



HIGHLAND CITY PLANNING COMMISSION AGENDA

Tuesday, July 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: 897 1707 6907
- ✉ Email comments prior to meeting: planningcommission@highlandcity.org

7:00 PM REGULAR SESSION

Call to Order – Jerry Abbott, Chair **Mino Morgese**, Vice Chair

Invocation – Commissioner Claude Jones

Pledge of Allegiance – Commissioner Jerry Abbott **Commissioner Chris Howden**

1. UNSCHEDULED PUBLIC APPEARANCES

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

1 resident shared concern regarding the route of the Mitchell Hollow Trail, and it being planned to be too close to his property line. Has problems with trespassers and has had the police come out several times.

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 – June 22, 2021

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

3. PUBLIC HEARING: MINOR SUBDIVISION FINAL PLAT: CHASE LOT

Administrative

The Planning Commission will hold a public hearing to consider a request by Millhaven Development for approval of a proposed 1-lot subdivision located at approximately 6418 West 10250 North. The Planning Commission will take appropriate action.

There were several citizen comments. Relevant comments were regarding the relocation of the trail to be on City property and wetland restrictions of the Hidden Pond subdivision to the east of the subject property. A clarification was made that the proposed subdivision is outside of the designated wetland.

The Planning Commission voted 5-0 to recommend APPROVAL of the proposed 1-lot subdivision.

4. PUBLIC HEARING: SITE PLAN, ARCHITECTURAL PLAN, AND CONDITIONAL USE PERMIT: HIGHLAND BUSINESS PARK - BUILDING 'C'

Administrative

The Planning Commission will hold a public hearing to consider a request by Patterson Development for a Site Plan and Conditional Use Permit for a general office building located at approximately 11235 N Highland Blvd. The Planning Commission will take appropriate action.

APPROVED the architectural plans. *Voted 5:0.*

Recommended APPROVAL of the Site Plan and Conditional Use Permit – No resident comments. *Voted 4:0.*

5. PUBLIC HEARING: TEXT AMENDMENT: GUARANTEE OF PERFORMANCE

Administrative

The Planning Commission will hold a public hearing to consider a request by Highland City Staff to amend several sections in Chapter 6 Guarantee of Performance in the Development Code to be consistent with Section 10-9a-604.5 in Utah State Code. The Planning Commission will take appropriate action.

Recommended APPROVAL – No resident comments. *Voted 5:0.*

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

- August 3, City Council Meeting, 7:00 pm, City Hall
- August 17, City Council Meeting, 7:00 pm, City Hall
- August 24, 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 July, 2021.

Kellie Bronson, Planning Coordinator

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