



HIGHLAND CITY PLANNING COMMISSION AGENDA

Tuesday, May 23, 2023

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 – Audrey Moore, Chair

Invocation – Commissioner Trent Thayn

Pledge of Allegiance – Commissioner Chris Howden **Commissioner Chris Dayton**

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** *General City Management - Jill Powell, Planning Commission Secretary*

Regular Planning Commission Meeting – April 25, 2023

APPROVED 6:0

3. PUBLIC HEARING/ORDINANCE: GENERAL PLAN AMENDMENT - PARKWAY DETAIL

Land Use (Legislative) - Kellie Smith, Planner & GIS Analyst

The Planning Commission will hold a public hearing to consider a proposal by City Staff to amend the parkway detail of the Transportation Element in the General Plan to require that it be xeriscape, and also update parkway detail regulations relating to drainage, fence height, and setbacks. The Planning Commission will take appropriate action.

The Planning Commission held a public hearing on May 23, 20023. No residents participated. The Commissioners discussed that this update would be for new development. There was also discussion regarding the sight triangle. The Commissioners voted 6:0 to recommend APPROVAL of the proposed general plan amendment.

4. ACTION: ANNEXATION - PHYLLIS SMITH

Land Use (Legislative) - Kellie Smith, Planner & GIS Analyst

The Planning Commission will hold consider a request by Shaun Athey, representing Phyllis and Trent Smith, to annex approximately 1.13 acres of property located at 7015 W 9600 N. The Planning Commission will take appropriate action.

The Planning Commission voted 6:0 to recommend APPROVAL of the proposed annexation with the annexation agreement that requires all typical public improvements and fees, but allow 20' of asphalt instead of the full asphalt width. The Commission also stipulated that a concept plan be added as an exhibit to the annexation agreement.

5. 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

- June 6, City Council, 7:00 pm, City Hall
- June 20, City Council, 7:00 pm, City Hall
- June 27, Planning Commission, 7:00 pm, City Hall
- July 18, 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 on the 18th day of May, 2023.

Kellie Smith, City Planner

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