



AGENDA

HIGHLAND CITY PLANNING COMMISSION Tuesday, September 28, 2010 – Regular Meeting 7:00 p.m.

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

CALL TO ORDER: Melissa Wright, Chair

- Roll Call – Kiera Corbridge, Planning Commission Secretary
- Invocation – Commissioner Jay Roundy
- Pledge of Allegiance – Commissioner Tim Irwin

A. APPEARANCES:

Time has been set aside for the public to express their idea, concerns, and comments on non-agenda items. Speakers will be limited to two minutes.

B. WITHDRAWALS AND CONTINUANCES:

None

C. PUBLIC HEARING ITEMS:

1. CU Scott Dunn of Patterson Construction is requesting a Conditional Use Permit for an 8,800 square foot office building in the Professional Office zone. The property is located at 11442 North Highland Boulevard, Highland, Utah. *Administrative.*
2. TA City staff is requesting an amendment to the Highland City Development Code Section 3-622, Public, Private, and Individual Utilities, to permit alternative energy conversion systems as a permitted use, modify the setback requirements for small wind towers, and increase the height of small wind towers from 51' 8" to 52'. *Legislative.*
3. TA City staff is requesting an amendment to the Highland City Development Code City Section 3-708, Wall Signs and Table 3-707A, relating to the requirements for window and wall signs. *Legislative.*

D. OTHER BUSINESS:

4. DR Scott Dunn of Patterson Construction is requesting site and architectural approval for an 8,800 square foot, two story professional

office building. 1. The property is located at 11442 North Highland Boulevard, Highland, Utah. *Administrative.*

5. Fencing – Discussion of a proposed amendment to 3-612 Fences, Walls, and Hedges relating to the requirements for fencing along arterial and collector streets and open space areas. This item is being presented for discussion and direction only.
6. General Plan Discussion – The Planning Commission will review and discuss the following elements of the General Plan:
 - Kelly Sobotka – Community Design Element
 - Steve Rock – Affordable Housing Element

E. APPROVAL OF MINUTES:

- September 14, 2010 – Regular Meeting

F. PLANNING STAFF REPORT:

- Staff Reports and Packets

G. COMMISSION COMMENTS AND SUGGESTIONS:

H. ADJOURNMENT:

NEXT MEETING: October 12, 2010 at 7:00 pm City Council Chambers

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

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

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 duly appointed recorder does hereby certify that the above agenda notice was posted in three public places within Highland City limits on this 9th day of September, 2010. 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 9th day of September, 2010 the above agenda notice was sent by email to local newspapers located in Utah County and posted on the Highland City website at www.highlandcity.org.

Kiera Corbridge, Planning Secretary