



## HIGHLAND CITY

### AGENDA HIGHLAND CITY PLANNING COMMISSION Tuesday, August 27, 2019, 7:00 p.m.

Highland City Council Chambers, 5400 West Civic Center Drive, Highland Utah

#### **CALL TO ORDER:** Chris Kemp, Chair

- Attendance – Chris Kemp, Chair
- Invocation – Commissioner Claude Jones
- Pledge of Allegiance – Commissioner Tim Ball

#### **APPEARANCES:**

Time has been set aside for the public to express their ideas, concerns, and comments on non-agenda items. Speakers will be limited to three (3) minutes.

*There were none*

#### **TRAINING:**

Time has been set aside to train Planning Commission members on the electronic voting system.

#### **PUBLIC HEARING ITEMS:**

1. **TA-19-07** A request by Cynthia Thorsen to amend the R-P Zoning District to allow Reception and Event Centers as a Conditional Uses. *Legislative*  
**FAILED 7:0** *The Commission made a recommendation of denial because of problems with parking, hours of operation, and the expectancy of the RP zone being a buffer zone between commercial and residential. Next steps, City Council will review this request on September 17, 2019.*
2. **PD-19-03** McKay Christensen is requesting approval of a Planned Development (PD) District of approximately 5.80 acres named Apple Creek. The property is located approximately at 5532 W Parkway West Dr. The planned development will include a 10,000 square feet commercial space and a maximum of 121 residential units.  
*Legislative*  
**PASSED 5:2** *The Commission made a recommendation of approval. Next steps, City Council will review this request on September 17, 2019. Staff will reach out to UDOT to review access onto Alpine Highway.*

#### **DISCUSSION ITEMS:**

3. Review and discussion of current and conditional permitted uses. ***This item is being presented for discussion only. No action will be taken.***  
*Next Steps: Planning Commissioners are going to review the table of uses and make conditional uses either Permitted or Not Permitted for each zone.*

4. Review and discussion of Article 3 Appeal Authority of the Highland City Development Code. ***This item is being presented for discussion only. No action will be taken.***  
*Next Steps: City Staff will request a text amendment for Article 3 Appeal Authority.*

#### **APPROVAL OF MINUTES:**

- Approval of the July 9, 2019 meeting minutes.  
***CONTINUED 7:0:*** *Next Steps: Approval of the July 9, 2019 meeting minutes will be on September 24, 2019 meeting.*

#### **ADJOURNMENT:**

NEXT MEETING: ***September 24, 2019*** at 7:00 pm City Council Chambers

*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.*

#### **FOR SPECIAL ACCOMMODATIONS**

Any individual with a qualified disability may request a reasonable accommodation by contacting the City Recorder at (801) 772-4506 at least 48 hours prior to the Commission meeting.

#### **CERTIFICATE OF POSTING**

The undersigned does hereby certify that the above agenda notice was posted in three public places within Highland City limits on this 22nd day of August, 2019. These public places being bulletin boards located inside the City offices and located in the Highland Justice Center, 5400 W. Civic Center Drive, Highland, UT; and the bulletin board located inside Lone Peak Fire Station, Highland, UT. On this 22nd day of August, 2019 the above agenda notice was posted on the Highland City website at [www.highlandcity.org](http://www.highlandcity.org).

Tara Tannahill, Planning Coordinator