



HIGHLAND CITY

HIGHLAND CITY PLANNING COMMISSION AGENDA

Tuesday, July 28, 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:858 3259 6312**. Comments may also be emailed to planning@highlandcity.org prior to the meeting.

7:00 PM REGULAR SESSION (CITY COUNCIL CHAMBERS)

Call to Order – Chris Kemp, Chair

Invocation – Commissioner Mino Morgese

Pledge of Allegiance – Commissioner Claude Jones

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.)

2. PUBLIC HEARING: PRELIMINARY PLAT APPROVAL FOR 4-LOT SUBDIVISION TO BE KNOWN AS SPRUCE SUBDIVISION (PP-20-04)

Administrative

The Planning Commission will hold a public hearing to consider a request by Ferran Construction for Preliminary Plat approval of 4-lot subdivision to be known as Spruce Subdivision located approximately at 4562 W 11000 N. The Planning Commission will take appropriate action.

PASSED: 4:0- The commission voted to recommend approval of the preliminary plat. Next steps, City Council will review the Preliminary Plat. TBD the date.

3. ACTION: APPROVAL OF MEETING MINUTES *Administrative*

Regular Planning Commission Meeting June 23, 2020.

PASSED: 4:0- The commission voted to approve the minutes

4. PLANNING COMMISSION AND STAFF COMMUNICATION ITEMS

a. Future Meetings

- August 4, City Council Meeting, 7:00 pm, City Hall
- August 18, City Council Meeting, 7:00 pm, City Hall
- August 25, 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 23rd day of July, 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 23rd day of July, 2020 the above agenda notice was posted on the Highland City website at 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



1



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.

2

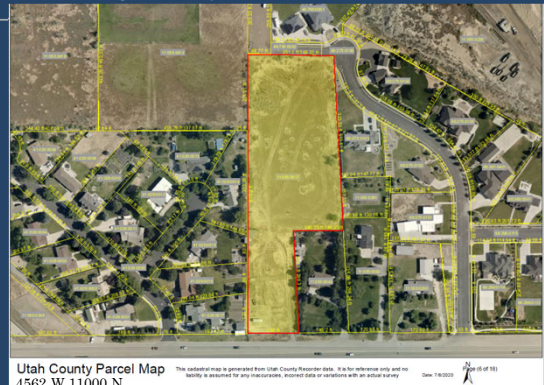


PRELIMINARY PLAT SPRUCE SUBDIVISION

Item #1: Public Hearing / Preliminary Plat
Administrative

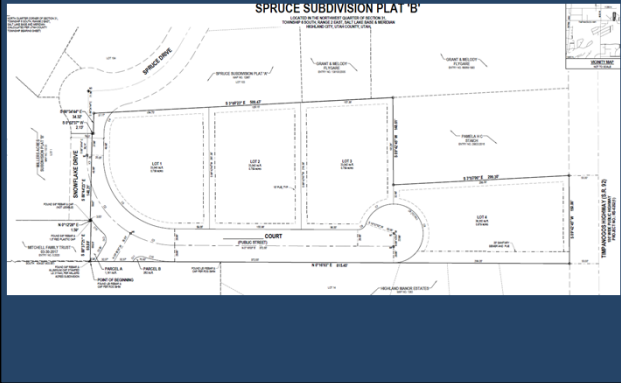
3

Vicinity Map



4

Plat



5

Citizen Participation

- DRC June 29, 2020 – No residents attended
- Planning Commission Notice:
 - Daily Herald
 - Public information site
 - Mailed to property owners within 500'
- One written correspondence received 7/27/20
 - Fine with proposed subdivision but requested future development not tie into Manor Drive.

6

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 final plat shall be in substantial conformance with the preliminary plat received May 19, 2020
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. No access to lot 4 shall be provided from SR92 / Timpanogos Highway. A one-foot NVAE easement shall be added to the south lot line and a note shall be placed on the plat
5. The 20' Sanitary Sewer and PUE demonstrated on Lot 4 shall be a dedicated open space public utility parcel dedicated to the City or an alternative location approved by the City Engineer that is located within city owned property or right of way.

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.

7



APPROVAL OF MINUTES

- June 23, 2020

8