



HIGHLAND CITY


HIGHLAND CITY PLANNING COMMISSION AGENDA

Tuesday, December 13, 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 – Audrey Moore, Chair **Commissioner Christopher Howden**

Invocation – Commissioner Jay Roundy

Pledge of Allegiance – Commissioner Tracy Hill

1. UNSCHEDULED PUBLIC APPEARANCES

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

2. 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** *General City Management - Heather White, Planning Commission Secretary*
Regular Planning Commission Meeting – October 25, 2022
APPROVED 4:0

- b. **2023 Planning Commission Meeting Schedule** *General City Management - Kellie Smith, Planner & GIS Analyst*
Planning Commission will consider the 2023 Annual Meeting Schedule. The Commission will take appropriate action.
APPROVED 4:0

3. PUBLIC HEARING: PRELIMINARY PLAT – ABBIES ACRES *Land Use (Administrative) - Kellie Smith, Planner & GIS Analyst*

The Planning Commission will hold a public hearing to consider a request by Peak Real Estate & Development LLC for preliminary plat approval of a 6-lot subdivision located at approximately 4943 W 11200 N. The Planning Commission will take appropriate action.

The Planning Commission held a public hearing on December 13, 2022. One resident that lived adjacent to the development participated in the public hearing. The resident requested that a wall or fence along the border of the subdivision be considered. The resident also expressed concern regarding traffic on 11200 N. The applicant was also present and shared

that he would be more than happy to talk with the resident to see if they could come to an agreement.

The Planning Commission **voted 5:0 to recommend APPROVAL** of the preliminary plat with the following stipulations:

1. The final plat shall be in substantial conformance with the preliminary plat received November 16, 2022.
2. The existing ditch along the east side of the property be abandoned by the Lehi Irrigation Company and filled by the developer.
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
5. Right of way along 11200 N must be dedicated and improved to match the city standard park strip and sidewalk configuration as approve thy the city engineer.

4. PUBLIC HEARING: PRELIMINARY PLAT - HAWKINS PROPERTY *Land Use (Administrative) - Kellie Smith, Planner & GIS Analyst*

The Planning Commission will hold a public hearing to consider a request by Mike Hawkins for preliminary plat approval of a 7-lot subdivision located at approximately 11200 N and Alpine Highway. The Planning Commission will take appropriate action. The Planning Commission held a public hearing on December 13, 2022. Three residents participated in the public hearing. Questions were asked and answered regarding the several Lehi Irrigation ditches that run through the property. One resident Two of the residents expressed the desire to have the developer put a fence in along the property lines. The applicant was present and shared that the plan was to install a fence along those boundaries.

The Planning Commission **voted 5:0 to recommend APPROVAL** of the preliminary plat with the following stipulations:

1. The final plat shall be in substantial conformance with the preliminary plat received November 23, 2022.
2. The Lehi Irrigation Company shall review and approve the construction plans involving relocating and piping the existing irrigation ditches.
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.

5. PUBLIC HEARING/ORDINANCE: TEXT AMENDMENT - PARK OR PLANTER STRIPS *Development Code Update (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 3-621 Park or Planter Strips to require xeriscaping in park strips and update the permitted tree list in park strips. The Planning Commission will take appropriate action.

The Planning Commission held a public hearing on December 13, 2022. No comments were made. Commissioners asked questions regarding the secondary water connection used for the park strip. Clarifications were also made regarding existing maintenance requirements for trees in the Municipal Code. The Parks Superintendent was presented and shared that

he did not have any concerns regarding the types of trees, but did mention that most residents do not refer to the Code for information. Staff will create a park strip help sheet for residents and share it online and at the City Offices.

The Planning Commission **voted 5:0 to recommend APPROVAL** of the proposed text amendment.

6. 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

- January 3, City Council, 7:00 pm, City Hall
- January 17, City Council, 7:00 pm, City Hall
- January 24, Planning Commission, 7:00 pm, City Hall
- February 7, City Council, 7:00 pm, City Hall

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 City Planner, certify that the foregoing agenda was posted at the principal office of the public body, 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 agenda 8th day of December, 2022.

Kellie Smith, City Planner

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