

Highland City Planning Commission

March 24, 2020

APPROVED April 28, 2020

The regular meeting of the Highland City Planning Commission was called to order by Planning Commission Chair, Christopher Kemp at 7:02 PM on March 24, 2020. An invocation was offered by Commissioner Kemp and those assembled were led in the Pledge of Allegiance by Commissioner Campbell.

PRESENT: Commissioner: Christopher Kemp (*electronically*)
Commissioner: Jerry Abbott
Commissioner: Sherry Carruth (*electronically*)
Commissioner: Ron Campbell (*electronically*)
Commissioner: Claude Jones (*electronically*)
Commissioner: Mino Morgese
Commissioner: Chris Howden (*electronically*)
Commission Alternate: Audrey Wright (*electronically*)

STAFF PRESENT: Community Development Director: Nathan Crane
Planner: Tara Tannahill
Planning Commission Secretary: Heather White

OTHERS: John Heart

PUBLIC APPEARANCES

Commissioner Kemp asked for public comment. None was given.

PUBLIC HEARING ITEMS

2. Public Hearing/Ordinance: Amend Table 3-47A of the Development Code Relating to Land Use in the Town Center Overlay Zone (TA-20-05)

Commissioner Kemp opened the public hearing at 7:05 PM. Ms. Tannahill reviewed the proposed amendments. She explained that there was a conflict between the Table 3-47a, which was adopted under the town center overlay zone, and the specific zones use in the Development Code. She said the proposed changes removed all other zones land use besides the town center overlay zone. She said the land use for each zone had multiple contradictions between what was listed under each zones land use and Table 3-47a. She explained that the proposed amendments simply fixed a discrepancy in the code.

Commissioner Kemp closed the public hearing at 7:07 PM and called for public comment. Hearing none, he called for a motion.

MOTION: Commissioner Abbott moved that the Planning Commission accept the findings and recommend approval of the proposed amendment based on the findings as presented by staff.

Commissioner Moore and Commissioner Jones joined the meeting electronically at 7:08 PM.

Commissioner Campbell seconded the motion. Commissioner Kemp, Commissioner Abbott, Commissioner Campbell, Commissioner Carruth, Commissioner Howden, Commissioner Jones, Commissioner Morgese, and Commissioner Wright, were in favor. None were opposed. The motion carried unanimously.

3. Public Hearing/Ordinance: Amend Section 3-712 of the Development Code Relating to Temporary Signs (TA-20-06)

Commissioner Kemp opened the public hearing at 7:10 PM. Ms. Tannahill explained that the amendment would no longer permit temporary signs on public property and would also remove the clause that “temporary signs shall not be permitted to advertise specific items”. She mentioned that staff was recommending an exception for signs for special events in Section 3-714. Mr. Crane explained that temporary signs applied to political signs, garage sale signs, model home signs, grand opening signs, promotional signs, and agricultural signs. He said the main purpose of the amendment was to eliminate political signs along park strips like SR-74 and in city parks. He said the bigger signs had damaged sprinkler lines in the past. He said staff was not trying to rewrite the temporary sign regulations but trying to address the mayor’s concern with political signs. He said political signs would still be able to be placed on commercial and private property with permission. He talked about the possible areas that political signs might be placed.

Commissioner Kemp asked for public comment.

Resident John Heart said it was an important issue for him because he helped candidates run for office. He said cost was an issue for regular citizens running for office. The largest cost was typically for lawn signs. He said he noticed an increase in the number of political lawn signs rather than efforts to meet residents. He thought the original ordinance ended up working against the average citizens because people with the most money could win elections because they could purchase the most signs. He thought removing political signs from public property would incentivize everyone to go out and meet individual residents in order to post signs on private property. He thought it was a good change.

Commissioner Wright said her experience during the last election was very similar to what Mr. Heart talked about. She thought this was a good change to the code.

Seeing no other public comment requests online, Commissioner Kemp closed the public hearing at 7:19 PM and called for a motion.

MOTION: Commissioner Abbott moved that the Planning Commission accept the findings and recommend approval of the proposed amendment based on the findings as presented by staff. Commissioner Wright seconded the motion. Commissioner Kemp, Commissioner Abbott, Commissioner Campbell, Commissioner Carruth, Commissioner Howden, Commissioner Jones, Commissioner Morgese, and Commissioner Wright, were in favor. None were opposed. The motion carried unanimously.

4. Action: Extend the Conditional Use Permit for the Park Maintenance Building (CU-19-03)

Ms Tannahill reviewed the background for the park maintenance building conditional use permit. She said conditional use permits were valid for only one year and there needed to be construction activity during that time. The city received bids for the building in January 2020 but found that the building was under funded. Staff needed to reevaluate the structure of the building, and council still needed to approve. She explained that staff was requesting a 6-month extension on the conditional use permit. Mr. Crane said the building construction project would roll into the next fiscal year budget. He said the city had tried to save for the building for the last four or five years.

Commissioner Jones wondered if the city could put more money into the construction of the building. Mr. Crane explained that the money for the building originally came from a transaction with the sale of an old water company building that was located by a substation on SR-92. He said the challenge had been finding a location for the building that the council would approve.

Commissioner Wright asked how much over budget the bids were. Mr. Crane said the bid was \$1.1 million which was at least \$700,000-\$800,000 more than expected. He reviewed the bid process and said staff was looking at the plans and any adjustments that could be made. They were also looking to see if any changes could be made to the existing public works facility to help the city get by for a few years.

Commissioner Kemp asked for additional comments. Hearing none, he called for motion.

MOTION: Commissioner Howden moved that the Planning Commission accept the findings and approve the proposed 6-month extension for the park maintenance building based on the findings presented by staff. Commissioner Carruth seconded the motion. All were in favor. None were opposed. The motion carried unanimously.

OTHER BUSINESS ITEMS

Mr. Crane talked about the executive order from the governor allowing electronic meetings during this time with COVID-19. He said the main thing was to make sure everyone was comfortable and not having to take unnecessary risk. He said things changed by the moment, but staff was trying to make accommodations for everyone. He asked the commissioners to let staff know if they needed anything. Mr. Crane mentioned that he was on a call with the lieutenant governor today talking about the economic plan for stall businesses and the frequency of which

plans changed. He said it was a new experience for everyone. Commissioner Kemp thanked staff for their efforts.

APPROVAL OF MINUTES

MOTION: Commissioner Abbott moved to approve the January 28, 2020 minutes as written. Commissioner Campbell seconded the motion. All were in favor. The motion carried unanimously.

ADJOURNMENT

MOTION: Commissioner Jones moved to adjourn the meeting. Commissioner Wright seconded the motion. All were in favor. The motion carried unanimously.

The meeting was adjourned at 7:35 PM.