



HIGHLAND CITY PLANNING COMMISSION AGENDA

Tuesday, June 28, 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

7:00 PM REGULAR SESSION

Call to Order – Jerry Abbott, Chair

Invocation – Commissioner Jay Roundy

Pledge of Allegiance – Commissioner Tracy Hill

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 – February 22, 2022 – **PASSED 6:0**

3. PUBLIC HEARING: CONDITIONAL USE PERMIT – ANGELA JOHNSON SCULPTURES *Administrative – Kellie Smith, Planner & GIS Analyst – PASSED 6:0*

The Planning Commission will hold a public hearing to consider a request by Angela Johnson for approval of a Conditional Use Permit for an art gallery in the R-1-40 Zone located at approximately 6233 W 10150 N. The Planning Commission will take appropriate action.

Stipulations of approval: 2 donor automobiles per visit/tour; no more than 7 tours per month, 2 of the 7 can go no later than 8 pm, 5 of the 7 can go no later than 7 pm; lighted address number on house; no parking on gravel at back of lot after dark – if it's dark, the 2 cars must park on the driveway.

Next step: The request will be reviewed by the City Council at the next regularly scheduled Council meeting, July 5, 2022. The City Council will hold a public hearing.

4. PUBLIC HEARING: TEXT AMENDMENT – POOL STRUCTURES *Legislative – Kellie Smith, Planner & GIS Analyst – DENIED 6:0*

The Planning Commission will hold a public hearing to consider a request by Robert Ghent to amend Section 3-4111 Swimming Pool regarding permanent structures that enclose or cover pools. 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, July 5, 2022. The City Council will hold a public hearing.

5. PUBLIC HEARING: TEXT AMENDMENT - REMNANT PARCELS *Legislative - Kellie Smith, Planner & GIS Analyst - PASSED 6:0*

The Planning Commission will hold a public hearing to consider a request by Highland City Staff to amend Chapter 5 Subdivisions in the Development Code relating to remnant parcels. 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, July 5, 2022. The City Council will hold a public hearing.

6. PUBLIC HEARING: TEXT AMENDMENT - HOME OCCUPATIONS *Legislative - Kellie Smith, Planner & GIS Analyst - PASSED 6:0*

The Planning Commission will hold a public hearing to consider a request by Highland City Staff to amend Section 3-614 Home Occupations to allow for a home occupation in every residential unit. 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, July 5, 2022. The City Council will hold a public hearing.

7. PUBLIC HEARING: TEXT AMENDMENT - FRACTIONAL NUMBERS *Legislative - Kellie Smith, Planner & GIS Analyst - PASSED 6:0*

The Planning Commission will hold a public hearing to consider a request by Highland City Staff to amend Section 3-4103 Area and Width Requirements to address a discrepancy in the Development Code relating to the number of allowable lots in residential zones. 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, July 5, 2022. The City Council will hold a public hearing.

8. PUBLIC HEARING: TEXT AMENDMENT - LOT COMBINATION/PLAT AMENDMENTS *Legislative - Kellie Smith, Planner & GIS Analyst - PASSED 6:0*

The Planning Commission will hold a public hearing to consider a request by Highland City Staff to amend Article 5-10 Adjusting Property Boundaries; Amending a Recorded Plat to simplify the approval process for the combining of lots or parcels. 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, July 5, 2022. The City Council will hold a public hearing.

9. PUBLIC HEARING: TEXT AMENDMENT - SETBACK ENCROACHMENT *Legislative - Kellie Smith, Planner & GIS Analyst - PASSED 6:0*

The Planning Commission will hold a public hearing to consider a request by Highland City Staff to amend Sections 3-4104, 3-4204, and 3-4254 Location Requirements relating to encroachments into setbacks for main dwellings in residential zones. 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, July 5, 2022. The City Council will hold a public hearing.

10. PUBLIC HEARING: TEXT AMENDMENT – RETAINING WALLS *Legislative – Kellie Smith, Planner & GIS Analyst – PASSED 5:1*

The Planning Commission will hold a public hearing to consider a request by Highland City Staff to amend Section 3-612 Fences, Retaining Walls, Theme and Screen Walls to address retaining walls for daylight basements and window wells. 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, July 5, 2022. The City Council will hold a public hearing.

11. 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

- July 5, City Council 7:00 pm, City Hall
- July 19 City Council, 7:00 pm, City Hall
- July 26, Planning Commission, 7:00 pm, City Hall
- August 2, City Council, 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).

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 23rd day of June, 2022.

Kellie Smith, Planning Coordinator

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