOPSOIL (YARDS) FOR SOD AREAS (40K sqft) AND BERMING BED AREAS 19000 sqft	1100	25	27500
PREMIUM GRADE SOD INSTALLATION and FINAL RAKE/PREP	62500	0.56	35000
FINISH GRADE LEVELING AND SHAPING AND HAND LABOR	1	11565	11565
ONSITE PROJECT MANAGEMENT AND PRODUCT SELECTION MANAGEMENT	1	6175	6175
2-4" COBBLESTONE BLEND, w/ 4" BEEF HALLOW CURSHED ROCK ACCENTS in BEDS (incl. fabric)	19000	3	57000
MIXED VARIETY OF LARGE CALIPER TREES : 2-2.5" Deciduous, and 6-7' Evergreen	77	395	30415
MIXED VARIETY OF PLANTS/SHRUBS 5 GAL	75	42.5	3187.5
MIXED VARIETY OF PLANTS/SHRUBS 10GAL	50	95	4750
DRAINAGE AND SUMP AREAS BUDGET	1	3250	3250
SOIL TREATMENT AND ROOT BOLSTER MIX (\$25.00/tree) 3/shrub	1	3575	3575
CONCRETE CURBING 6" FLAT NON COLOR	300	5.5	1650
HAUL OFF (Truck Loads) *\$110/hr trucking \$125/hr loading.	20	250	5000
TRAVEL:	1	2150	2150
EXCAVATION AND COMPACTION CLEARING EXISTING SURFACE Budget 20hrs	1	2500	2500
MOBILIZATION AND JOB SITE LOGISTICS: INCLUDING ONSITE TOILET	1	3250	3250
			0
		TOTAL	\$ 291,869.50
HARDSCAPE COMPONENTS:			0
PUMP TRUCKS IF NEEDED (750/truck)	0	750	0
4' WIDE CONCRETE WALKWAYS: 1800 LF INCLUDES BASE GRAVEL PREP AND FORM	7200	7.5	54000
PARK BENCH CONCRETE LANDINGS: 15x15 (4) STANDARD EXPANSION JOINTS	4	1350	5400
PAVILION CONCRETE PICNIC AREAS: (2 @ 2000 sqft) SAW CUT WITH REBAR	4000	8.5	34000
PLAYGROUND 12" CONCRETE SURROUND WALL FOR PLAYSET WOOD CHIPS	1	4250	4250
		TOTAL	\$ 97,650.00
visit us online at: www.decorativeinc.com	TOTAL \$ 389,519.50		

ACCESSORIES AND OPTIONAL ITEMS			
LOW VOLTAGE LED LIGHTING: UPLIGHTS FOR TREES, PATH LIGHTS AND BENCH LIGHTS	50	240	12000
OLYMPUS PRECAST CONCRETE FENCE: 6' TALL 465 LF	465	90	41850
6' WOOD LOOK VINYL FENCING 515 LF	515	45	23175
20x20 TIMBER PAVILIONS WITH ROOF SYSTEM AND FACIA: BUDGET 18-30k	2	25000	50000
COMMERCIAL PARK ADA STEEL 8' PIC NIC TABLES WITH BENCHES (budget 1000 each)	8	1000	8000
POWER RUN TO PAVILIONS? TBD2500-3500 \$2500 budget	1	2500	2500
COMMERCIAL PARK PLAYSET and SWING SET Playground Depot budget 25k installed	1	25000	25000
PLAYGROUND SOFT FALL: RUBBER MULCH 60 cubic yards \$12500 WOOD Chips \$ 4950	1	4950	4950
			0
			0
		OPT. TOTAL	\$ 167,475.00
TOTAL PROJECT			\$ 556,994.50



PLANNING COMMISSION AGENDA

REPORT ITEM #4

DATE: March 26, 2019
TO: Planning Commission
FROM: Tara Tannahill
Planner and GIS Analyst
SUBJECT: PUBLIC HEARING – Andrew Simonsen is requesting rezoning to allow residential and non-residential mixed use development under the Planned Development (PD) District. The property is approximately 2.85 acres and is located east of 10272 N 4800 W. *Legislative*

STAFF RECOMMENDATION:

The Planning Commission should hold a public hearing, accept the findings and recommend approval subject to the three recommendations of staff.

BACKGROUND:

The property is approximately 2.85 acres and located east of 10272 N 4800 W. The applicant is creating a mixed use development with single-family units in the back of the property and commercial in the front.

The property is designated as mixed use development on the General Plan Land Use Map. The current zoning is R-1-40.

PD Districts are allowed under Article 5 of the Development Code. PD Districts follow the rezone approval process.

The adoption of a Planned Development (PD) District is a *legislative* process.

SUMMARY OF THE REQUEST:

1. The applicant is requesting approval of rezoning to allow a mixed use development under the Planned Development (PD) District.
2. The request is to zone approximately 2.85 acres to a PD District to allow .80-acre commercial development and 2.05 acres for 19 single-family units. The applicant has submitted a PD plan and narrative.

Commercial District:

3. The commercial district will have a maximum 9,500 square foot retail commercial building. The building will have a maximum of 5 food establishments or retail businesses available.

4. Generally, the proposed commercial uses are similar to the C-1 Zone. No tenants have been selected for the commercial zone. The proposed uses include:
 - a. Accessory uses which are customary and incidental to the principal use of the property.
 - b. Apparel, new and used
 - c. Antiques, crafts, and collectible sales
 - d. Art galleries and art studios
 - e. Bakeries, retail only
 - f. Education learning centers (i.e. Sullivan Learning Center)
 - g. Financial institutions, excluding non-charted financial institutions
 - h. Fitness center
 - i. Indoor recreational facilities
 - j. Laundry, cleaning, and dry cleaning establishments
 - k. Personal services such as barber, beauty shops, copy shops, mail shops, tanning salons, shoe repair, and tailor shops
 - l. Professional, administrative, business, and medical offices
 - m. Restaurants, excluding drive thru
 - n. Retail sales of new merchandise
 - o. Repair services for small appliances, bicycles, watches, musical instruments, and similar items.
 - p. Sporting goods equipment rental, sales, and service
5. Access to the retail center will be from North County Blvd.
6. Parking is shown in the front and rear of the of the building on the conceptual plan. The current proposal demonstrates 4 parking stalls per 1,000 square feet of useable commercial space. Currently, 39 parking stalls have been provided on the conceptual plan.
7. Landscaping has been demonstrated on the conceptual plan around the perimeter of the commercial district.
8. Recreational area has been provided on the conceptual plan in the rear of the property. The recreational area will include a pocket park with seating provided under a pergola. The total size of the commercial recreational area will be .10 acres which meets the 10% open space requirement for the PD District for the commercial zone.
9. Utilities will connect to the utilities on the north side of the property that run underneath the city trail. There is capacity in the existing system to serve the development.

Residential District:

1. The residential district will have 19 single-family residential units in the rear of the property. There will be four triplexes, three duplexes, and one detached single-family home.

2. The maximum density permitted is 9.27 dwelling units per acre.

Acreage	No. of Units	Density (Units/Acre)
2.05	19	9.27

3. The minimum buildable are for all residential lots is 1,900 square feet. The minimum dwelling area per unit will be 1,700 square feet of habitable space above grade.
4. Each home will have a two car garage.
5. Setbacks:

Front Setback	20 Feet
Rear Setback	10 Feet
Side Setback	5 Feet
Corner Side Setback	10 Feet

6. A recreational area has been provided on the north side of the property. The recreational area will have a trail that connects to the existing city trail on the north side of the property. Other amenities will include a pergola with picnic tables and BBQ stations. The recreation area is 0.30 acres which is below the 20% of the net development area requirement for the PD District recreational requirement for the residential zones. With both the designated recreational area and the other green space provided in the residential zone, the development should be able to meet the 20% recreational area requirement.
7. Access to the residential district will be from 4730 West.
8. An HOA will be established to maintain the landscaping and non-city roads in the district.
9. No additional visitor parking has been provided besides the private driveway in front of the residential units.
10. Utilities will connect to the utilities on the north side of the property that run underneath the city trail. There is capacity in the existing system to serve the development.
11. The applicant is proposing a public road that is 56 feet in width and a private road that is 30 feet and 20 feet. The fire chief is requesting that the 20-foot road be expanded to 26 feet for access.

CITIZEN PARTICIPATION:

The applicant held a neighborhood meeting on February 9, 2019 and no residents attended the meeting.

Notice of the Planning Commission meeting was published in the Daily Herald on March 10, 2019 and posted on the state website March 7, 2019. Notification of the public hearing associated with this meeting was mailed to all property owners within 500 feet of the proposed site on March 11, 2019. No written communication has been received.

ANALYSIS:

Surrounding Uses

- The General Plan designation for this property is mixed use development. The property to the north of the commercial district is zoned Professional Office (P.O), to the north of the residential district is zoned R-1-40, to the east of the property is Cedar Hills, and to the south of the property is zoned R-1-40. Lone Peak High school is to the west of the property across North County Blvd. The proposed development is in conformance with the General Plan and compatible with the surrounding uses.

Site Access

- Access to the commercial district will be from North County Blvd and access to the residential district will be from 4730 West.

Open space

- The proposed development meets the recreational area requirements for the PD District for the commercial district. The residential district would need .41 acres to meet the 20% open space requirement. The applicant is proposing to use the private yards to meet this requirement. Excluding the rear yards there is 15% recreational area.

Architectural Design and Theme

- Each project shall include an architectural theme and standards. The proposed PD narrative provided architectural standards.

Utilities

- Utilities will connect to the utilities on the north side of the property that run underneath the city trail. There is capacity in the existing system to serve the development.

Parking and Circulation

- The applicant is proposing a 20-foot Fire Department Access for the east units. Since these units are two-stories a minimum of a 26-foot clear space is required.
- The state fire code requires a second access once a single access has over 30 homes. Between Wildrose Subdivision and the proposed development the number of homes serviced by the single access road is 34. The road is stubbed to the south for future access. The Fire Department is also requesting that the private road be stubbed to the commercial site as an emergency access only. This would also address the issue with exceeding the number of homes on a single access.
- The applicant is not proposing any additional visitor parking spaces. Parking will not be permitted on the private streets. All of the units do have a 20-foot driveway

where visitors could park and there is limited parking on the public street.

- The existing turning radius will also need to be verified on the commercial site.

Landscaping

- The narrative includes a description of the enhanced landscaping on both the residential and commercial district. Landscaping will be provided on the perimeter of the property. A 5-foot landscape park strip will be placed along North County Blvd. The development code requires 29 feet for the parkway detail along North County Blvd. A concept plan for landscaping has been provided.

General Provisions

- 3-510 in the Development code: PD districts may only be applied to a parcel or combination of parcels totaling at least ten acres. The proposed development doesn't meet this requirement in the development code. However, since the General Plan Land Use Designation is mixed use, staff believes it's the appropriate zone to use.

Setbacks

- Although not uncommon for this type of development, staff has received complaints regarding the setback in other similar developments in Highland. The rear yard could be increased by shorting the driveways however this would further limit parking in the subdivision. The Commission may want to discuss this issue.

CONCLUSION:

The proposed PD District is consistent with the General Plan land use designation.

However, there are several technical issues that could have a significant impact on the design and layout of the project as follows:

- The Parkway detail requires a 29 foot landscaped area along North County Blvd. This would eliminate a row of parking for the commercial building.
- Providing the required fire access may also modify the site plan.
- Recreational area requirement.
- Rear yard setbacks.

REQUIRED FINDINGS:

The following findings are required for a PD District to be approved:

1. The proposed PD is consistent with the General Plan;
2. That there are or will be adequate public facilities, including but not limited to: transportation, water, wastewater, and public safety facilities, etc.
3. The proposed PD will result in compatible land use relationships and acceptable land use with existing and planned land use in the area; and;
4. The development standards of the proposed PD are consistent with or exceed the desired quality of development for the area.

RECOMMENDATION AND PROPOSED MOTION:

The Planning Commission should hold a public hearing, review the required findings and do one of the following:

- 1) Make recommendation to the City Council; or
- 2) Continue the item to allow the applicant to address concerns raised in the staff report and in the public hearing if applicable.

If the Commission chooses to make a recommendation to the City Council the following stipulations should be included. The Commission may also want to include additional stipulations to address any issues raised at the public hearing.

1. Development shall comply with the Fairfield Cove Project Plan and Narrative date stamped March 21, 2019 expect as modified by these stipulations:
2. The site plan shall be revised as determined by the Fire Marshall to address fire access issues.
3. All public improvements shall be installed as required by the City Engineer.
4. The civil construction plans shall meet all requirements as determined by the City Engineer.

FISCAL IMPACT:

This action will not have a financial impact on this fiscal year's budget expenditure.

ATTACHMENTS:

1. Vicinity Map
2. PD Narrative
3. Example Floor Plan – Residential Units
4. Hamlet Homes Townhome Community Buyer Profile

ATTACHMENT 1:

LDS Seminary



N NORTH COUNTY BLVD



N 4730 WEST ST

55:559:0017
HIGHLAND CITY...
UNKNOWN - HIGHLAND
Value: \$0 -- 2.71 acres
Entry# 26817-2003

W 10300 NORTH ST

14:003:0368
BERRY GAGON, TORI KAY...
10272 N 4800 WEST - HIGHLAND
Value: \$627,200 -- 2.85 acres
Entry# 62653-2002

14:003:0364
REBECCA JEANETTE HOGGARD TRUST...
10242 N 4800 WEST - HIGHLAND
Value: \$705,600 -- 2.86 acres
Entry# 23655-2018

14:003:0376
RABR PROPERTIES LC...
Value: \$560,900 -- 1.91 acres
Entry# 130671-2005

W FIELDCREST DR

WHILLPARK
CIR

N CARRIAGE LN

W CARRIAGE LN



Fairfield Cove

A Highland City Planned Community



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HOMES**

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1

Introduction and Opening Statement

Context & Description

The Fairfield Cove Planned Development describes a mixed-use community consisting of 2.85 Acres. This Planned Development community is broken out into two (2) sub-districts: 1) Commercial District; and 2) Residential District.

The property was previously used for agriculture purposes and has one existing single family detached structure and a barn. The property is located at 10272 North 4800 West. The property can be found across the street from Lone Peak High School and 0.15 miles from the Walmart off Cedar Hills Dr. The adjacent land uses consist of big box retail, institutional, single family residential, agriculture and a senior living facility.

Hamlet Homes has developed over 60 neighborhoods in the state of Utah. Based on sales in three recent neighborhoods totaling more than 121 closings, the demographics of our customer in similar homes are:

- 47% are between the ages of 25 - 34
- 27% are between the ages of 45 - 55+
- They are college educated with 88% having college degrees and 13% having advanced degrees.
- 30% have an average annual household income between \$75,000 - \$95,000, and 37% have an average household income in excess of \$135,000.
- There are not many children in these households, 69% have zero children and 29% have children between the ages of 15 - 18 years old.

Fairfield Cove also includes opportunities to attract food establishments, professional services, and other businesses which can provide residents, employees, commuters, and students with convenient access to goods and services.

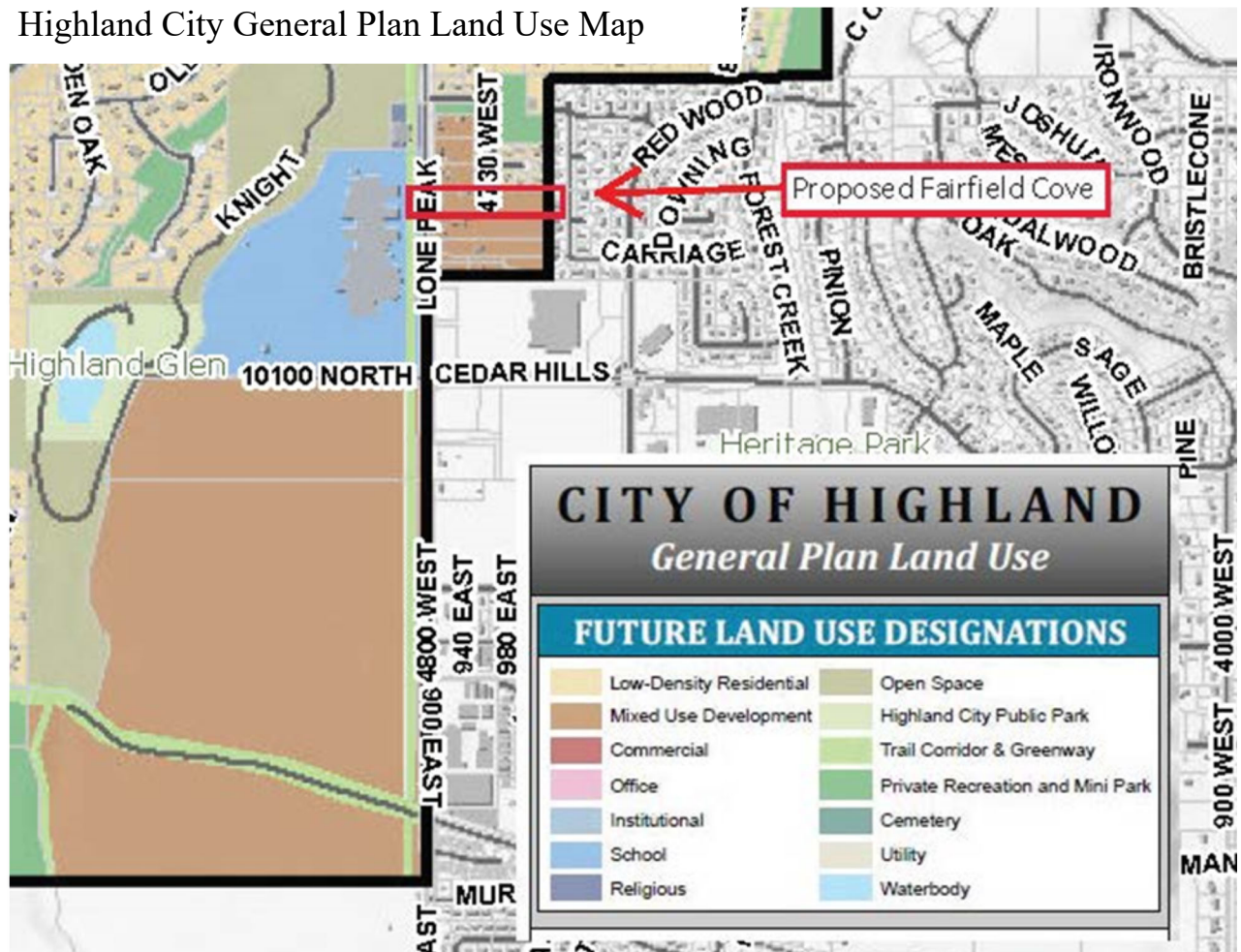
Land Use Designation Description

The proposed Fairfield Cove parcel is currently zoned R-1-40 with a Future Land Use Designation (per the General Plan Land Use Map) of Mixed Use. This PD development will be broken up into two Districts. One District will be the commercial component of this mixed-use development, the other will be a residential neighborhood.

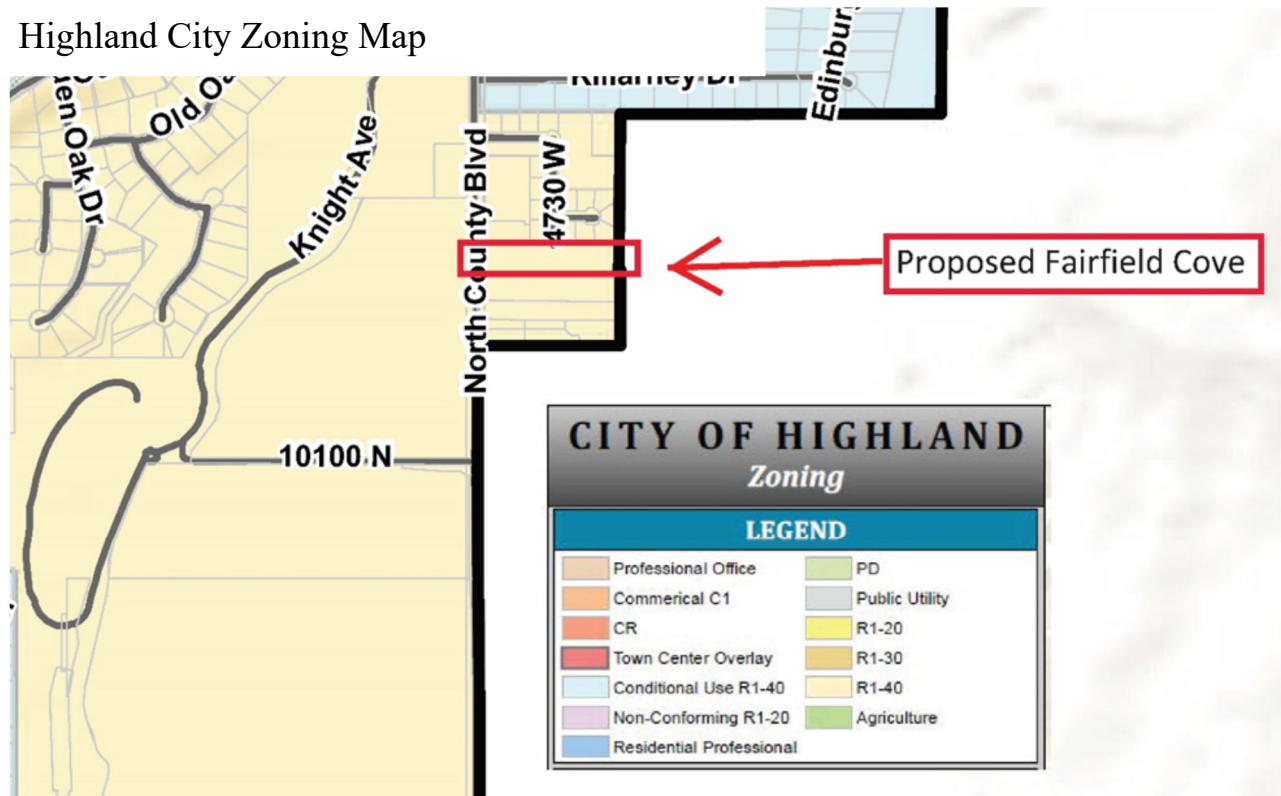
Development Code

The requirements of the Highland City Development Code, as amended, shall apply except where explicitly states otherwise herein by this PD. The Highland City Staff shall determine the applicable development standard to apply.

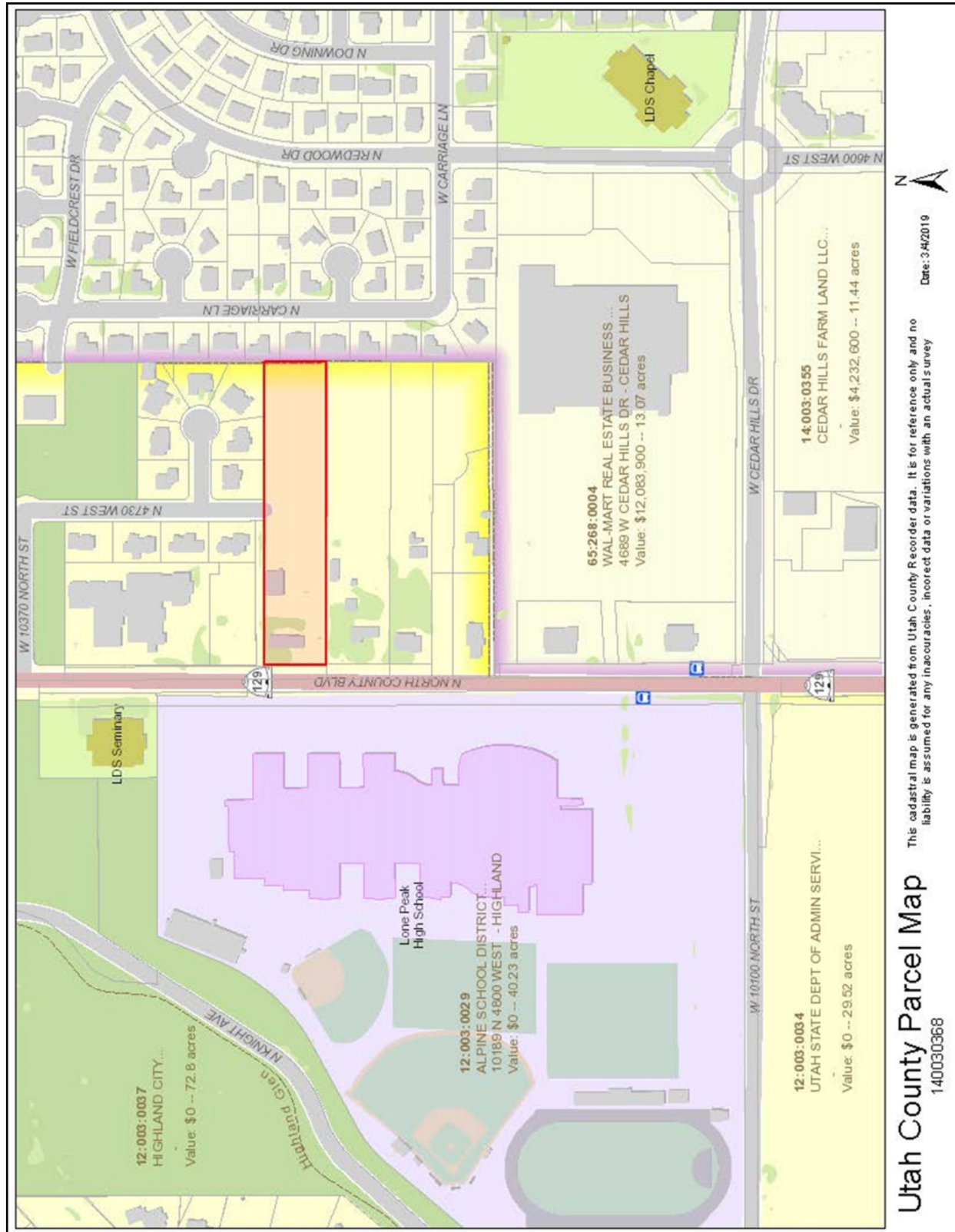
Highland City General Plan Land Use Map



Highland City Zoning Map



Project Location Page



3

Legal Description

Fairfield Cove PD

Land located in Utah County, State of Utah, more particularly described as follows:

Commencing South 746.30 feet and East 33.59 feet from the Northwest corner of Section 6, Township 5 South, Range 2 East, Salt Lake Base and Meridian, and running thence South 89°52'41" East 779.98 feet; thence South 0°03'15" West 160 feet; thence North 89°52'41" West 779.71 feet; thence North 0°02'30" West 160 feet to beginning. LESS AND EXCEPTING the following; Commencing at a point located 746.30 feet South and 33.59 feet East from the Northwest corner of Section 6, Township 5 South, Range 2 East, Salt Lake Base and Meridian, and running thence South 89°52'41" East 4.77 feet; thence along a portion of the North line of parcel with Serial Number 14:003:0015 as recorded at the Utah County Records office; thence South 00°02'42" East along the East Right-of-Way line of 4800 West Highland, 160 feet; thence North 89°52'41" West 4.78 feet along a portion of the South line of said parcel; thence North 00°02'30" West 160 feet along the West line of said parcel to the point of beginning.

Tax Parcel No.: 14:003:0368

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Fairfield Cove Master Plan

Development Overview

The Fairfield Cove Planned Development will complement and build upon the existing 4800 West Commercial Corridor and the strong residential base of Highland City.

The Fairfield Cove Commercial District consists of approximately 0.80 acres and would be developed into a commercial/retail center with 3-5 commercial tenants. This commercial component will provide opportunities to attract a mixture of end users that can serve the adjacent schools, employment centers and the residential base of Highland City. The maximum commercial square footage that will be constructed is 9,500 square feet.

The remaining 2.05 acres of the property is the Fairfield Cove Residential District. This residential community will be a highly landscaped community that will cater to first-time home buyers, young professionals, new families, and empty nesters who are aiming to downsize their homes.

The architecture style will integrate seamlessly with the surrounding neighborhoods and will be designed and constructed to be a timeless community that retains its value and aesthetic appeal. The community will consist of four (4) triplexes, three (3) duplexes, and one (1) detached single-family residential home, totaling nineteen (19) single family units.

General Development Goals

1. Create a sense of community through consistent or complimentary open space design, materiality, vegetation, and street furnishings that are used in both Fairfield Cove Districts.
2. Build upon the strong trail network by continuing the Main City Trail through the community.
3. Provide housing options for first-time home buyers, recently married couples, college educated young professionals, and empty nesters looking to downsize.
4. Contribute to Highland City's sales tax base with high quality commercial businesses.

Ingress & Egress

There is an existing stub road (4730 West) which dead ends into the proposed Fairfield Cove site. This stub road will be connected to and incorporated into the Fairfield Cove Residential District road network. To facilitate a future road connection, 4730 West will continue through Fairfield Cove and will stub into the vacant property to the south.

There is also an existing Main City Trail connection to the north of the property. This trail connection and continuation will be a key component of the Residential District Recreation Area requirement.

The ingress and egress for the Commercial District will come off of 4800 West. The curb cut width will comply with the Highland City Development Code and Utah Department of Transportation (UDOT) requirements. Since no roadway connections to adjacent commercial complexes or neighborhoods, traffic within the Fairfield Cove Commercial District will consist of only patrons and employees of the businesses on-site.

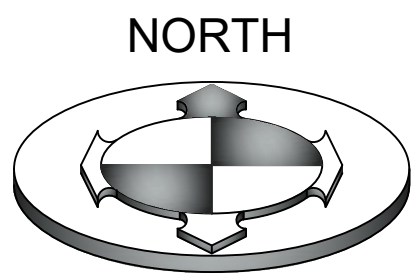
Utilities

Because this is a smaller development, the impact on public services will be very minimal. It will have an extremely minimal impact on water usage, sewer, power, police and fire services, etc. The Residential District will have minimal impact on the public infrastructure and utilities due to the small scale, and low-density nature of the development.

Phasing

The Fairfield Cove Planned Development will be developed in two (2) phases. The first phase will be the Residential District and the second phase will be the Commercial District.

LOCATED IN THE NORTHEAST QUARTER OF SECTION 6
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
SALT LAKE COUNTY, UTAH

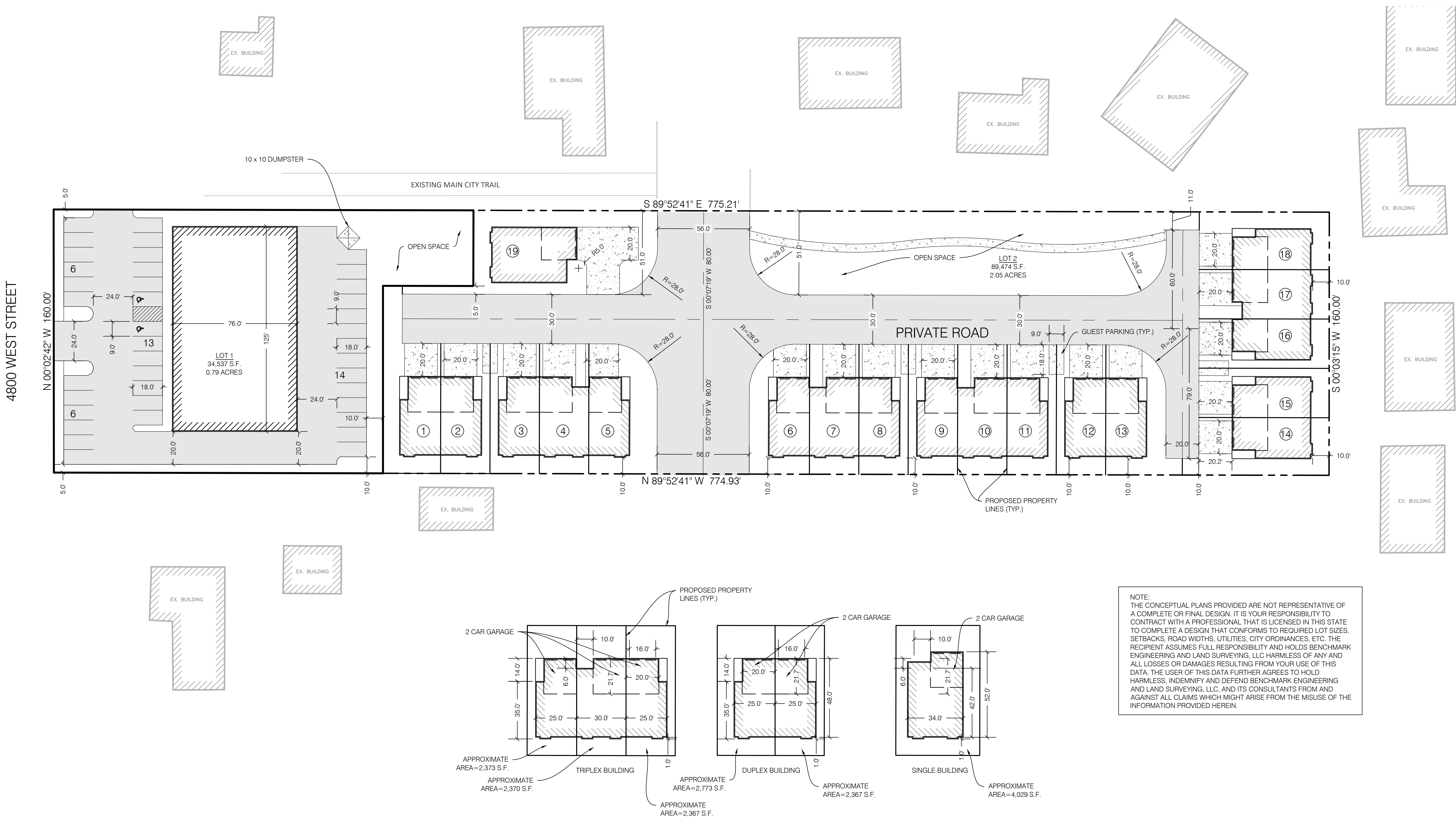


LOT 1 PARKING COUNT		
PARTICULARS	PROVIDED	
	STANDARD	ADA
PARKING STALLS	37	2
TOTAL	39	

AREA TABLE LOT 1		
PARTICULARS	S.F.	%
BUILDING	9,477	27.4
HARDSCAPE	16,397	47.5
LANDSCAPE	8,663	25.1
OPEN SPACE	4,127	11.9
TOTAL	34,537	100

PARTICULARS	S.F.	%
BUILDING	23,192	36.0
HARDSCAPE	9,104	14.1
LANDSCAPE	32,082	49.9
OPEN SPACE	12,875	20.0
TOTAL	64,378	100
RIGHT-OF-WAY	25,096	
PROJECT TOTAL	89,474	

LOT 2 PARKING COUNT	
PARTICULARS	PROVIDED
DRIVEWAY	38
GARAGE	38
GUEST PARKING	4
TOTAL	80



NOTE: THE CONCEPTUAL PLANS PROVIDED ARE NOT REPRESENTATIVE OF A COMPLETE OR FINAL DESIGN. IT IS YOUR RESPONSIBILITY TO CONSULT WITH A PROFESSIONAL THAT IS LICENSED IN THIS STATE TO COMPLETE A DESIGN THAT CONFORMS TO REQUIRED LOT SIZES, SETBACKS, ROAD WIDTHS, UTILITIES, CITY ORDINANCES, ETC. THE RECIPIENT ASSUMES FULL RESPONSIBILITY AND HOLDS BENCHMARK ENGINEERING AND LAND SURVEYING, LLC HARMLESS OF ANY AND ALL LOSSES OR DAMAGES RESULTING FROM YOUR USE OF THIS DATA. THE USER OF THIS DATA FURTHER AGREES TO HOLD BENCHMARK ENGINEERING AND LAND SURVEYING, LLC, AND ITS CONSULTANTS FROM AND AGAINST ALL CLAIMS WHICH MIGHT ARISE FROM THE MISUSE OF THE INFORMATION PROVIDED HEREIN.

PROPERTY	FBA	No.	DATE	DESCRIPTION
CHECKED BY	DKB			
FIELD CREW	SURVEY			
DATE	02/05/2019			
DKB FILE	CONCEPT			

SCALE MEASURES 1 INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

0 0.5 1

PRELIMINARY
PLAN
(NOT FOR
CONSTRUCTION)

**BENCHMARK
ENGINEERING &
LAND SURVEYING**
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com



GREG ZENGER - OPTION 1

10272 N 4800 W
HIGHLAND, UTAH

PROJECT NO. CONCEPT

CONCEPT PLAN

SHEET
1 OF 1

5

Fairfield Cove Residential District Requirements

Description

The purpose of the Fairfield Cove Residential District is to provide a medium density residential community which encourages the clustering of homes to allow for larger areas of open space, high quality landscape design, and other elements which pull pieces of nature and the environment into the community.

Permitted Uses

The only Permitted Uses allowed in the Fairfield Cove Residential District of the Fairfield Cove Planned Development are as follows:

- Model homes used for the sale of homes/lots within a subdivision in Highland, provided that the model home conforms to the requirements of Section 3-4108(11) of the Development Code.
- Construction Trailer & Sales Trailer
- Attached Single Family Residential Units
- Detached Single Family Residential Units
- All permitted uses allowed in the Highland City R-1-40 Zone, adopted as part of the Highland City Development Code excluding the “Keeping of Animals” sub-section (7).
- Trails & Recreation Spaces

Permitted Uses with Conditions

All uses not specifically provided for herein are prohibited.

Overall Residential Density

The Fairfield Cove Residential District will include eighteen (18) attached single family units and one (1) detached single-family unit. The maximum density permitted is 9.27 dwelling units per acre.

Acreage	No. of Units	Density (Units/Acre)
2.05	19	9.27

Width Requirements

The minimum width at the front of the building pad for all lots is 30 feet.

Minimum Buildable Area

Minimum buildable area for all residential lots will be 1,900 SF.

Dwelling Size

The minimum dwelling area per unit will be 1,700 SF of habitable space above grade.

Dwelling Height

The maximum height of any building shall not exceed thirty-five (35) feet. The height is measured from one location along any elevation where the “Grade of the Building” to the highest part of the building is at its greatest vertical distance.

Foundations

No foundation may be exposed for more than ten inches (10”) above the final grade. Foundations that extend above that height must be covered with a material which compliments and blends with the architectural materials used on the rest of the home.

Garage

Each home shall have a minimum of a 2-car garage.

Landscaping

Landscaping in the front yard of the home, must be completed within one (1) year of residence being occupied, or as such time as weather permits. Landscaping of the trail system and park shall be installed at the time of community construction, or as such time as weather permits. The following landscape standards shall be followed:

- Each home shall have a minimum of one (1) shade tree planted in the front yard setback.
- Trees shall be planted along the perimeter of the property to provide buffers between homes and adjacent properties.
- Park Strips shall have a tree planted every 30 feet on-center.
- An attractive mix of turf and waterwise plant materials will be used throughout the Fairfield Cove Planned Development.
- Landscape designs will aim to limit turf to only those areas where people gather.
- A diverse palette of plant material will be used to create interest throughout the seasons.
- Entrances into homes, trails, and parks shall be highlighted and enhance by attractive plant materials.
- There shall be deciduous trees planted along the multi-use trail providing shade and a consistent overhead canopy for trail users.
- Crime Prevention Through Environmental Design (CPTED) principles shall be followed by all home owners and throughout the trail and park design.

Roof

All roofs shall overhang exterior walls by a minimum of twelve inches (12”).

Accessory Buildings/ Pools/ Athletic Courts

Shall follow the guidelines as outlined in the R-1-40 section of the Highland City Development Code.

Location & Setback

All main dwellings and other main structures shall be located as follows:

Setback	Minimum Feet
Front Setback	20 Feet
Rear Setback	10 Feet
Side Setback	5 Feet
Corner Side Setback	10 Feet

Recreation Areas

Within the Fairfield Cove Residential District, the residents will enjoy a centrally located green space with a meandering multi-use trail connecting to the Main City Trail network. Within the Fairfield Cove Community, the multi-use trail will be enhanced by adding amenities easily accessed off the trail and by incorporating a high-quality landscape design which provides shade to those using it. Amenities will include a pergola with picnic tables and BBQs for family and community gatherings. This recreation area will become a dedicated multi-use trail for pedestrians, runners, and cyclists.

Recreation Area Size: 0.30 Acres, 20% of Net Development Area

Recreation Area Designation: Dedicated tracts for bicycle, equestrian, hiking or multi-use trails

Residential Recreation Area Exhibits & Precedent Images



Residential Architectural Exhibits & Precedent Images



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Fairfield Cove Commercial District Requirements

Description

The Fairfield Cove Commercial District will consist of a maximum 9,500 square foot retail commercial building that will provide the opportunity to house approximately 3-5 food establishments and retail business. This District will add to the existing commercial presence of the Wal-Mart and contribute to the commercial growth in southern Highland City. With the adjacent employment centers, schools, and Highland City residents, the need for additional food establishments, and other services is in high demand and is continually growing. The Fairfield Cove Commercial District will improve the surrounding resident's quality of life through convenient access to a variety of food establishments and retail providers.

Permitted Uses

The only Permitted Uses allowed in the Commercial District of the Fairfield Cove Planned Development are as follows:

- Accessory uses which are customary and incidental to the principal use of the property.
- Apparel, new and used
- Antiques, crafts, and collectible sales
- Art galleries and art studios
- Bakeries, retail only
- Education learning centers (i.e. Sullivan Learning Center)
- Financial institutions, excluding non-charted financial institutions
- Fitness center
- Indoor recreational facilities
- Laundry, cleaning, and dry-cleaning establishments
- Personal services such as barber, beauty shops, copy shops, mail shops, tanning salons, shoe repair, and tailor shops
- Professional, administrative, business, and medical offices
- Restaurants, excluding drive thru
- Retail sales of new merchandise
- Repair services for small appliances, bicycles, watches, musical instruments, and similar items.
- Sporting goods equipment rental, sales, and service.

Permitted Uses with Conditions

All uses not specifically provided for herein are prohibited.

Width Requirements

The minimum roadway frontage width required for all commercial lots is 100 feet.

Building Height

The maximum height of any building shall not exceed thirty (30) feet. The height is measured from one location along any elevation where the “Grade of the Building” to the highest part of the building is at its greatest vertical distance.

Roof

The following roofing materials shall not be applied to any roof structure or design in the Fairfield Cove Planned Development and are prohibited, either because of their appearance, or because they are not likely to perform satisfactorily in the climate of Highland City:

- Untreated aluminum or metal (except that copper may be used)
- Reflective materials
- Brightly colored roofing materials such as bright red, blue, yellow, neon colors, or similar colors that are highly visible

Location & Setback

All commercial structures shall be located as follows:

Setback	Minimum Feet
Front Setback	50 Feet
Rear Setback	25 Feet
Side Setback	10 Feet

Architectural Guidelines

All commercial structures in the Fairfield Cove Planned Development shall comply with the C-1 Zone architectural design requirements found in the Highland City Development Code, Section 3-4324.

Equipment Screening

The following standards shall relate to the installment, location and screening of utilities and other exterior equipment:

- All utilities, including drainage systems, sewer, gas and water lines, electrical, telephone and communications wires, and related equipment, irrigation ditches and/or pipes, shall, where possible, be installed and maintained underground.
- No mechanical equipment (including, but not limited to, components of plumbing, processing, heating, cooling, and ventilating systems) shall be visible on site or from adjacent property.
- No exterior components of such mechanical equipment (e.g. piping, stacks and duct work, fans and compressors) shall be mounted on any building wall unless they are an integrated architectural design feature. Any such components shall only be permitted with the written approval of the City Planning Commission.
- Roof mounted mechanical equipment shall be hidden from view by building parapets of equal height.
- If building parapets do not provide adequate screening of mechanical equipment from the upper floors, screening shall be installed as an integral part of the overall architectural design and painted such a color as to allow its blending with its visual background.

- Equipment and mechanical devices shall not be located in any required front setbacks.
- Electric transformers, utility pads, cable TV and telephone boxes shall be located out of public rights-of-way and under grounded or screened with walls, fences or vegetation or otherwise enclosed in a manner harmonious with the overall architectural theme.

Parking

The Fairfield Cove commercial development will provide 39 parking stalls to the business patrons and employees. Since the commercial tenants have yet to be identified the exact parking requirement cannot be determined. The current proposal provides approximately 4 parking stalls per 1,000 square feet of useable commercial space.

To ensure there sufficient parking, the commercial building owner will review with Highland City Staff the proposed tenant, desired square footage of lease space, any shared parking agreements, and the tenants currently leasing in the building to make a determination on whether the site can support the proposed tenant.

Landscaping

Landscaping will be completed at the time the commercial building is being constructed, or as such time as weather permits. The following landscape standards shall be applied to all commercial development sites within the Fairfield Cove Planned Development.

- Trees shall be planted along the perimeter of the property to provide buffers between the commercial businesses and adjacent properties.
- Park Strips shall have a tree planted every 30 feet on-center.
- An enhanced landscape design will be installed along 4800 South to create an attractive presence along the street and to contribute to the Highland City image for those driving through.
- Tree plantings will be placed along the edges of the parking lot and in parking lot islands to provide shade and reduce the heat island effect created by the parking lot asphalt.
- An attractive mix of turf and waterwise plant materials will be used throughout the Fairfield Cove Planned Development.
- Landscape designs will aim to limit turf to only those areas where people gather.
- A diverse palette of plant material will be used to create interest throughout the seasons.
- Entrances into businesses, trails, and parks shall be highlighted and enhance by attractive plant materials.
- There shall be deciduous trees planted to provide shade for outdoor seating areas.
- Crime Prevention Through Environmental Design (CPTED) principles shall be followed by all home owners and throughout the trail and park design.

Recreation Area

Within the Commercial District, business patrons will be provided a pocket park with comfortable seating under a pergola fronting the Main City Trail system. This area will provide patrons the opportunity to sit outside and eat their recently purchased food, or employees a comfortable space to sit during lunch.

The Commercial Recreation Area provided in the Commercial District will be a pocket park with comfortable seating, an overhead pergola, and an overhead canopy of shade trees. The total size of the Commercial Recreation Area is 0.10 acres which is 10% open space of the net development area.

Commercial Recreation Area Exhibits & Precedent Images



Commercial Architectural Exhibits & Precedent Images

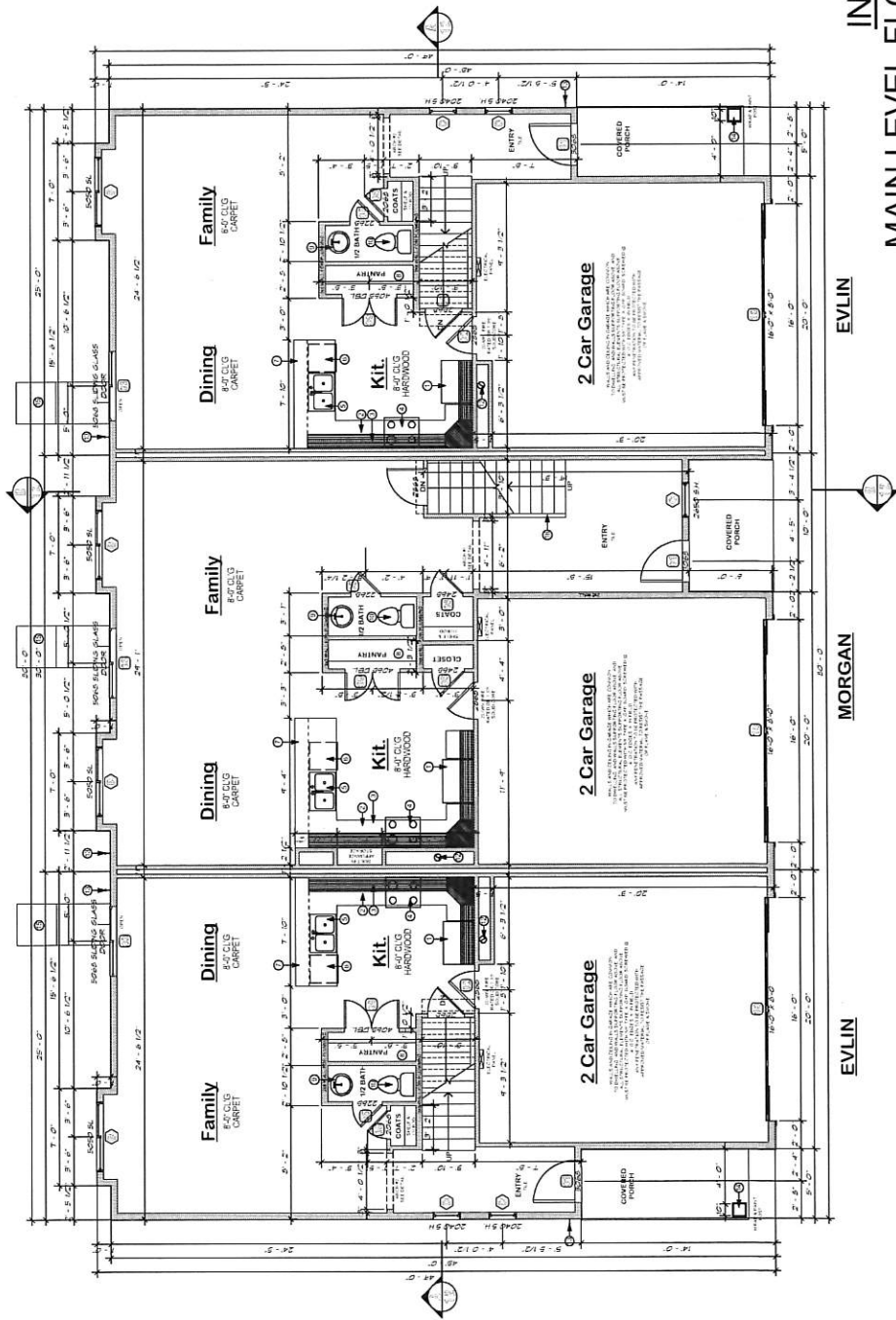
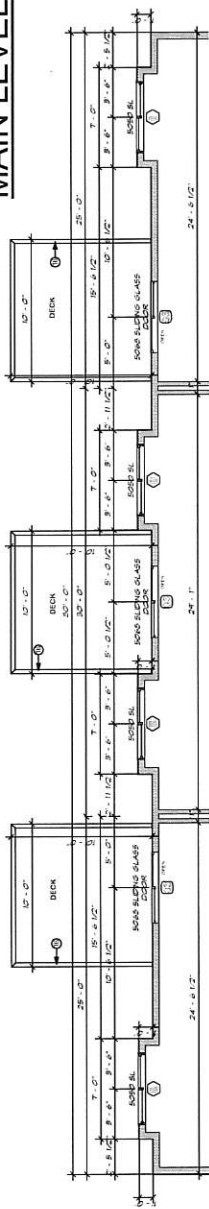


Employment By	Wayne Slater, P.E., S.E. Compass Engineering 801-466-2197
Owner	801-466-2197
14-17 Tobermory	Evler/Morgan
Designed For	Hamlet Homes
Date	April 2014
Architect/Engineer	Evler 1,840 Morgan 2,407
Stationed	Stationed
Drawn by	DAVE LEVEL 656
PSW	MAN LEVEL 700
DATE	APRIL 2, 2014
Scale	TOTAL 2,467
(feet)	MORGAN
	LOWER LEVEL 920
	MAN LEVEL 960
	UPPER LEVEL 425

WALK-OUT MAIN LEVEL FLOOR PLAN

NOTE:
8" TALL WALLS FRAMED WITH STUDS @ 16" O.C.
10" AND TALLER WALLS SEE ENGINEERING.
DIMENSIONS ON FLOOR PLANS ARE TO ROUGH
FRAMING UNLESS OTHERWISE NOTED.
2 X 4 STUD WALLS ASSUMED TO BE 3 1/2" WIDE.
2 X 6 STUD WALLS ASSUMED TO BE 5 1/2" WIDE.

NOTE:
MAIN LEVEL WINDOWS
HEAD HEIGHT @ 6'-8" UNO



IN GROUND MAIN LEVEL FLOOR PLAN

KEYNOTES

1. SEE KEYNOTES FOR ALL OTHERS.
2. SEE KEYNOTES FOR ALL OTHERS.
3. SEE KEYNOTES FOR ALL OTHERS.
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18. SEE KEYNOTES FOR ALL OTHERS.
19. SEE KEYNOTES FOR ALL OTHERS.
20. SEE KEYNOTES FOR ALL OTHERS.

14-17 Tobememory

Exhibit/Morgan

Hamlet Homes

Date: April 2014

Revised: Morgan 7/2017

Revised: Morgan 7/2017

Revised: Morgan 7/2017

Revised: Morgan 7/2017

Revised: Morgan 7/2017

Revised: Morgan 7/2017

Revised: Morgan 7/2017

Revised: Morgan 7/2017

Revised: Morgan 7/2017

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Revised: Morgan 7/2017



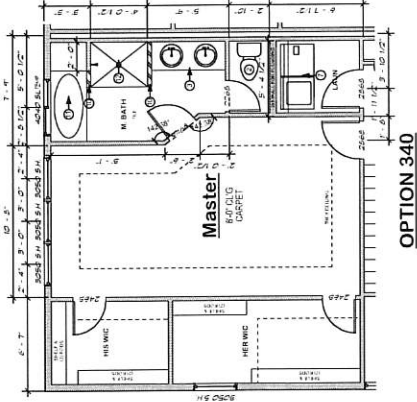
Walker
Home Design

www.walkerhomedesign.com

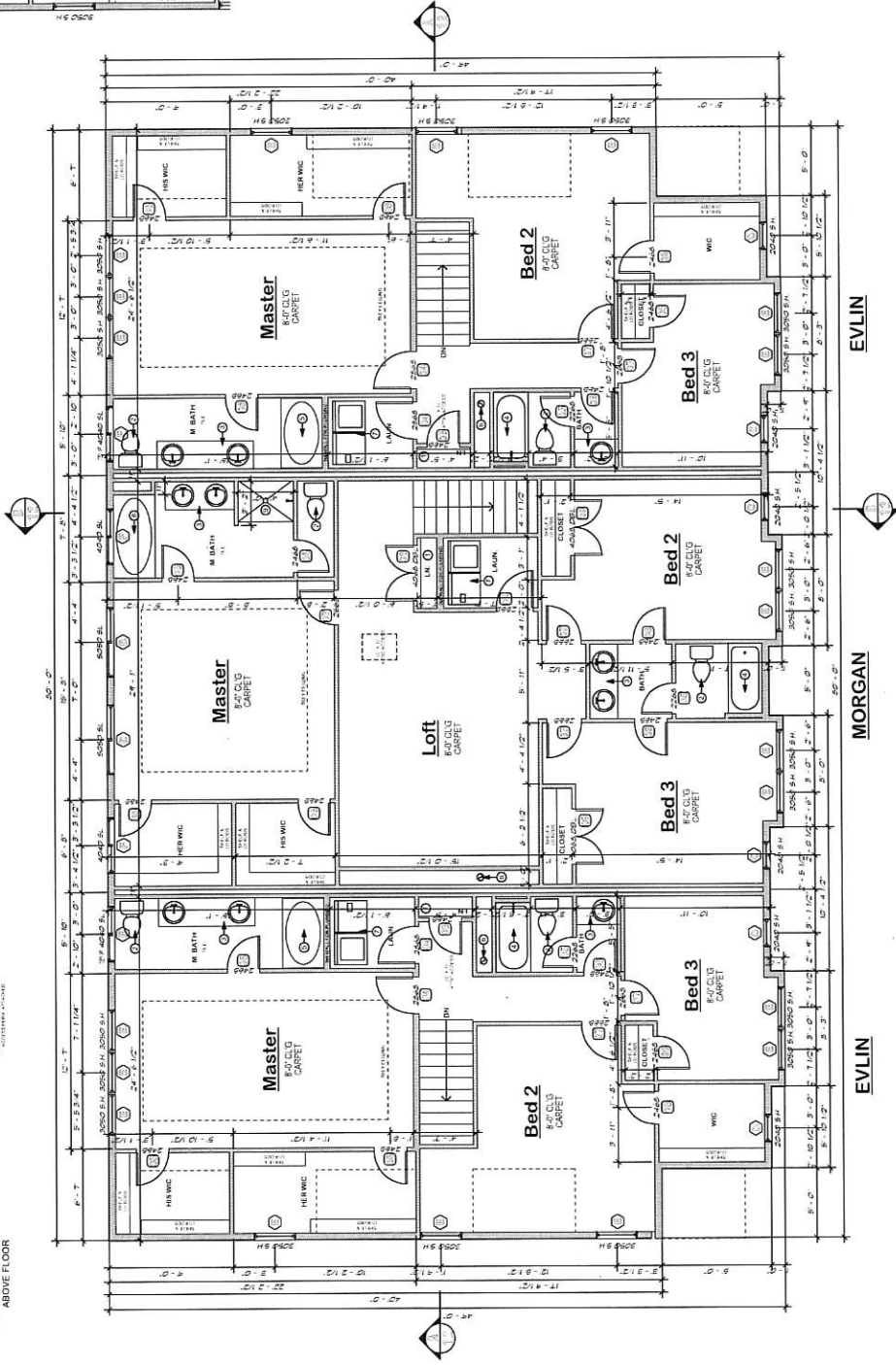
1000 10th Street, Suite 100
Tomball, TX 77375
281.291.1234

KEYNOTES

- 1. 8" TALL WALLS FRAMED WITH STUDS @ 16" O.C.
- 2. 10' AND VALLEY WALLS SEE ENGINEERING.
- 3. DIMENSIONS ON FLOOR PLANS ARE TO ROUGH FRAMING UNLESS OTHERWISE NOTED.
- 4. 2 X 4 STUD WALLS ASSUMED TO BE 3 1/2" WIDE.
- 5. 2 X 6 STUD WALLS ASSUMED TO BE 5 1/2" WIDE.
- 6. 10' TALL WINDOW SILL TO BE A MIN. OF 24" ABOVE FLOOR.
- 7. 10' TALL WINDOW SILL TO BE A MIN. OF 24" ABOVE FLOOR.
- 8. 10' TALL WINDOW SILL TO BE A MIN. OF 24" ABOVE FLOOR.
- 9. 10' TALL WINDOW SILL TO BE A MIN. OF 24" ABOVE FLOOR.
- 10. 10' TALL WINDOW SILL TO BE A MIN. OF 24" ABOVE FLOOR.
- 11. 10' TALL WINDOW SILL TO BE A MIN. OF 24" ABOVE FLOOR.
- 12. 10' TALL WINDOW SILL TO BE A MIN. OF 24" ABOVE FLOOR.
- 13. 10' TALL WINDOW SILL TO BE A MIN. OF 24" ABOVE FLOOR.
- 14. 10' TALL WINDOW SILL TO BE A MIN. OF 24" ABOVE FLOOR.
- 15. 10' TALL WINDOW SILL TO BE A MIN. OF 24" ABOVE FLOOR.
- 16. 10' TALL WINDOW SILL TO BE A MIN. OF 24" ABOVE FLOOR.
- 17. 10' TALL WINDOW SILL TO BE A MIN. OF 24" ABOVE FLOOR.
- 18. 10' TALL WINDOW SILL TO BE A MIN. OF 24" ABOVE FLOOR.
- 19. 10' TALL WINDOW SILL TO BE A MIN. OF 24" ABOVE FLOOR.
- 20. 10' TALL WINDOW SILL TO BE A MIN. OF 24" ABOVE FLOOR.



OPTION 340



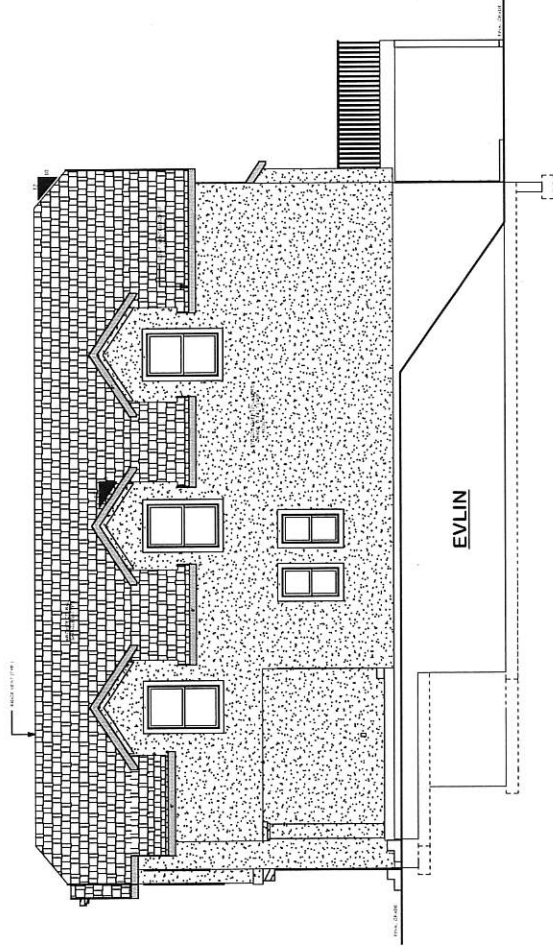
UPPER LEVEL FLOOR PLAN

14-17 Tobemary	Client/Merge
Hamlet Homes	
Date	April 2014
Project Name	Hamlet Homes
Project Number	2-077
Project Location	Hamlet Homes
Project Status	2-077
Project Type	2-077
Project Size	2-077
Project Cost	2-077
Project Date	2-077
Project Owner	2-077
Project Architect	2-077
Project Engineer	2-077
Project Designer	2-077
Project Drafter	2-077
Project Checker	2-077
Project Approver	2-077
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Project Description	2-077
Project Details	2-077
Project Notes	2-077
Project Comments	2-077
Project Questions	2-077
Project Answers	2-077
Project Status	2-077
Project Progress	2-077
Project Budget	2-077
Project Schedule	2-077
Project Risk	2-077
Project Impact	2-077
Project Benefit	2-077
Project Challenge	2-077
Project Opportunity	2-077
Project Threat	2-077
Project Weakness	2-077
Project Strength	2-077
Project Vulnerability	2-077
Project Resilience	2-077
Project Adaptability	2-077
Project Flexibility	2-077
Project Scalability	2-077
Project Portability	2-077
Project Interoperability	2-077
Project Compatibility	2-077
Project Reliability	2-077
Project Availability	2-077
Project Usability	2-077
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Project Efficiency	2-077
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Project Liability	2-077
Project Equity	2-077
Project Income	2-077
Project Expense	2-077
Project Profit	2-077
Project Loss	2-077
Project Return	2-077
Project Yield	2-077
Project Rate	2-077
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Project Charge	2-077
Project Tax	2-077
Project Duty	2-077
Project Debt	2-077
Project Asset	2-077
Project Liability	2-077
Project Equity	2-077
Project Income	2-077
Project Expense	2-077
Project Profit	2-077
Project Loss	2-077
Project Return	2-077
Project Yield	2-077

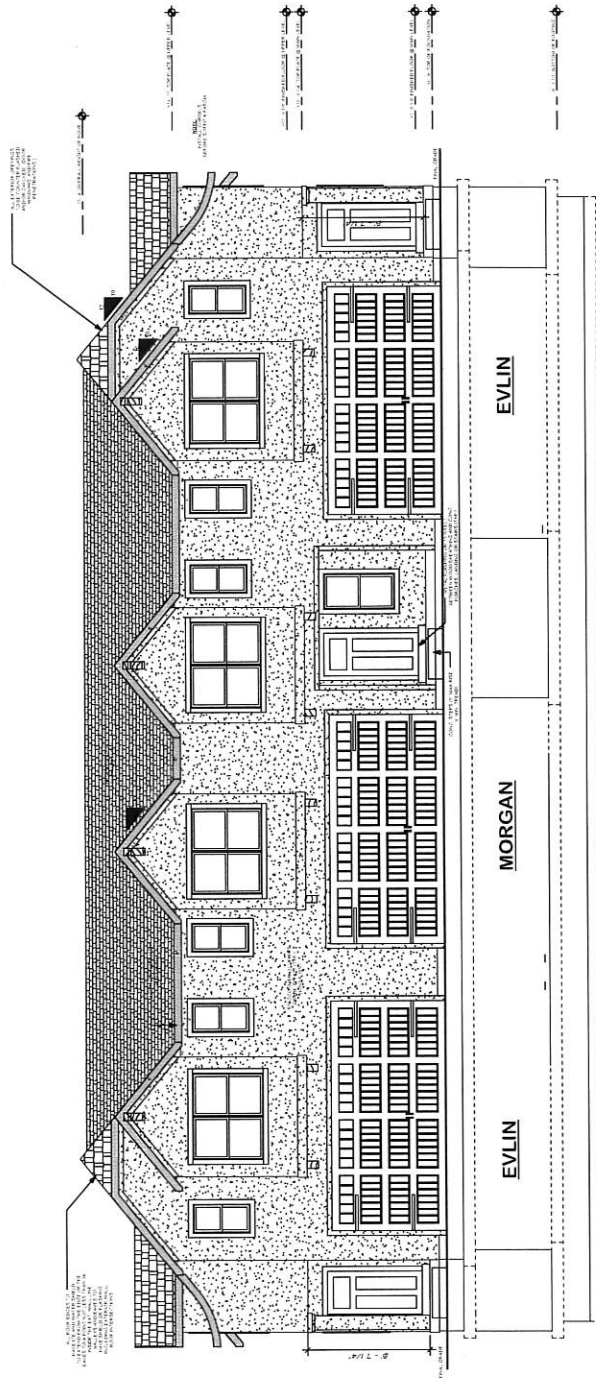
SCALE: 1/4" = 1'-0"

RIGHT ELEVATION WALK-OUT

NOTE:
MAIN LEVEL WINDOWS
HEAD HEIGHT @ 6'8" UNO
UPPER LEVEL WINDOW
SILLS TO BE A MIN. OF 24"
ABOVE FLOOR
INSPECTION ARE
REQUIRED FOR ALL
STUCCO & EIFS SYSTEMS
NO MECHANICAL VENTS
ON FRONT OF HOME



EVLIN



EVLIN

MORGAN

EVLIN



Walker
Home Design
www.mjwalkerdesign.com
904.444.1234

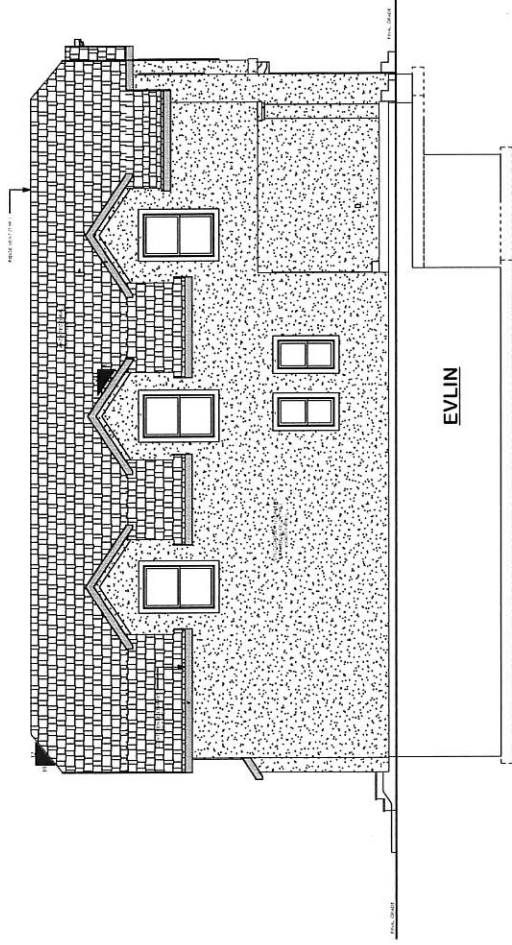
KEYNOTES

14-17 Tobemory	14-17 Tobemory
EvlinMorgan	EvlinMorgan
Hamlet Homes	Hamlet Homes
Date: April 2014	Date: April 2014
Project Name: Morgan 7-072	Project Name: Morgan 7-072
Client: Morgan 7-072	Client: Morgan 7-072
Architect: Walker Home Design	Architect: Walker Home Design
Project: Morgan 7-072	Project: Morgan 7-072
Location: Morgan 7-072	Location: Morgan 7-072
Scale: 1/4" = 1'-0"	Scale: 1/4" = 1'-0"

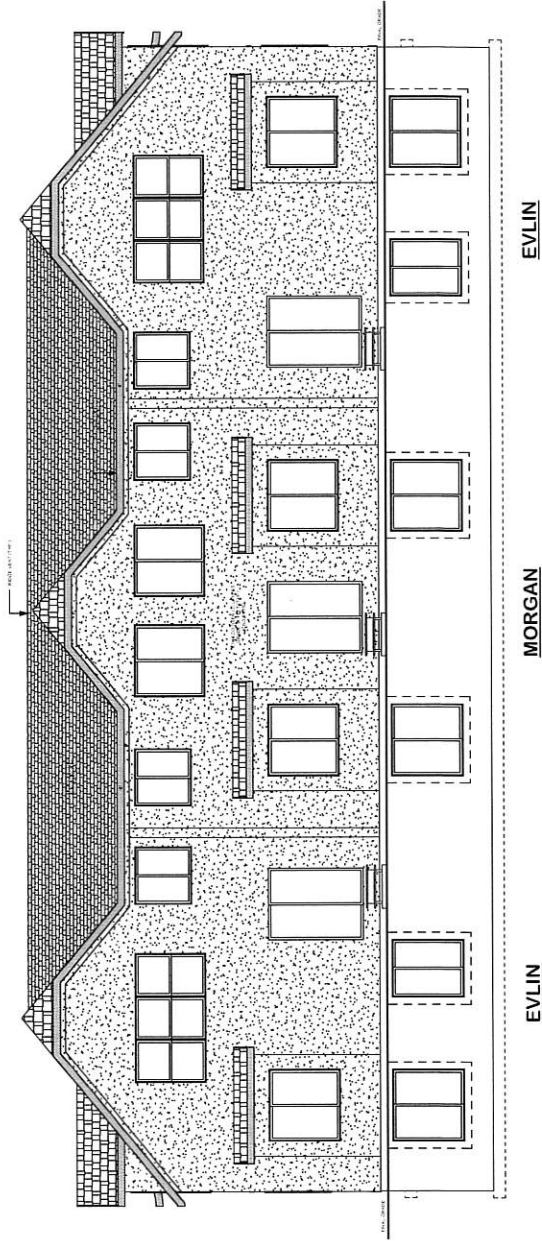
FRONT ELEVATION

LEFT ELEVATION IN-GROUND

NOTE:
MAIN LEVEL WINDOWS
HEAD HEIGHT @ 6'-8" UNO
UPPER LEVEL WINDOW
SILLS TO BE A MIN. OF 24"
ABOVE FLOOR
NOTE:
INSPECTIONS ARE
REQUIRED FOR ALL
STUCCO & EPS SYSTEMS



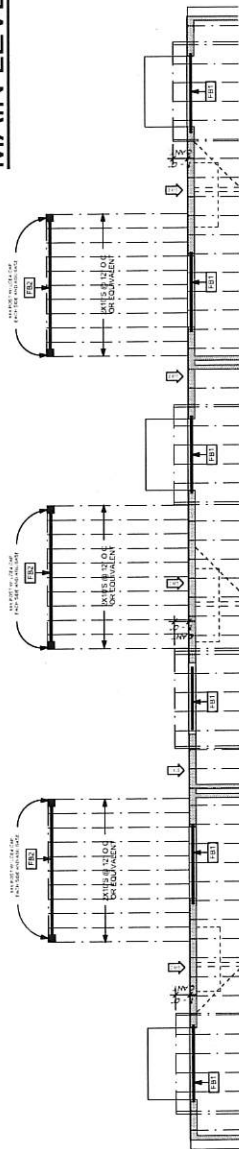
KEYNOTES



IN-GROUND REAR ELEVATION

14-17 Tobemory	
Designed for	Evlin/Morgan
Hamlet Homes	
Date	April 2014
Issued for	Evlin 1, 2&3
Issued for	Morgan 2, 3&4
Project	14-17 Tobemory
Location	14-17 Tobemory
Owner	Hamlet Homes
Architect	mjw
Scale	1/4" = 1'-0"

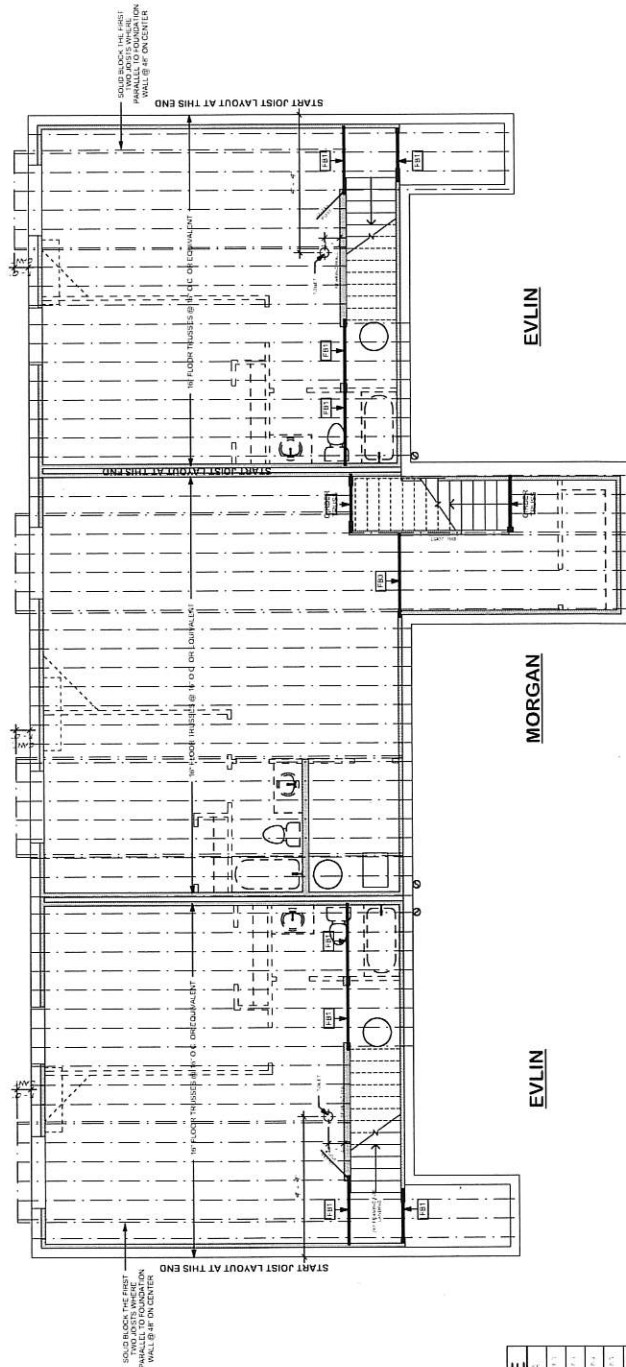
WALK-OUT MAIN LEVEL FLOOR FRAMING



KEYNOTES

Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	

IN GROUND MAIN | LEVEL FLOOR FRAMING



SHEAR WALL SCHEDULE				
WALL	THICKNESS (INCHES)	STARTING ELEVATION (FEET)	ENDING ELEVATION (FEET)	REINFORCING BARS
W1	12	0.00	10.00	1 #4 @ 12" o.c.
W2	12	0.00	10.00	1 #4 @ 12" o.c.
W3	12	0.00	10.00	1 #4 @ 12" o.c.
W4	12	0.00	10.00	1 #4 @ 12" o.c.
W5	12	0.00	10.00	1 #4 @ 12" o.c.
W6	12	0.00	10.00	1 #4 @ 12" o.c.
W7	12	0.00	10.00	1 #4 @ 12" o.c.
W8	12	0.00	10.00	1 #4 @ 12" o.c.
W9	12	0.00	10.00	1 #4 @ 12" o.c.
W10	12	0.00	10.00	1 #4 @ 12" o.c.
W11	12	0.00	10.00	1 #4 @ 12" o.c.
W12	12	0.00	10.00	1 #4 @ 12" o.c.
W13	12	0.00	10.00	1 #4 @ 12" o.c.
W14	12	0.00	10.00	1 #4 @ 12" o.c.
W15	12	0.00	10.00	1 #4 @ 12" o.c.
W16	12	0.00	10.00	1 #4 @ 12" o.c.
W17	12	0.00	10.00	1 #4 @ 12" o.c.
W18	12	0.00	10.00	1 #4 @ 12" o.c.
W19	12	0.00	10.00	1 #4 @ 12" o.c.
W20	12	0.00	10.00	1 #4 @ 12" o.c.
W21	12	0.00	10.00	1 #4 @ 12" o.c.
W22	12	0.00	10.00	1 #4 @ 12" o.c.
W23	12	0.00	10.00	1 #4 @ 12" o.c.
W24	12	0.00	10.00	1 #4 @ 12" o.c.
W25	12	0.00	10.00	1 #4 @ 12" o.c.
W26	12	0.00	10.00	1 #4 @ 12" o.c.
W27	12	0.00	10.00	1 #4 @ 12" o.c.
W28	12	0.00	10.00	1 #4 @ 12" o.c.
W29	12	0.00	10.00	1 #4 @ 12" o.c.
W30	12	0.00	10.00	1 #4 @ 12" o.c.
W31	12	0.00	10.00	1 #4 @ 12" o.c.
W32	12	0.00	10.00	1 #4 @ 12" o.c.
W33	12	0.00	10.00	1 #4 @ 12" o.c.
W34	12	0.00	10.00	1 #4 @ 12" o.c.
W35	12	0.00	10.00	1 #4 @ 12" o.c.
W36	12	0.00	10.00	1 #4 @ 12" o.c.
W37	12	0.00	10.00	1 #4 @ 12" o.c.
W38	12	0.00	10.00	1 #4 @ 12" o.c.
W39	12	0.00	10.00	1 #4 @ 12" o.c.
W40	12	0.00	10.00	1 #4 @ 12" o.c.
W41	12	0.00	10.00	1 #4 @ 12" o.c.
W42	12	0.00	10.00	1 #4 @ 12" o.c.
W43	12	0.00	10.00	1 #4 @ 12" o.c.
W44	12	0.00	10.00	1 #4 @ 12" o.c.
W45	12	0.00	10.00	1 #4 @ 12" o.c.
W46	12	0.00	10.00	1 #4 @ 12" o.c.
W47	12	0.00	10.00	1 #4 @ 12" o.c.
W48	12	0.00	10.00	1 #4 @ 12" o.c.
W49	12	0.00	10.00	1 #4 @ 12" o.c.
W50	12	0.00	10.00	1 #4 @ 12" o.c.
W51	12	0.00	10.00	1 #4 @ 12" o.c.
W52	12	0.00	10.00	1 #4 @ 12" o.c.
W53	12	0.00	10.00	1 #4 @ 12" o.c.
W54	12	0.00	10.00	1 #4 @ 12" o.c.
W55	12	0.00	10.00	1 #4 @ 12" o.c.
W56	12	0.00	10.00	1 #4 @ 12" o.c.
W57	12	0.00	10.00	1 #4 @ 12" o.c.
W58	12	0.00	10.00	1 #4 @ 12" o.c.
W59	12	0.00	10.00	1 #4 @ 12" o.c.
W60	12	0.00	10.00	1 #4 @ 12" o.c.
W61	12	0.00	10.00	1 #4 @ 12" o.c.
W62	12	0.00	10.00	1 #4 @ 12" o.c.
W63	12	0.00	10.00	1 #4 @ 12" o.c.
W64	12	0.00	10.00	1 #4 @ 12" o.c.
W65	12	0.00	10.00	1 #4 @ 12" o.c.
W66	12	0.00	10.00	1 #4 @ 12" o.c.
W67	12	0.00	10.00	1 #4 @ 12" o.c.
W68	12	0.00	10.00	1 #4 @ 12" o.c.
W69	12	0.00	10.00	1 #4 @ 12" o.c.
W70	12	0.00	10.00	1 #4 @ 12" o.c.
W71	12	0.00	10.00	1 #4 @ 12" o.c.
W72	12	0.00	10.00	1 #4 @ 12" o.c.
W73	12	0.00	10.00	1 #4 @ 12" o.c.
W74	12	0.00	10.00	1 #4 @ 12" o.c.
W75	12	0.00	10.00	1 #4 @ 12" o.c.
W76	12	0.00	10.00	1 #4 @ 12" o.c.
W77	12	0.00	10.00	1 #4 @ 12" o.c.
W78	12	0.00	10.00	1 #4 @ 12" o.c.
W79	12	0.00	10.00	1 #4 @ 12" o.c.
W80	12	0.00	10.00	1 #4 @ 12" o.c.
W81	12	0.00	10.00	1 #4 @ 12" o.c.
W82	12	0.00	10.00	1 #4 @ 12" o.c.
W83	12	0.00	10.00	1 #4 @ 12" o.c.
W84	12	0.00	10.00	1 #4 @ 12" o.c.
W85	12	0.00	10.00	1 #4 @ 12" o.c.
W86	12	0.00	10.00	1 #4 @ 12" o.c.
W87	12	0.00	10.00	1 #4 @ 12" o.c.
W88	12	0.00	10.00	1 #4 @ 12" o.c.
W89	12	0.00	10.00	1 #4 @ 12" o.c.
W90	12	0.00	10.00	1 #4 @ 12" o.c.
W91	12	0.00	10.00	1 #4 @ 12" o.c.
W92	12	0.00	10.00	1 #4 @ 12" o.c.
W93	12	0.00	10.00	1 #4 @ 12" o.c.
W94	12	0.00	10.00	1 #4 @ 12" o.c.
W95	12	0.00	10.00	1 #4 @ 12" o.c.
W96	12	0.00	10.00	1 #4 @ 12" o.c.
W97	12	0.00	10.00	1 #4 @ 12" o.c.
W98	12	0.00	10.00	1 #4 @ 12" o.c.
W99	12	0.00	10.00	1 #4 @ 12" o.c.
W100	12	0.00	10.00	1 #4 @ 12" o.c.

14-17 Tobermory	Evlin/Morgan	Hamlet Homes	<table><tr><td>Date</td><td>April 14, 2014</td></tr><tr><td>Assigned Franchisee</td><td>Evlin 1,840,000</td></tr><tr><td>Assigned Franchisee</td><td>Morgan 2,407,000</td></tr><tr><td>Drawn By</td><td><table><tr><td>LOWER LEVEL 656</td></tr><tr><td>MAIN LEVEL 796</td></tr><tr><td>UPPER LEVEL 514</td></tr><tr><td>TOTAL 1,966</td></tr></table></td></tr><tr><td>Drawn By</td><td><table><tr><td>LOWER LEVEL 929</td></tr><tr><td>MAIN LEVEL 969</td></tr><tr><td>UPPER LEVEL 1,427</td></tr><tr><td>TOTAL 3,325</td></tr></table></td></tr></table>	Date	April 14, 2014	Assigned Franchisee	Evlin 1,840,000	Assigned Franchisee	Morgan 2,407,000	Drawn By	<table><tr><td>LOWER LEVEL 656</td></tr><tr><td>MAIN LEVEL 796</td></tr><tr><td>UPPER LEVEL 514</td></tr><tr><td>TOTAL 1,966</td></tr></table>	LOWER LEVEL 656	MAIN LEVEL 796	UPPER LEVEL 514	TOTAL 1,966	Drawn By	<table><tr><td>LOWER LEVEL 929</td></tr><tr><td>MAIN LEVEL 969</td></tr><tr><td>UPPER LEVEL 1,427</td></tr><tr><td>TOTAL 3,325</td></tr></table>	LOWER LEVEL 929	MAIN LEVEL 969	UPPER LEVEL 1,427	TOTAL 3,325
Date	April 14, 2014																				
Assigned Franchisee	Evlin 1,840,000																				
Assigned Franchisee	Morgan 2,407,000																				
Drawn By	<table><tr><td>LOWER LEVEL 656</td></tr><tr><td>MAIN LEVEL 796</td></tr><tr><td>UPPER LEVEL 514</td></tr><tr><td>TOTAL 1,966</td></tr></table>	LOWER LEVEL 656	MAIN LEVEL 796	UPPER LEVEL 514	TOTAL 1,966																
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Drawn By	<table><tr><td>LOWER LEVEL 929</td></tr><tr><td>MAIN LEVEL 969</td></tr><tr><td>UPPER LEVEL 1,427</td></tr><tr><td>TOTAL 3,325</td></tr></table>	LOWER LEVEL 929	MAIN LEVEL 969	UPPER LEVEL 1,427	TOTAL 3,325																
LOWER LEVEL 929																					
MAIN LEVEL 969																					
UPPER LEVEL 1,427																					
TOTAL 3,325																					
Designed for																					

EVLIN

MORGAN

EVLIN

SHEAR WALL SCHEDULE



KEYNOTES

KEYNOTES

DEAN SCHULTE	
• 03.1	12/24/00
• 03.2	12/24/02
• 03.3	12/11/04 09:12 L.V.
• 03.4	12/11/04 03:17 08 L.V.
• 03.5	1/11/05 03:14 L.V.
• 03.6	1/11/05 03:16 L.V.
• 03.7	5-1/06 03:11 02 L.V.

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14-17 Tobermory
Evelin/Morgan

Designed for
Hamlet Homes

Date	April 2014
Planted Footage	Evlin 1,840
Planted Footage	Morgan 2,407

ORDERED BY
 DSW
 9900780
 1777714
 LEVELS
 LOWER LEVEL 856
 MAIN LEVEL 708
 GRAND TOTAL 1564
 TOTAL 2.487

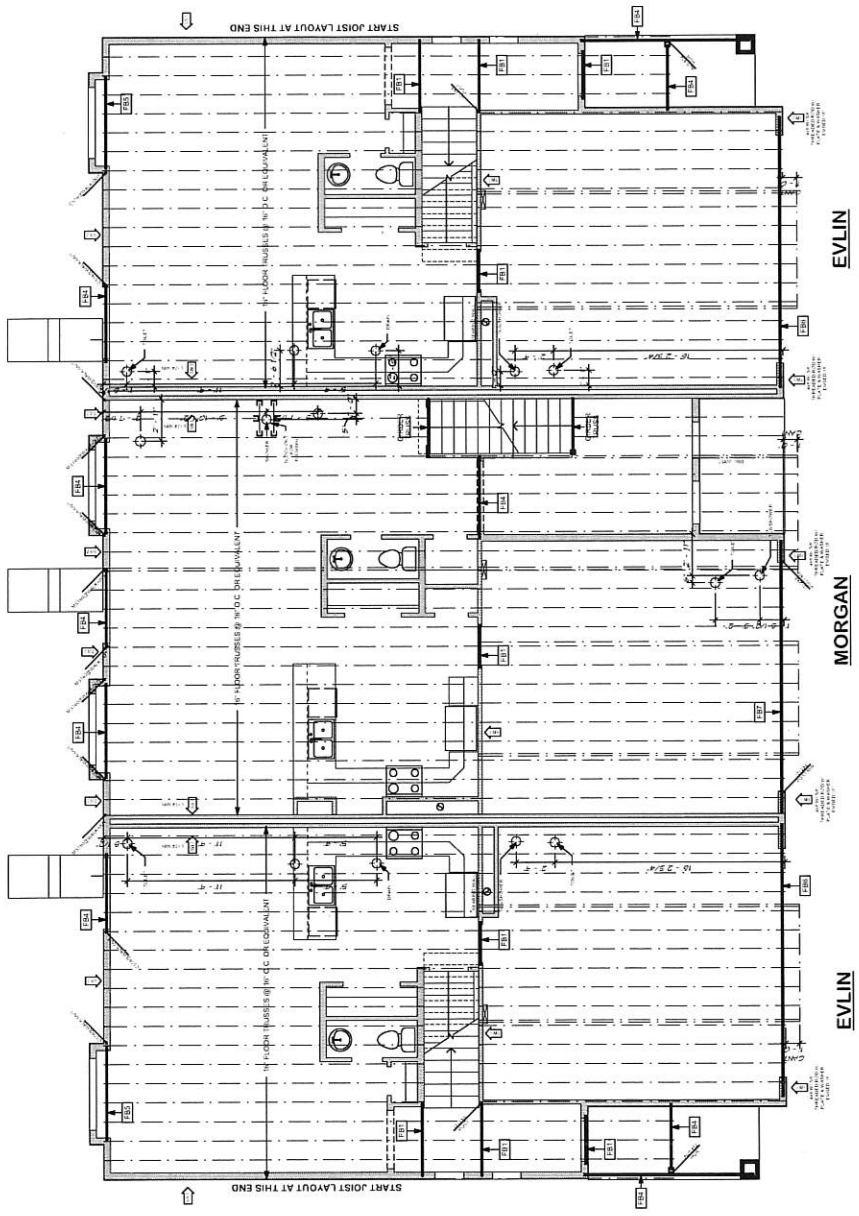
Street
1000
MORGAN
LOWER LEVEL 520
MAIN LEVEL 000
UPPER LEVEL 1487

OF 11

TOTAL 3 327

SCALE: 1/4" = 1'-0"

1000



SHEAR WALL SCHEDULE

[illegible]
$$\lambda(t) = \frac{1}{\sqrt{2\pi}} \exp\left(-\frac{1}{2} \left(\frac{t - \mu}{\sigma}\right)^2\right)$$

100



KEYNOTES

KEYNOTES

- [illegible]

TRUSS DIAGRAMS

THESE QUALIFIED ENGINEERS DESIGNED AND MANAGED THE TRUCK SUPERVISOR'S WORK TO GET A TRUCKER TO CONVEY ALL THE TRUCKS TO THE SPACES TO BE THAT ARE DESIGNATED FOR THEIR NEEDS AND TO MAKE SURE OF THE TRUCKS' POSITION AND TO MAKE SURE OF THE TRUCKS' POSITION.

ALL TAILS SHALL
BE PLUMBED CUT

TRUSS DIAGRAMS ARE FOR
REFERENCE ONLY. TRUSS COMPANY
TO DESIGN TRUSS

STAIRNOTE

[illegible]

Evin/Morgan

Designed for
Homeland Homecare

Date	April 2014
------	------------

Finished Footage	Evlin 1,840
Finished Footage	Morgan 2,407

Drawn by
NSW

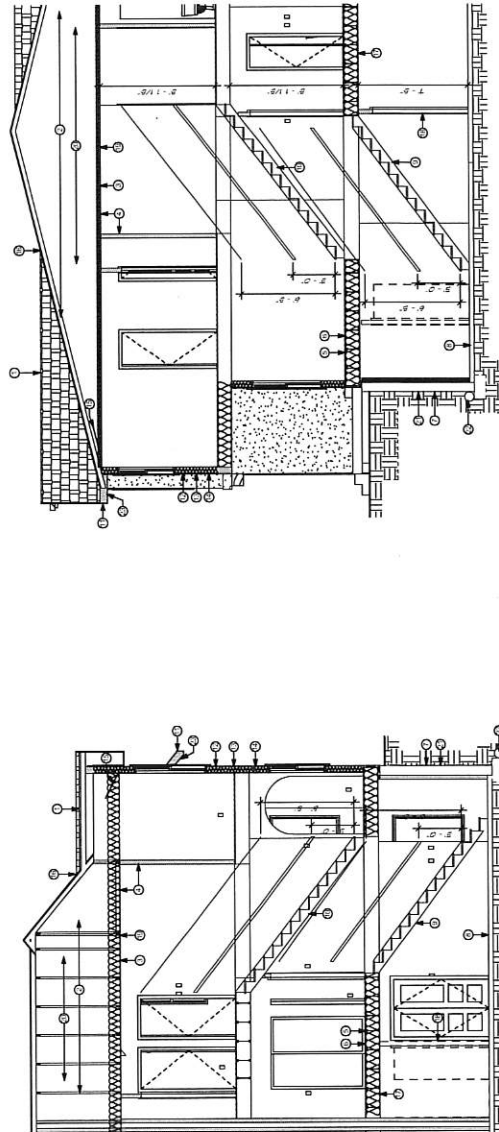
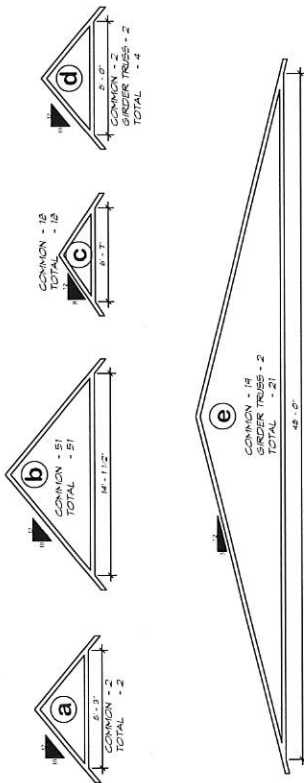
MAIN LEVEL 70H	
UPPER LEVEL 1.134	
TOTAL 2.487	

12
MORGAN
LOWER LEVEL 500

MAIN LEVEL 960	
UPPER LEVEL 1 447	
TOTAL 3 307	

SCALE: 1/4" = 1'-0"

1111

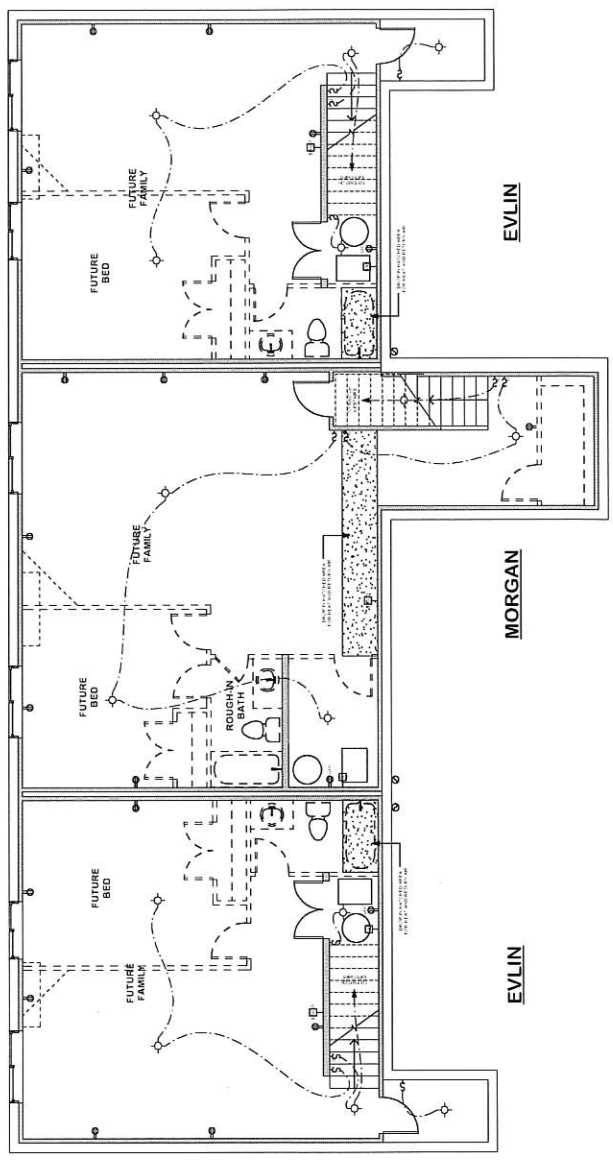
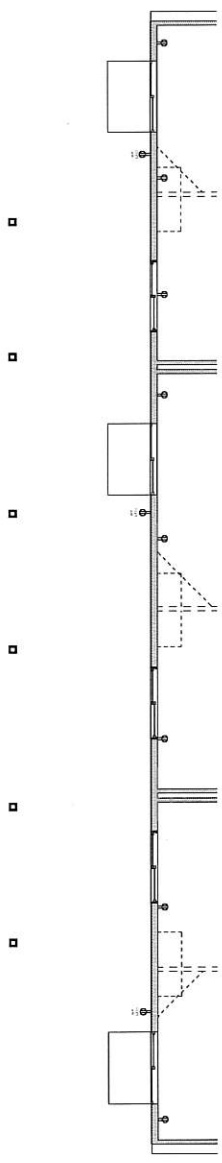


CROSS SECTION 'A'

CROSS SECTION 'B'

WALK-OUT
 LOWER LEVEL ELECTRICAL

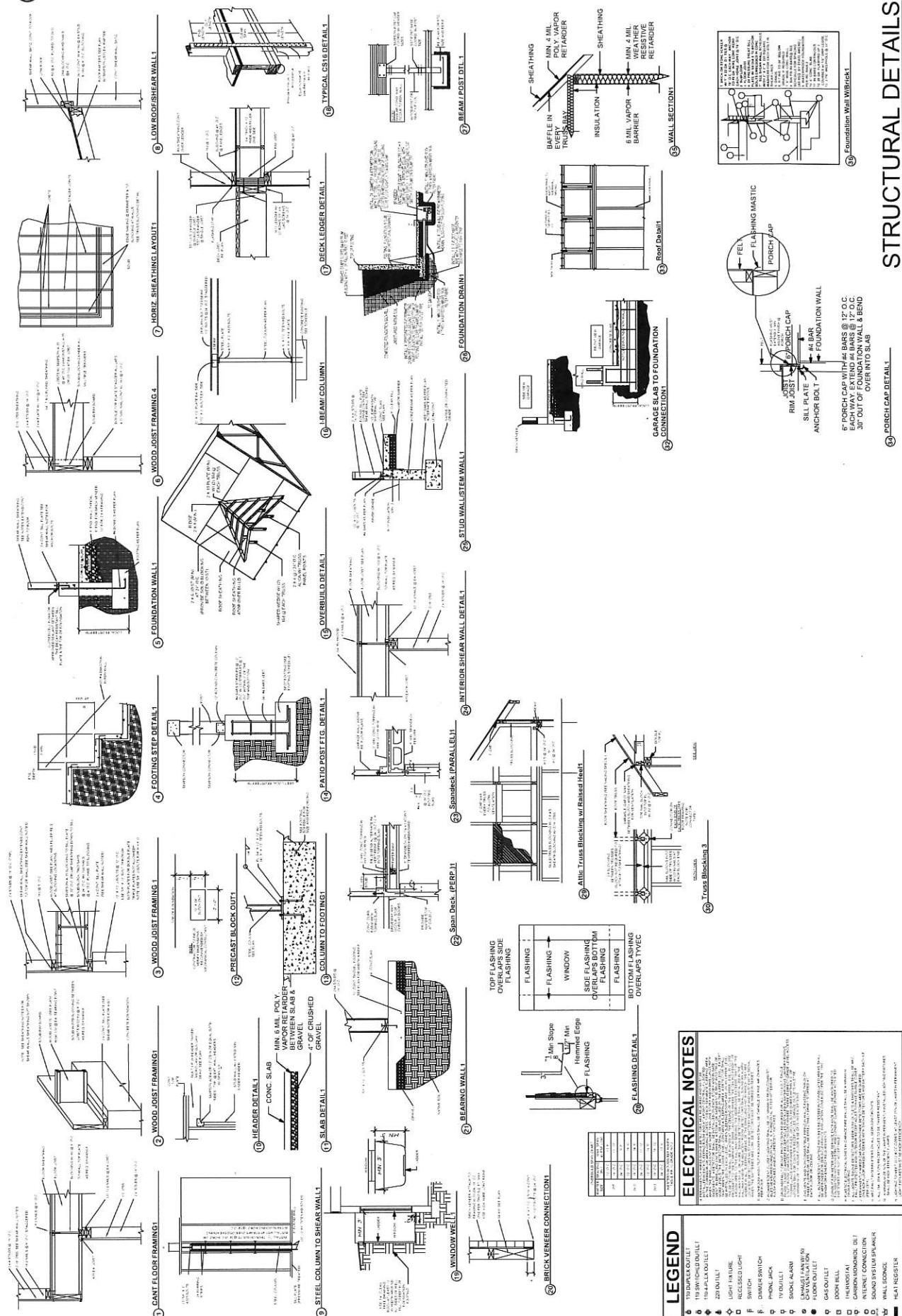
KEYNOTES



IN GROUND
 LOWER LEVEL ELECTRICAL

14-17 Tobemory	Evlin/Morgan
Designed by	Hamlet Homes
Date	April 2014
Project Name	14-17 Tobemory
Project Address	14-17 Tobemory
Project City	Fort Lauderdale, FL
Project State	FL
Project Zip	33316
Project Phone	954-561-1234
Project Email	info@mjwalkerdesign.com
Project Website	www.mjwalkerdesign.com
Project Social Media	Facebook, Twitter, LinkedIn
Project Notes	1. All electrical work to be done in accordance with the National Electrical Code (NEC) and the Florida Electrical Code (FEC). 2. All electrical work to be done in accordance with the manufacturer's instructions for the equipment. 3. All electrical work to be done in accordance with the local building codes and ordinances. 4. All electrical work to be done in accordance with the project specifications and drawings. 5. All electrical work to be done in accordance with the project schedule and budget.

SCALE: 1/4" = 1'-0"



STRUCTURAL DETAILS

14-17 Tobemary	EdenMorgan
Designed by	Hamlet Homes
Date	April 2014
Project Name	EdenMorgan
Client	EdenMorgan
Location	EdenMorgan
Area	EdenMorgan
Volume	EdenMorgan
Weight	EdenMorgan
Length	EdenMorgan
Width	EdenMorgan
Height	EdenMorgan
Scale	NO SCALE

LEGEND
1 TOILET OUTLET
2 TOILET OUTLET
3 TOILET OUTLET
4 TOILET OUTLET
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34 TOILET OUTLET
35 TOILET OUTLET
36 TOILET OUTLET

ATTACHMENT 4:

Hamlet Homes Townhome Community Buyer Profile Data 3/2019

Balintore/Cardon Square/Elgin Place

Count of Age	20-24	25-29	30-34	35-39	40-44	45-54	55+	Grand Total
BT	2	5	6	3	5	1	3	25
CS	0	21	15	11	5	8	12	72
EP	0	5	4	1	6	5	3	24
Grand Total	2	31	25	15	16	14	18	121
	2%	26%	21%	12%	13%	12%	15%	100%

Count of Total Income	\$35-55k	\$55-75k	\$75-95k	\$95-115k	\$115-135k	\$135-155k	\$155k+	Grand Total
BT	0	0	5	2	3	2	7	19
CS	0	8	24	10	6	8	12	68
EP	2	1	1	1		4	4	13
Grand Total	2	9	30	13	9	14	23	100
	2%	9%	30%	13%	9%	14%	23%	100%

Count of Education	High School or Less	Some college	College Grad	Advanced Degree	Grand Total
BT	1	2	14	5	22
CS	0	8	54	7	69
EP	0	2	11	2	15
Grand Total	1	12	79	14	106
	1%	11%	75%	13%	100%

Count of # kids in home	0	1	2	3	4	5+	Grand Total
BT	11	5	3	1	1	0	21
CS	47	15	1	1	1	1	65
EP	17	4	1	0	0	0	22
Grand Total	75	25	5	2	2	1	108
	69%	23%	5%	2%	2%	1%	100%

Count of Age oldest	0-1	1-3	4-6	7-10	11-14	15-18	19+	Grand Total
BT	2	0	1	0	2	2	1	8
CS	5	2	1	2	4	4	0	18
EP	0	0	0	0	0	2	0	2
Grand Total	7	2	2	2	6	8	1	28
	25%	7%	7%	7%	21%	29%	4%	100%

Marital Status	Married	Other	Single	Widow/Divorce	Grand Total
BT	16	1	8	0	25
CS	40	1	25	3	69
EP	9	2	9	1	21
Grand Total	65	4	42	4	115
	57%	3%	37%	3%	100%

Count of Buyer Type	1st Time Buyer	2nd Time	3rd Time	Investor	Grand Total
BT	10	7	5	2	24
CS	35	15	9	16	75
EP	3	10	7	3	23
Grand Total	48	32	21	21	122
	39%	26%	17%	17%	106%

DRAFT

Highland City Planning Commission February 26, 2019

The regular meeting of the Highland City Planning Commission was called to order by Planning Commission Chair, Christopher Kemp at 7:00 PM on February 26, 2019. An invocation was offered by Commissioner Campbell and those assembled were led in the Pledge of Allegiance by Commissioner Ball.

PRESENT: Commissioner: Christopher Kemp
Commissioner: Ron Campbell
Commissioner: Claude Jones
Commissioner: Brittney Bills
Commissioner: Jerry Abbott
Commissioner: Tim Ball
Commission Alternate: Audrey Wright

EXCUSED: Commissioner: Sherry Carruth

STAFF PRESENT: Community Development Director: Nathan Crane
Recorder: Cindy Quick
Planner: Tara Tannahill
Engineer: Todd Trane
Community Development: JoAnn Scott
Planning Commission Secretary: Heather White

OTHERS: *See attached attendance list*

RECOGNITION OF OUTGOING PLANNING COMMISSIONER, ABE DAY

Mayor Mann and Mr. Crane formally thanked Abe Day for his many hours of service on the Planning Commission from 2008 to 2018.

OATH OF OFFICE

Ms. Quick administered the Oath of Office for newly appointed Commissioner Claude Jones and Commissioner Audrey Wright.

PUBLIC APPEARANCES

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Commissioner Kemp asked for public comment.

Resident Alan Rencher talked about a letter he received about a park maintenance building but was disappointed that it was not on the agenda. He cited Utah Code 10-9a-507 regarding buildings and structures built outside of normal zoning. He said he was concerned that he did not have a chance to offer public input. He was concerned with an industrial grade building in a residential area and near a park because of traffic flow, heavy equipment, storage, hazardous chemicals, fuel storage, aesthetics of an industrial building in a residential area, value of homes, and light pollution. He said he appreciated the service of the commissioners. He mentioned that he was pleased that there was a prayer and a reminder of the constitution at the beginning of the meeting.

Resident Cody Dingus was concern that a park maintenance building would be in his backyard with storage of fuel and industrial things. He said the height of 25 feet did not match the surrounding neighborhood. He was concerned that residents were not properly notified.

Resident Carley Tall explained that she had emailed, texted, and talked to at least 60 neighbors since the last meeting. She said every adult, youth, and child loved the idea of a multiuse park but not for 27 pickle ball courts. She said the park plan did not coincide with Highland ideals of open space and bigger yards. She wished she had known 5 years ago that the building of the park was dependent on money; she would have been fundraising and writing grants. She said she talked to a council representative after the last meeting and realized there were disparities with what he said and what was true. She learned that noise could cause seizures and mentioned that there was a resident across the street from the proposed park with a seizure disorder. She wanted to see the business plan for the park and pickle ball courts. She stressed that if it was a good deal for Highland today, it would be a good deal tomorrow and that there was no reason to rush the decision. She said the neighbors were ready to work to make the park what the community wanted.

Resident Hilary Gardiner agreed with what had already been said. She explained that she attended the last meeting. Some residents in her neighborhood received notices about the meeting and others didn't. She thought the notice for the last meeting wasn't done very well. She said the residents wanted to be involved and explore other locations instead of just receiving a letter. She felt like residents weren't given a chance to voice opinions of the park maintenance building at the last meeting. She voiced concern for the 27 pickle ball courts for a national pickle ball tournament, number of visitors, traffic, lack of hotels and restaurants in Highland, and lack of adequate parking. She said it was people outside of the community who were fighting for the pickle ball courts. She thought 90% of them lived outside of the city.

Amy Jones explained that she was building a house behind the park and was a soon-to-be resident. She was concerned about the storage of fertilizer. She explained that her son had asthma and that they would not have chosen their lot so close to chemicals. She thought the

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location of the building, chemicals, and trucks should be reconsidered because of the proximity to an area with children. She asked the commissioner to consider the health and safety of the children and to consider safer locations.

Resident Paul Adams said he saw Highland as one of the most desirable places to live. He was in favor of a park, but not 27 pickle ball courts. He thought a better option was a park that the community could benefit from and that residents could enjoy.

Commissioner Kemp thanked those who offered comments and said their participation was appreciated.

WITHDRAWALS AND CONTINUANCES

1. SP-19-02 & CU-19-02

Highland Hideaway Storage is requesting approval of a Site Plan and Conditional Use permit for a flex office use building located approximately at 11251 N. Sunset Dr.

2. *The Highland City Council is requesting approval of a Site Plan and Conditional Use Permit for a park maintenance building located at the northeast corner of 10400 North and SR 74.*

Commissioner Kemp explained that item 1 needed to be continued to the next meeting. He said item 2 was withdrawn from the agenda. Additionally, he said item 4 would be heard before item 3.

MOTION: Commissioner Campbell moved to continue item SP-19-02 & CU-19-02 to the March 26th meeting. Commissioner Abbott seconded the motion. All were in favor. None were opposed. The motion carried.

PUBLIC HEARING ITEMS

4. FP-19-02

Cole Peck is requesting approval of a 1-lot subdivision located approximately at 6992 West 9600 North.

Ms. Tannahill reviewed the details of the application and asked if the commissioners had any questions. Commissioner Campbell wondered if the lot was considered a flag lot. Ms. Tannahill said it was not a flag lot because of enough frontage.

Commissioner Kemp opened the public hearing at 7:28 PM and asked for public comment. Hearing none, he closed the public hearing at 7:29 and called for a motion.

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MOTION: Commissioner Campbell moved that the Planning Commission accept the findings and approve FP-19-02 subject to the following 3 stipulations recommended by staff:

1. The recorded plat conforms to the final plat received February 6, 2019 except as modified by these stipulations.
2. All public improvements shall be installed as required by the City Engineer.
3. The civil construction plans shall meet all requirements as determined by the City Engineer.

Commissioner Abbott seconded the motion. All were in favor. None were opposed. The motion carried unanimously.

3. CU-19-05

Highland City Council is requesting approval of a Conditional Use Permit for a Salt Storage Building located approximately at SR-92 and North Park Drive.

Ms. Tannahill reviewed the details of the application. She explained that the proposal was first approved in 2015 by the Planning Commission and City Council but expired after 1 year. She reviewed the results of the 2015 bus study. Ms. Tannahill reviewed the new site plan. She said the parking capacity near Park Drive was increased. The main entrance to the facility was on Park Drive with secondary access to SR-92. The facility would be a 1,600 square foot salt storage building with a 4,800 square foot concrete retention pad. Ms. Tannahill said the hours of operation were dependent on weather. She said a radius notification was sent. 1 written correspondence was in favor and 3 were opposed.

Commissioner Kemp opened the public hearing at 7:34 PM.

Mr. Trane explained that the space was currently used for salt storage but was not covered, too small, and difficult for trucks to get to. He mentioned that the salt company was concerned with future deliveries. He also mentioned that a state audit reported that Highland needed covered salt storage. He explained that the secondary access to SR-92 was pending.

Commissioner Bills wondered if a new study was done since 2015. Mr. Trane said a new study was not done. He explained that the access was no different than what was currently done with salt deliveries. He said deliveries were avoided during times when students were at the bus stop.

Resident Cody Dingus asked that this location be considered for the park maintenance building because it was more isolated. Mr. Trane explained that the site was too small. He said 14 different concept plans with different sites throughout the city were considered at since 2014. Mr. Crane mentioned that relocating the parking to the other side of the street was a consideration but did not work because of drainage and other constraints.

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1 Resident Calvin Garvin wondered if access for the facility went through the area where the
2 students waited for the bus. Mr. Trane explained that one entrance was only for deliveries and
3 that the storage area was enclosed by a gate. He explained that it was currently used that way.
4

5 Commissioner Campbell thought it was key that the deliveries be at times when students were
6 not in the area.
7

8 Mr. Galvin understood that the road was built because Highland did not want to build the road at
9 the right angle for school buses because it was too much money. He said a quasi-school zone was
10 created to provide a safe place for children to get on and off the bus. He said trucks and children
11 did not mix. He talked about his experience with being a truck driver and the limited visibility
12 when driving a truck. He said the probability of problems with children and trucks was very
13 high. He said that if the commissioners voted yes, they were knowingly putting the children at
14 risk and the city would not protect them. He said they would be personally at risk if a child was
15 hurt. Commissioner Kemp asked if Mr. Galvin was threatening the commissioners. Mr. Gavin
16 said he was not threatening but telling the commissioners what may happen. He suggested
17 having access in a different location. Mr. Trane explained that the city currently had a problem
18 that the new facility would fix. He said trucks were backing into the facility but the new facility
19 with access to SR-92 would make it so they did not have to back up. He agreed that trucks and
20 kids did not mix. Mr. Galvin said that there was a chance that trucks might have to back up in the
21 future and that they might need to drive through the bus stop area in the future while kids were
22 present.
23

24 Resident Diane Probst said her neighborhood had doubled in size since 2015 and there were 11
25 bus stops. She wondered how the trucks could be sure there were no kids during the times the
26 facility needed to be accessed. She said the kids sometimes stayed in the area to play for an hour
27 instead of going home and that bikes were locked to the fence. She said she sometimes tried to
28 pick up kids from her neighborhood who were waiting on the sidewalk whose parents forgot to
29 pick them up. Commissioner Wright pointed out that the new facility would have a fence with
30 sliding gate to keep the facility petitioned off. Mr. Trane said it would be a 6-foot fence with the
31 parking lot extended to the east as much as possible. Ms. Probst wondered if any other locations
32 were considered for the salt storage facility, specifically the gravel pit. Commissioner Kemp
33 wondered how deliveries were currently handled. Mr. Trane explained that deliveries were not
34 done in the early morning or early afternoon. He said trucks currently backed into the facility.
35 Other locations were considered but the city did not own the gravel pit area. Ms. Probst
36 wondered if a land least around the gravel pit could be done during the winter. She liked the plan
37 for the gate but still thought there would be liability in the future. Commissioner Kemp
38 wondered if there was currently an issue. Ms. Probst said currently there were no issues.
39

40 Commissioner Campbell pointed out that the new facility would mitigate current challenges. He
41 said it would not increase the danger to the kids and would mitigate the current danger. Mr.
42 Trane added that the new facility would be bigger, and the number of deliveries would reduce to
43 1/3 of the current amount.

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Commissioner Bills said she had not ever seen trucks in the area while waiting for her kids to get off the bus and thought nothing would change with the new facility. She pointed out that a 6-foot chain link fence would separate the salt drop-off zone and the kids and that the trucks would drive straight through. Mr. Trane added that deliveries would happen 2-3 times each month and scheduled during a time when children were not picked up or dropped off for the bus.

Ms. Probst asked again if other sites were considered and talked about the liability if there was an accident. Mr. Trane said yes, other sites were considered. He said the city currently had a liability and hoped that there would never be an issue.

Resident Allen Rencher wondered why a more modern traffic study had not been done and asked the commission to delay a vote until a newer traffic study could be reviewed. He thought it wise to consider the Utah Code and what it said about mitigation of sites for conditional use permits for wellheads, pumps facilities, and large amounts of chemicals. He asked about long-term plans for maintenance and storage facilities. He thought the city was not being strategic in the decision making. He wondered if the city was taking all the measures to mitigate the risk. He thought there needed to be a strategy for maintenance buildings and facilities.

Resident Sherry Kramer thought taxes needed to be raised to keep the standard of living. She wondered if the residents realized that the maintenance buildings were important, and if the residents did not want the buildings by the children then maybe they would come up with funds, so the city could take out a bond and buy land where it was appropriate. She suggested asking American Fork if the maintenance buildings could go south of their irrigation ponds that were in Highland City.

Resident Andrew Ford explained that residents met with the city administrator, police, school district, and others sometime during 2010-2012 to discuss different ideas that could accommodate the safety for the children. As a result, the parking lot was formed. Mr. Ford explained that the city at that time made it clear that the space was needed in the future for storage or maintenance. He said the bus stop was far away from any other structures and posed other safety issues. He wondered how the salt drop-off and loading would happen. He pointed out that the city needed to put the salt storage somewhere. He acknowledged that many of his neighbors did not want it but explained that the residents were told up front. Mr. Ford mentioned that kids generally cut across the Alpine field and were recently told they couldn't. Because of this, Mr. Ford thought the number of kids riding the buses would increase. Commissioner Kemp pointed out that new residents might not know that maintenance facility locations had been considered for a long time.

Commissioner Bills understood that the hill was graded improperly by the developer. She said she also understood that the houses in the area were originally designated to go to Alpine Elementary School. Commissioner Bills pointed out that the area around the subject property was zoned R-1-40. She said any other developer would be asked to make the area look

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1 "presentable". She pointed out that it was the entrance to the city from the canyon. She thought
2 the city would ask any developer to add a park strip, trees, bushes, or something to make the
3 entrance look more presentable. She wondered if there was a way to put the same requirement on
4 the city that would be placed on a builder constructing in an R-1-40 zone. She said residents of
5 the neighborhood understood that the entrance would have a sign with landscaping. She
6 wondered if something more than a bench and chain link fencing could be done.
7

8 Commissioner Kemp agreed and thought the area should look as good as possible. He was
9 concerned with the area and the kids being so far away from houses. He wondered if a security
10 camera and lighting could be included. He wondered if the building could be moved in the
11 future. Mr. Crane explained that the structure would be a permanent building with rebar in the
12 walls.
13

14 Mr. Train explain that loading and delivery would only be on the west side of the fence. He said
15 the gate would only be open when a truck was driving through. He said an east/west fence was
16 considered but there was concern because it would minimize the turn around space. He thought
17 the drop off and pickup times could be avoided instead of adding east/west fencing. He said
18 fencing could be considered again if needed. Mr. Train explained that the trucks would drop the
19 salt in front of the building. The front-end loader would then push the salt inside. The salt storage
20 plow trucks would then pull up to the building, the loader would fill them with salt and then they
21 would drive straight through.
22

23 Commissioner Kemp wondered if delivery time should be restricted. Mr. Train said it could. He
24 said they were currently doing their best to avoid scheduling deliveries outside of bus drop off
25 and pick up times. He said the plows would not be in the bus area if SR-92 access was permitted.
26

27 Commissioner Abbott mentioned that the city could stock pile more salt with the new facility
28 and have not as many deliveries. He said the new facility would improve the situation, make it
29 safer for the kids, and bring the city in compliance. He asked about the possibility of fencing and
30 landscaping. Mr. Trane said that if the city did not get SR-92 access they would reconfigure to
31 ensure that there was a completely separate access for the trucks. He said they would look into
32 some kind of fencing. He said irrigation might be an issue for landscaping, but they could look at
33 xeriscaping. He said they could potentially add a security camera on the pump house and extra
34 lighting might be a possibility.
35

36 Commissioner Bills wondered if there was a drip system on the hill. She wondered if the city
37 knew the bus drop off and pickup times. Mr. Trane said that staff knew exactly when those times
38 were, and scheduled deliveries were avoided during those times. Mr. Trane estimated that
39 construction would be during the summer months and that he hoped to meet with someone next
40 week regarding SR-92 access.
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1 Resident Sherry Kramer agreed with Commissioner Bills that xeriscaping might not look nice.
2 She said drip irrigation could make the area look nice as an entrance to the residential area and
3 canyon.
4

5 Resident Kelly Spafford asked for clarification regarding SR-92 access. Mr. Trane explained that
6 a separate fenced entrance would be needed if access was not granted.
7

8 Commissioner Kemp asked for additional comments. Hearing none, he closed the public hearing
9 at 8:23 PM. He asked for additional comments from the commissioners. Hearing none, he called
10 for a motion.
11

12 **MOTION:** Commissioner Campbell moved that the Planning Commission accept the findings
13 and recommend approval of the conditional use permit subject to the following 4 stipulations
14 recommended by staff and 3 additional stipulations:

- 15 1. Development of the site shall conform to the site plan dates stamped February 21, 2019
16 except as modified by these stipulations.
- 17 2. The building shall be enclosed.
- 18 3. No deliveries shall be scheduled during normal school bus pickup and drop off times.
- 19 4. To the fullest extent possible, the salt building shall not be used during normal school bus
20 pickup and drop off hours.
- 21 5. Xeriscape or xeriscape landscaping should be included and standards should be
22 equivalent to what is expected of other developers and include the possibly of east/west
23 fencing.
- 24 6. Approval will be contingent on whether or not access from SR-92 is permitted. If access
25 from SR-92 is not permitted, the new design should be reviewed by the planning
26 commission.
- 27 7. The possibility of lighting and security cameras should be considered and are highly
28 recommended.

29 Commissioner Bills seconded the motion. Commissioner Abbott, Commissioner Ball,
30 Commissioner Bills, Commissioner Campbell, Commissioner Jones, Commissioner Kemp, and
31 Commissioner Wright were in favor. None were opposed. The motion carried unanimously.
32

33 Commissioner Kemp stressed the point that the priority with the design and use of the facility
34 had to be the children. He said the kids' safety had to come first.
35
36

37 **APPROVAL OF MINUTES**

38

39 **MOTION:** Commissioner Bills moved to approve the January 29, 2019 minutes. Commissioner
40 Campbell seconded the motion. All were in favor. None were opposed. The motion carried
41 unanimously.
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1
2 **ADJOURNMENT**

3
4 **MOTION:** Commissioner Campbell moved to adjourn the meeting. Commissioner Ball
5 seconded the motion. All present were in favor. The motion carried.
6

7
8 The meeting was adjourned at 8:27 PM.
9
10