



# HIGHLAND CITY PLANNING COMMISSION AGENDA

## Tuesday, October 26, 2021

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

### VIRTUAL PARTICIPATION

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

Email comments prior to meeting: [planningcommission@highlandcity.org](mailto:planningcommission@highlandcity.org)

### 7:00 PM REGULAR SESSION

Call to Order – Jerry Abbott, Chair

Invocation – Commissioner Chris Howden

Pledge of Allegiance – Commissioner Mino Morgese

#### 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 – September 28, 2021

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

#### 3. PUBLIC HEARING: PRELIMINARY PLAT: RIDGEVIEW POD B *Administrative*

The Planning Commission will hold a public hearing to consider a request by Boyer Ridgeview Commercial, L.C. for preliminary plat approval for a 424-lot subdivision located at approximately North County Boulevard and Canal Boulevard. The Commission will take appropriate action.

*The Planning Commission asked the developer of the property questions regarding xeriscaping, parking, and access to the site.*

*The Commission recommended APPROVAL with an additional stipulation that the City Council and Staff work with the developer to xeriscape the parkway detail along North County Blvd– No resident comments. Voted 5:0.*

#### 4. PUBLIC HEARING: PRELIMINARY/FINAL PLAT: RIDGEVIEW RETAIL *Administrative*

The Planning Commission will hold a public hearing to consider a request by Spencer Moffat for final plat approval for a 4-lot commercial subdivision located at approximately North County Boulevard and Canal Boulevard. The Commission will take appropriate action.

**The Commission recommended APPROVAL – No resident comments. Voted 5:0.**

## **5. PUBLIC HEARING: TEXT AMENDMENT: SHIPPING CONTAINERS**

*Legislative*

The Planning Commission will hold a public hearing to consider a request by Highland City Staff to add Section 3-625 Shipping Containers to Chapter 3 Article 6 Supplementary Regulations in the Development Code. The Planning Commission will take appropriate action.

**The Planning Commission made changes to the proposed amendment to ensure that shipping containers would not be permitted on lots that do not have a home. A shipping container will also need to be painted a color consistent with that of the home, no matter the size of the lot.**

**The Commission recommended APPROVAL – No resident comments. Voted 5:0.**

## **6. TRAINING: GENERAL PLAN**

Staff will give the Planning Commission a training on the existing vision, goals, and policies of the Highland City General Plan. This item is bring presented for discussion only.

## **7. 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. Conditional Uses**

**b. Defining Setbacks/Boundary Lines**

**c. Overall Theme/Design of Highland**

**d. Xeriscaping**

**e. Grading/Retaining Walls**

**f. Future Meetings**

- October 26, Planning Commission Meeting, 7:00 pm, City Hall
- November 9, City Council Meeting, 7:00 pm, City Hall
- November 16, Planning Commission Meeting, 7:00 pm, City Hall
- December 7, City Council Meeting, 7:00 pm, City Hall
- December 14, 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 Smith, 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 21<sup>st</sup> of October, 2021.**

**Kellie Smith, Planning Coordinator**

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