



## HIGHLAND CITY

# HIGHLAND CITY PLANNING COMMISSION AGENDA

## Tuesday, June 23, 2020

Highland City Council Chambers, 5400 West Civic Center Drive, Highland Utah 84003

### **PUBLIC PARTICIPATION NOTICE**

This meeting will be held as outlined by the State of Utah's guidelines for the Low Risk phase for the COVID-19 pandemic. Individuals, especially those in a high-risk category, are strongly encouraged to participate in the meeting virtually via YouTube live at <http://bit.ly/HC-youtube>. If individuals participating electronically would like to make a comment during the Unscheduled Public Appearances section of the agenda or during one of the Public Hearings, they may call 1-346-248-7799 and use the Meeting ID:878 4381 2889. Comments may also be emailed to [planning@highlandcity.org](mailto:planning@highlandcity.org) prior to the meeting.

### **7:00 PM REGULAR SESSION** (CITY COUNCIL CHAMBERS)

Call to Order – Chris Kemp, Chair

Invocation – Commissioner Christopher Howden

Pledge of Allegiance – Commissioner Jerry Abbott

### **1. UNSCHEDULED PUBLIC APPEARANCES**

Time has been set aside for the public to express their ideas, concerns, and comments. (Please limit comments to three minutes per person. Please state your name and address.)

*No public comment.*

### **2. PUBLIC HEARING: PRELIMINARY PLAT APPROVAL FOR 10-LOT SUBDIVISION TO BE KNOWN AS EVERGREEN SUBDIVISION (PP-20-01)**

*Administrative*

The Planning Commission will hold a public hearing to consider a request by Millhaven Development for Preliminary Plat approval of 10-lot subdivision to be known as Evergreen Subdivision located approximately at 6000 W Evergreen Way. The Planning Commission will take appropriate action.

*Voted 5:0 to recommend approval. Next steps, Going to City Council July 7, 2020.*

### **3. ACTION: APPROVAL OF MEETING MINUTES** *Administrative*

Regular Planning Commission Meeting May 26, 2020.

*Voted 5:0 to approve the minutes.*

### **4. PLANNING COMMISSION AND STAFF COMMUNICATION ITEMS**

#### **a. Future Meetings**

- July 7, City Council Meeting, 7:00 pm, City Hall
- July 21, City Council Meeting, 7:00 pm, City Hall
- July 28, Planning Commission Meeting, 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 City Council may participate electronically via telephone, Skype, or other electronic means during this 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 18th day of June, 2020. 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 18th day of June, 2020 the above agenda notice was posted on the Highland City website at [www.highlandcity.org](http://www.highlandcity.org).

Please note the order of agenda items are subject to change in order to accommodate the needs of the City Council, staff and the public.

**Tara Tannahill**  
**Planning Coordinator**

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

Welcome to the Highland  
Planning Commission  
Meeting




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**PUBLIC APPEARANCES**

Time set aside for the public to express their ideas and comments on non agenda items. Please limit comments to (3) three minutes.

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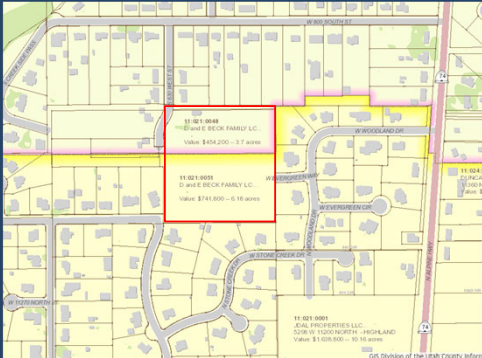


**PRELIMINARY PLAT EVERGREEN  
SUBDIVISION**

Item #1: Public Hearing / Ordinance  
*Administrative*

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Vicinity Map



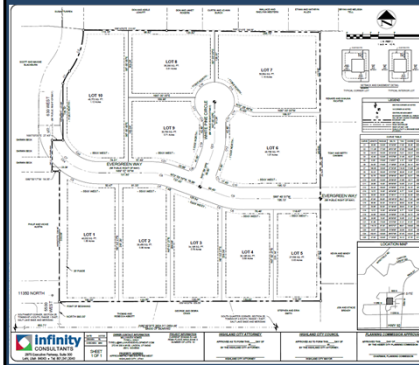
4

## Background

- June 2, 2020 City Council approved a boundary adjustment with Alpine City for 4.09 acres.

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## Plat



- 10.21 Acres
- 10 lot subdivision in the R-1-40 Zone
- 20' PU / Trail Property to be dedicated to Highland City
- Meets R-1-40 standards
  - Lot 5 is short on frontage due to 20' PU / Trail Property.

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## Citizen Participation

- DRC June 4, 2020 - 4 residents attended
- Planning Commission Notice:
  - Daily Herald
  - Public information site
  - Mailed to property owners within 500'
- Two written correspondence has been received.
  - Concerned about the trees being removed and not having fencing along the property.

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## Recommendation & Proposed Motion

The Planning Commission should hold a public hearing, accept the findings, and recommend approval of the proposed plat with the following stipulations:

1. The recorded plat conforms to the final plat date stamped February 27, 2020 except as modified by these stipulations.
2. All public improvements shall be installed as required by the City Engineer.
3. The civil construction plans shall meet all requirements as determined by the City Engineer.
4. A six-foot (6') fence shall be installed along the trail and fencing shall comply with all of Highland City fencing standards.
5. The 20' public utility and trail will need to be a dedicated parcel to Highland City.

I move that the Planning Commission accept the findings and recommend approval of the Preliminary Plat subject to the five (5) stipulations recommended by staff.

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**APPROVAL OF MINUTES**

- May 26, 2020