



# HIGHLAND CITY PLANNING COMMISSION AGENDA

**Tuesday, February 22, 2022**

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 Tyler Standifird

Pledge of Allegiance – Commissioner Christopher Howden

### **1. SWEARING IN NEW PLANNING COMMISSIONERS**

Stephannie Cottle, City Recorder, will issue the Oath of Office to three new Planning Commissioners: Tracy Hill, Jay Roundy, and Trent Thayn. *Tracy Hill, Jay Roundy, and Trent Thayn took the Oath of Office.*

### **2. UNSCHEDULED PUBLIC APPEARANCES**

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

### **3. TRAINING: GENERAL PLAN**

City Attorney Rob Patterson will provide training on the contents, purpose, and process for creating and amending a General Plan.

### **4. 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 – PASSED 7:0*

Regular Planning Commission Meeting – January 25, 2022

### **5. PUBLIC HEARING: GENERAL PLAN AMENDMENT – TRANSPORTATION MASTER PLAN** *Legislative – PASSED 7:0*

The Planning Commission will hold a public hearing to consider a request by City Staff the Transportation Element of the General Plan to update 4800 West from three lane major collector to a five lane arterial. The Planning Commission will take appropriate action.

*Next step: The request will be reviewed by the City Council at the next regularly scheduled Council meeting, March 1, 2022. The City Council will hold a public hearing.*

## **6. ARCHITECTURAL APPROVAL - BANK OF AMERICA** *Administrative - PASSED 5:2; a stipulation was added to the staff recommendation that the material on the building be non-reflective.*

The Planning Commission will consider a request by Judy Yam on behalf of MNG Highland I LLC, for architectural approval for a remodel of a retail building located at approximately 5384 W 11000 N. The Planning Commission will take appropriate action.

*Next step: The request for architectural approval will be reviewed by the City Council at the next regularly scheduled Council meeting, March 1, 2022.*

## **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. **Grading/Retaining Walls** – *The Commission moved to postpone this item until the next regularly scheduled meeting.*
- b. **Defining Setbacks** – *The Commission moved to postpone this item until the next regularly scheduled meeting.*
- c. **Xeriscaping** – *The Commission moved to postpone this item until the next regularly scheduled meeting.*
- d. **Future Meetings**
  - March 1, City Council Meeting 7:00 pm, City Hall
  - March 15, City Council Meeting, 7:00 pm, City Hall
  - March 22, Planning Commission Meeting, 7:00 pm, City Hall
  - March 29, City Council 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 17<sup>th</sup> day of February, 2022.

Kellie Smith, Planning Coordinator

<b>THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PLANNING COMMISSION MEETINGS.</b>
--