



HIGHLAND CITY PLANNING COMMISSION AGENDA

Tuesday, December 8, 2020

Amended December 7, 2020

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

VIRTUAL PARTICIPATION

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

Zoom: Call 1-346-248-7799 Meeting ID: 829 9757 8434

Email comments prior to meeting: planningcommission@highlandcity.org

7:00 PM REGULAR SESSION (CITY COUNCIL CHAMBERS)

Call to Order – Chris Kemp, Chair

Invocation – Commissioner Sherry Carruth

Pledge of Allegiance – Commissioner Chris Kemp

1. OATH OF OFFICE:

The City Recorder will administer the oath of office to Planning Commission Members Seth Barrus, **Christopher Howden, and Mino Morgese.**

2. UNSCHEDULED PUBLIC APPEARANCES

Time has been set aside for the public to express their ideas, concerns, and comments. (Please limit comments to three minutes per person. Please state your name and address.)

3. PUBLIC HEARING: REZONE APPROVAL FOR 4.12 ACRES FROM R-1-40 TO R-1-30 ZONE (Z-20-01) *Administrative*

The Planning Commission will hold a public hearing to consider a request by King Hang Yu for rezoning of 4.12 acres from R-1-40 to R-1-30 property located approximately at 4697 W 11200 N. The Planning Commission will take appropriate action.

Recommended DENIAL – Planning Commission decided that there was no compelling reason to rezone, and therefore recommended denial of the rezone to the City Council. *Voted 7:0.*

Next Step: City Council will review the request on January 5, 2021.

4. PUBLIC HEARING: PRELIMINARY PLAT APPROVAL FOR 35-LOT SUBDIVISION TO BE KNOWN AS BEACON HILLS PLAT E PHASES 1&2 (PP-20-06) *Administrative*

The Planning Commission will hold a public hearing to consider a request by Perry Homes for a Preliminary Plat approval for Beacon Hills Plat E Phases 1&2, a proposed 35 lot single family subdivision located approximately at 12150 North Beacon Hill Blvd. The Planning Commission will take appropriate action.

Recommended APPROVAL – Resident concerns involved increased traffic and the elevation change on the south side of the plat. The Planning Commission recommend approval of the preliminary plat as it is an administrative process. *Voted 7:0.*

Next Step: City Council will review the request on January 5, 2021.

5. PUBLIC HEARING/ORDINANCE: AMEND MULTIPLE SECTIONS OF THE DEVELOPMENT CODE RELATING TO DEVELOPMENT REVIEW PROCESS (TA-20-18) *Legislative*

The Planning Commission will hold a public hearing to consider a request by Highland City Staff to amend multiple sections of the Highland City Development Code relating to the development review process including subdivisions. The Planning Commission will take appropriate action.

Recommended APPROVAL – No resident comment during the public hearing. The commission liked the clarification of the subdivision process. *Voted 7:0.*

Next Step: City Council will review the request on January 5, 2021 – public hearing.

6. PUBLIC HEARING/ORDINANCE: AMEND MULTIPLE SECTIONS OF THE DEVELOPMENT CODE RELATING TO CONDITIONAL USE PERMITS (TA-20-19) *Legislative*

The Planning Commission will hold a public hearing to consider a request by Highland City Staff to amend multiple sections of the Highland City Development Code relating to Conditional Use Permits in residential zones. The Planning Commission will take appropriate action.

Recommended APPROVAL – No resident comment during the public hearing. The Commission decided to recommend approval with the stipulation that a courtesy notice be sent to affected residents. *Voted 7:0.*

Next Step: City Council will review the request on January 5, 2021 – public hearing.

7. OTHER BUSINESS:

8. ACTION: APPROVAL OF MEETING MINUTES *Administrative*

Regular Planning Commission Meeting August 25, 2020 and November 17, 2020.

APPROVED – *Voted 7:0. Approved minutes will become part of the permanent record.*

9. PLANNING COMMISSION AND STAFF COMMUNICATION ITEMS

a. Future Meetings

- January 5, City Council Meeting, 7:00 pm, City Hall
- January 19, City Council Meeting, 7:00 pm, City Hall
- January 26, Planning Commission Meeting, 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 City Council may participate electronically via telephone, Skype, or other electronic means during this 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 3rd day of December, 2020. 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 3rd day of December, 2020 the above agenda notice was posted on the Highland City website at www.highlandcity.org.

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

Posted and dated this amended agenda 7th day of December, 2020

**Kellie Bronson
Planning Coordinator**

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