



AGENDA
HIGHLAND CITY PLANNING COMMISSION
Tuesday, October 22 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 Brittney Bills
- Pledge of Allegiance – Commissioner Ron Campbell

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.

No comments were made.

PUBLIC HEARING ITEMS:

1. **FP-19-05** Scott Dunn is requesting approval of a Preliminary / Final Plat approval for a 1-lot subdivision of approximately .58 acres to be known as Chidester Subdivision Plat A. The property is located approximately at 5833 W 9600 N. *Administrative PASSED 7:0 The Commission made a recommendation of APPROVAL to City Council. Next Steps, City Council will review the request on November 12, 2019.*
2. **PP-19-05** Boyer Ridgeview LC is requesting approval of a Preliminary Plat approval for a 267-lot subdivision of approximately 38 acres to be known as Ridgeview Plat A. The property is located approximately at 9800 N North County Blvd. *This item will be continued to the November 19, 2019 meeting. Administrative PASSED 7:0 The Commission continued the item. Next Steps, Commission will review the request on November 19, 2019.*
3. **TA-19-13** Highland City is requesting approval to amend Article 3 Appeal Authority in order to modernize the language to be consistent with State Law and modern practice. *Legislative PASSED 7:0 The Commission made a recommendation of APPROVAL to City Council. Next Steps, City Council will review the request on November 12, 2019.*

APPROVAL OF MINUTES:

- Approval of the September 24, 2019 meeting minutes.

The Commission approved the September 24, 2019 meeting minutes.

ADJOURNMENT:

NEXT MEETING: ***November 19, 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 17th day of October, 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 17th day of October, 2019 the above agenda notice was posted on the Highland City website at www.highlandcity.org.

Tara Tannahill, Planning Coordinator

Welcome to the Highland Planning Commission Meeting



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PUBLIC APPEARANCES

Time set aside for the public to express their ideas and comments on non agenda items. Please limit comments to (3) three minutes.



PRELIMINARY/FINAL PLAT CHIDESTER SUBDIVISION

Item #1 – Public Hearing / Action
Administrative



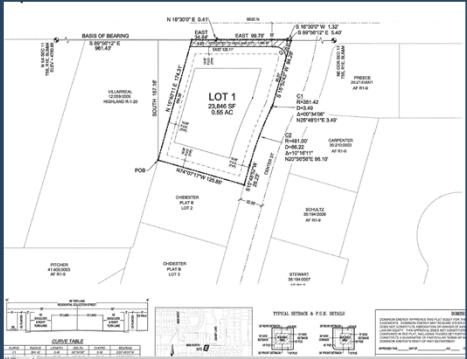
3

Vicinity Map



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Site Plan



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Citizen Participation

- Development Review Committee
 - September 16, 2019
 - Two residents and the property owner attended
- Planning Commission
 - Sent appropriate notices to daily herald, state posting, and mailed to property owners within 500'
 - No written correspondence has been received

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Conclusion

- The proposed Preliminary / Final Plat appears to meet the requirements for approval.

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Proposed Motion

The Planning Commission should hold a public hearing, accept the findings, and recommend **approval** of the proposed plat with the following stipulations:

1. The recorded plat conforms to the final plat date stamped July 10, 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.

I move that the Planning Commission accept the findings and recommend approval of the Preliminary Plat subject to the three (3) stipulations recommended by staff.

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Proposed Motion

I move that the Planning Commission continue the public hearing for case PP-19-05 a request for preliminary plat approval for a 267 lot subdivision to the November 19, 2109 Planning Commission meeting.

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Background

- Staff has been working with the City Attorney to updated Article 3 Appeal Authority to be consistent with State Law and modern practices.

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Proposed Motion

I move that the Planning Commission accept the findings and recommend **APPROVAL** of the proposed amendment.

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APPROVAL OF MINUTES

- September 24, 2019

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