



HIGHLAND CITY

HIGHLAND CITY PLANNING COMMISSION AGENDA


Tuesday, July 26, 2022

*Amended July 25, 2022

Highland City Council Chambers, 5400 West Civic Center Drive, Highland Utah 84003

VIRTUAL PARTICIPATION

 YouTube Live: <http://bit.ly/HC-youtube>

 Email comments prior to meeting: planningcommission@highlandcity.org

7:00 PM REGULAR SESSION

Call to Order – Jerry Abbott, Chair

Invocation – Commissioner Audrey Moore

Pledge of Allegiance – Commissioner Claude Jones

1. SWEARING IN NEW PLANNING COMMISSIONERS

Stephannie Cottle, City Recorder, will issue the Oath of Office to Trent Thayn as a new Commissioner, and Chris Dayton as a new Commissioner Alternate.

Swearing in was postponed until the next meeting.

2. UNSCHEDULED PUBLIC APPEARANCES

Please limit comments to three minutes per person. Please state your name.

3. CONSENT ITEMS

Items on the consent agenda are of a routine nature or have been previously studied by the Planning Commission. They are intended to be acted upon in one motion. Commissioners may pull items from consent if they would like them considered separately.

a. Approval of Meeting Minutes *Administrative*

Regular Planning Commission Meeting – June 28, 2022 - **PASSED 6:0**

4. MINOR SUBDIVISION FINAL PLAT: HHC HIGHLAND *Administrative – Kellie Smith, Planner & GIS Analyst*

The Planning Commission will hold a public hearing to consider a request Holmes Homes Custom LLC for approval of a proposed 2-lot subdivision located at approximately 6386 W and 6390 W 10400 N. The Planning Commission will take appropriate action.

The Planning Commission held a public hearing on July 26th, 2022. There was no resident comment. The applicant was present. The Commissioners asked the applicant what their willingness was to add more xeriscaping. The property owner believed they had a substantial amount of xeriscaping. - PASSED 6:0

5. PUBLIC HEARING: TEXT AMENDMENT - DEFINITION OF MAIN DWELLING *Legislative - Kellie Smith, Planner & GIS Analyst*

The Planning Commission will hold a public hearing to consider a proposal by Highland City Staff to amend Section 10-102 Definitions to revise the definition of a Main Dwelling and what constitutes attached to or part of a Main Dwelling as compared to accessory structures. The Planning Commission will take appropriate action.

The Planning Commission held a public hearing on July 26th, 2022. There was no public comment on the proposed amendment. - **PASSED 6:0** with stipulations:

1. Visual drawings for compliant and noncompliant be included to make it self-explanatory.
2. 60% be replaced by “majority of”.

6. PUBLIC HEARING: TEXT AMENDMENT - NEWSPAPER NOTICING *Legislative - Kellie Smith, Planner & GIS Analyst*

The Planning Commission will hold a public hearing to consider a proposal by Highland City Staff to amend several sections of the Development Code relating to removing newspaper noticing requirements for public hearings. The Planning Commission will take appropriate action.

The Planning Commission held a public hearing on July 26th, 2022. There was no public comment on the proposed amendment. - **PASSED 6:0 (Version 2)**

7. PLANNING COMMISSION AND STAFF COMMUNICATION ITEMS

The Planning Commission may discuss and receive updates on City events, projects, and issues from the Planning Commissioners and city staff. Topics discussed will be informational only. No final action will be taken on communication items.

a. Future Meetings

- August 2, City Council 7:00 pm, City Hall
- August 16, City Council, 7:00 pm, City Hall
- August 23, Planning Commission, 7:00 pm, City Hall
- September 6, City Council, 7:00 pm, City Hall

b. Change Master Plan to Mandate Xeriscaping & Remove Grass - Commissioners Jerry Abbott & Christopher Howden

c. Definition of Grade Across City Code - Commissioners Jerry Abbott & Christopher Howden

d. Definition of Setback Across City Code - Commissioners Jerry Abbott & Christopher Howden

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.

ADJOURNMENT

In accordance with Americans with Disabilities Act, Highland City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at (801) 772-4505 at least three days in advance of the meeting.

ELECTRONIC PARTICIPATION

Members of the Planning Commission may participate electronically via telephone, Skype, or other electronic means during this meeting.

CERTIFICATE OF POSTING

I, Kellie Smith, the Planning Coordinator, certify that the foregoing agenda was posted at the principal office of the public body, at the Lone Peak Fire Station and Lone Peak Police Station, on the Utah State website (<http://pmn.utah.gov>), and on Highland City's website (www.highlandcity.org).

Please note the order of agenda items are subject to change in order to accommodate the needs of the Planning Commission, staff and the public.

Posted and dated this amended agenda 25th day of July, 2022.

Kellie Smith, Planning Coordinator

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PLANNING COMMISSION MEETINGS.