



# HIGHLAND CITY PLANNING COMMISSION AGENDA

## Tuesday, May 25, 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: 820 3295 1846
- ✉ Email comments prior to meeting: [planningcommission@highlandcity.org](mailto:planningcommission@highlandcity.org)

### 7:00 PM REGULAR SESSION

Call to Order – Mino Morgese, Vice Chair **Jerry Abbott, Chair**  
Invocation – Commissioner Chris Howden  
Pledge of Allegiance – Commissioner Claude Jones

#### 1. COMMISSIONER TRAINING

H.B. 409 requires that each member of the Planning Commission complete 4 hours of annual land use training. Rob Patterson will give a training on the powers and duties of Planning Commissioners.

#### 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 – April 27, 2021

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

#### 4. PUBLIC HEARING: TEXT AMENDMENT: NUISANCES *Administrative*

The Planning Commission will hold a public hearing to consider a request by Highland City Staff to amend several sections of the Development Code related to the nuisance of noise in commercial zones. The Planning Commission will take appropriate action.

**Recommended APPROVAL – No resident comments. Concerns were raised regarding the strictness of the Municipal Code regarding the nuisance of noise as well as enforcement of the ordinance. Voted 6:1.**

## **5. PUBLIC HEARING: TEXT AMENDMENT: SPORTS AND FITNESS**

### *Administrative*

The Planning Commission will hold a public hearing to consider a request by Highland City Staff to amend Chapter 10 Definitions in the Development Code to clarify permissible uses in the C-1 Zone, CR Zone, and Town Center Overlay relating to sports, fitness, and social dances. The Planning Commission will take appropriate action.

**Recommended APPROVAL – No resident comments. The one dissenting vote was concerned about the impact on existing businesses. Voted 6:1.**

## **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**

- June 1, City Council Meeting, 7:00 pm, City Hall
- June 15, City Council Meeting, 7:00 pm, City Hall
- June 22, 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](http://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 20<sup>th</sup> of May, 2021.**

**Kellie Bronson, Planning Coordinator**

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