

Meeting Minutes

Final Plat Approval : Vista Ridge

Date: 4.24.2025

Time: 3:03 PM

Location: Highland City Council Chambers

Meeting Type: Development Administration Board

Attendees:

Chris Trusty – Public Works Director/City Engineer

Rob Patterson – City Attorney/Planning and Zoning Administrator

Jay Baughman – City Community Development Administrator

Debra Maughan – Planning Commissioner

Chris Howden – Planning Commissioner

Gretchen Homer – Public Works Adm Assistant

Brooklyn – Member of the Public

Kim – Member of the Public

Shalynn Larsen – Dry Creek Properties LLC

Purpose

1. Approval of Meeting Minutes – April 1, 2025
2. Approval of the final plat and subdivision improvement plans for the 2-lot subdivision known as Vista Ridge located generally at 7015 W 9600 N, in Highland.

Consent Items:

ACTION TO APPROVE THE MINUTES OF APRIL 1, 2025

MOTION: Rob Patterson moved to approve the meeting minutes from April 1, 2025.; Chris Howden seconded the motion.

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| 1. Yes | Rob Patterson |
| 2. Yes | Chris Trusty |
| 3. Yes | Jay Baughman |
| 4. Yes | Chris Howden |
| 5. Yes | Debra Maughan |

MOTION PASSES 5:0

ACTION: FINAL PLAT APPROVAL FOR VISTA RIDGE

DISCUSSION:

This is a 2 lot subdivision, it is property that was annexed into the city last year. It is within the city's R-1-20 zone. The lots meet all of the city's sizing requirements, we reviewed utilities. We are recommending approval with a few minor adjustments.

Stipulations:

1. The recorded plat shall be in substantial conformance with the final plat dated March 19, 2025, as approved by Zoning Administrator and City Engineer, except as modified by these stipulations. (attachment 4)
2. A note must be added to plat stating that Lot 2 requires an individual lot grading plan prior to building permit issuance.
3. Development and improvement of the subdivision shall be in substantial conformance with the subdivision improvement plans dated March 19, 2025, as approved by City Engineer, except as modified by these stipulations. (attachment 5)
4. The final review comments from staff dated April 21, 2025, shall be addressed and corrected to the Zoning Administrator's and City Engineer's satisfaction prior to recordation of the plat and approval of the improvement plans for construction. (attachment 6)
5. The easement for the fire turnaround shall be recorded at or before recordation of the final plat.
6. A development agreement may be recorded allowing the subdivision plat to be recorded without dedication of all required irrigation water, to allow the applicant to complete the in-progress change application for WR 55-5838, but the agreement will provide that a building permit will not be issued for the lot until all water is dedicated for the property, and that developer is responsible to abandon the existing well per Utah State standards upon approval of water right application.
7. Access must be maintained for property owners adjacent to 7000 W during construction.

Open comment:

Brooklyn asked when this process will all be completed. Fencing was spoken about, Rob told them they will need to apply for a fence permit. Once Plat is approved it will be between the developer and the homeowner. Discussion between Developer and Buyer.

ACTION TO APPROVE THE FINAL PLAT AND SUBDIVISION IMPROVEMENT PLANS FOR VISTA RIDGE SUBDIVISION, SUBJECT TO THE (7) STIPULATIONS RECOMMENDED BY STAFF.

STIPULATIONS

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7. Access must be maintained for property owners adjacent to 7000 W during construction.

MOTION: Jay Baughman makes a motion "That the Development Administration Board accept the findings and APPROVE the final plat and subdivision improvement plans for the Vista Ridge subdivision, subject to the seven (7) stipulations recommended by staff. Seconded by Chris Howden

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| 1. Yes | Chris Trusty |
| 2. Yes | Rob Patterson |
| 3. Yes | Jay Baughman |
| 4. Yes | Debra Maughan |
| 5. Yes | Chris Howden |

Motion Passes 5-0

- **Meeting Adjourned: 3:19 PM**
Minutes Prepared By: Gretchen Homer