



## HIGHLAND CITY

# HIGHLAND CITY PLANNING COMMISSION AGENDA

## Tuesday, August 25, 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:889 2958 1673**. 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 Claude Jones

Pledge of Allegiance – Commissioner Christopher Howden

### **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 14-LOT SUBDIVISION TO BE KNOWN AS ABERLOUR SUBDIVISION (PP-20-02)**

*Administrative*

The Planning Commission will hold a public hearing to consider a request by James Loveland for Preliminary Plat approval of 14-lot subdivision to be known as Aberlour Subdivision located approximately at 11020 N 5500 W. The Planning Commission will take appropriate action.

**APPROVED** – Planning Commission voted to recommend approval of the preliminary plat. Next steps, the plat will be reviewed by the City Council on September 15, 2020.

### **3. PUBLIC HEARING: PRELIMINARY PLAT APPROVAL FOR 70-LOT SUBDIVISION TO BE KNOWN AS THE HOLLOW SUBDIVISION (PP-20-05)**

*Administrative*

The Planning Commission will hold a public hearing to consider a request by Millhaven Development for Preliminary Plat approval of 70-lot subdivision to be known as The Hollow Subdivision located approximately at 10250 N 6531W. The Planning Commission will take appropriate action.

**APPROVED** – Planning Commission voted to recommend approval of the preliminary plat. Next steps, the plat will be reviewed by the City Council on September 15, 2020.

#### **4. PUBLIC HEARING/ORDINANCE: AMEND SECTION CHAPTER 3 ARTICLE 2 NONCONFORMING USES OF THE DEVELOPMENT CODE (TA-20-15)**

*Legislative*

The Planning Commission will hold a public hearing to consider a request by Highland City Staff to amend Chapter 3 Article 2 Nonconforming Uses of the Highland City Development Code relating to Nonconforming Uses. The Planning Commission will take appropriate action.

**APPROVED** – Planning Commission voted to recommend approval of the text amendment. Next steps, the plat will be reviewed by the City Council on September 15, 2020.

#### **5. PUBLIC HEARING/ORDINANCE: AMEND SECTION 5-8-105 OF THE DEVELOPMENT CODE RELATING TO STREETS (TA-20-14)** *Legislative*

The Planning Commission will hold a public hearing to consider a request by Highland City Staff to amend Section 5-8-105 of the Highland City Development Code relating to Streets. The Planning Commission will take appropriate action.

**APPROVED** – Planning Commission voted to recommend approval of the text amendment. Next steps, the plat will be reviewed by the City Council on September 1, 2020.

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

Regular Planning Commission Meeting July 28, 2020.

**APPROVED** – Planning Commission voted to approved the meeting minutes.

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

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

- September 1, City Council Meeting, 7:00 pm, City Hall
- September 15, City Council Meeting, 7:00 pm, City Hall
- September 22, Planning Commission Meeting, 7:00 pm, City Hall

*Legislative: An action of a legislative body to adopt laws or polices.*

*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 20th day of August, 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 20th day of August, 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.**