



HIGHLAND CITY PLANNING COMMISSION AGENDA

Tuesday, September 27, 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 Audrey Moore

1. SWEARING IN NEW PLANNING COMMISSIONERS

Stephannie Cottle, City Recorder, will issue the Oath of Office to Trent Thayn as a new Commissioner Alternate.

Trent Thayn took the Oath of Office as a Planning Commissioner.

2. UNSCHEDULED PUBLIC APPEARANCES

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

3. COMMISSIONER LEGAL TRAINING

Marcie Jones, from the Utah State Ombudsman, will give a training on several topics requested by the Planning Commission including the role of Planning Commissioners, drafting ordinances and code, exactions versus regulations, general plans, etc.

Marcie Jones gave a training on how to use General Plans, the difference in regulations and exactions, and how to draft code that complied with state law. Ms. Jones answered several questions from Planning Commissioners.

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*

Regular Planning Commission Meeting – August 23, 2022

APPROVED 6:0

5. PUBLIC HEARING/ORDINANCE: TEXT AMENDMENT – FENCES NEAR GOLF COURSES *Development Code Update (Legislative) – Kellie Smith, Planner & GIS Analyst*

The Planning Commission will hold a public hearing to consider a request by Morian Eberhard to amend Section 3-612 Fences, Retaining Walls, Theme and Screen Walls, relating to fence height for properties adjacent to golf courses. The Planning Commission will take appropriate action.

The Planning Commission held a public hearing. The applicant was present and explained the danger of the golf balls being hit into his yard. Some Commissioners expressed concern with regulating the safety netting at all. After more discussion, the Planning Commission voted 6-0 to recommend APPROVAL of the proposed amendment.

6. PUBLIC HEARING/ORDINANCE: TEXT AMENDMENT - FENCE MATERIALS *Development Code Update (Legislative) - Kellie Smith, Planner & GIS Analyst*

The Planning Commission will hold a public hearing to consider a proposal by Highland City Staff to amend Section 3-612 Fences, Retaining Walls, Theme and Screen Walls, relating to additional fence materials that may or may not be permitted. The Planning Commission will take appropriate action.

The Planning Commission held a public hearing on September 27, 2022. There was no public comment on the proposed amendment. The Planning Commission expressed their support to include examples of pictures in the code. After much discussion, the Planning Commission voted 6-0 to recommend the following materials be permitted:

- Vinyl
- Wood
- Wrought iron
- Precast concrete and concrete
- Steel cable
- Hog/horse wire within wooden or metal beams and posts. Hog/horse wire without beams are permitted for animal enclosures required for large animals.
- Chain link with horizontal top pole supports
- Gabion
- Stone and masonry

The Planning Commission voted 6-0 to include a statement under prohibited materials that states: All materials not listed above are prohibited.

7. ELECTIONS OF CHAIR AND VICE-CHAIR

The Planning Commission will elect one of its members as Chair and a second member as Vice-Chair. The Chair shall serve for a term of one year and until a successor is chosen in the same manner. A person may be elected to serve consecutive terms as Chair.

Audrey Moore was voted as Chair and Christopher Howden as Vice Chair.

8. 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

- October 4, City Council, 7:00 pm, City Hall
- October 18, City Council, 7:00 pm, City Hall
- October 25, Planning Commission, 7:00 pm, City Hall

- November 1, 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 City Planner, certify that the foregoing agenda was posted at the principal office of the public body, 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 22nd day of September, 2022.

Kellie Smith, City Planner

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