



HIGHLAND CITY PLANNING COMMISSION AGENDA

Tuesday, April 27, 2021

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: 875 4033 8203
- ✉ Email comments prior to meeting: planningcommission@highlandcity.org

7:00 PM REGULAR SESSION

Call to Order – Jerry Abbott, Chair

Invocation – Jerry Abbott, Chair

Pledge of Allegiance – Commissioner Seth Barrus **Chris Howden**

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 *Administrative*

Regular Planning Commission Meeting – March 23, 2021

APPROVED – Voted 5:0. Approved minutes will become part of the permanent record.

3. PUBLIC HEARING: PRELIMINARY PLAT: SUNRISE FARMS *Administrative*

The Planning Commission will hold a public hearing to consider a request by Patterson Development for a Preliminary Plat approval for Sunrise Farms, a proposed 10-lot single family subdivision located at approximately 11241 N 6000 W. The Planning Commission will take appropriate action.

Recommended APPROVAL – Several resident comments. Concerns were raised regarding the R-1-40 requirements and if this plat followed it. Staff confirmed that it does. Other concerns were shared about the future of the longhorn property. The residents hope that if there is high density, we need to ensure that there is minimal impact on the low-density neighborhoods around it. The Commissioners made clear that this was an administrative item. **Voted 6:0.**

4. PUBLIC HEARING: TEXT AMENDMENT: FENCES, WALLS, AND HEDGES

Administrative

The Planning Commission will hold a public hearing to consider a request by Highland City Staff to amend Section 3-612 Fences, Walls, And Hedges of the Highland City Development Code. The Planning Commission will take appropriate action.

Recommended APPROVAL – One resident comment. Commissioners discussed adjusting the maximum height for retaining walls. They recommended to the Council an adjustment with residential retaining walls to have a maximum height of 4 feet, with the combination of a retaining wall and fence to not exceed 10 feet. This does not apply to City Staff and commercial sites. Voted 6:0.

5. 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

- May 4, City Council Meeting, 7:00 pm, City Hall
- May 18, City Council Meeting, 7:00 pm, City Hall
- May 25, 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 Planning Commission may participate electronically via telephone, Skype, or other electronic means during this meeting.

CERTIFICATE OF POSTING

I, Kellie Bronson, 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 agenda 22th of April, 2021.

Kellie Bronson, Planning Coordinator

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