



## HIGHLAND CITY


# HIGHLAND CITY PLANNING COMMISSION AGENDA


Tuesday, February 23, 2021  
**Amended February 22, 2021**

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

### VIRTUAL PARTICIPATION

 YouTube Live: <http://bit.ly/HC-youtube>

 Zoom: Call 1-346-248-7799 Meeting ID: 879 5015 5460

 Email comments prior to meeting: [planningcommission@highlandcity.org](mailto:planningcommission@highlandcity.org)

### 7:00 PM REGULAR SESSION

Call to Order – Jerry Abbott, Chair

Invocation – Commissioner Seth Barrus

Pledge of Allegiance – Commissioner Chris Howden

### 1. UNSCHEDULED PUBLIC APPEARANCES

Please limit comments to three minutes per person. Please state your name.

### 2. PRESENTATIONS

a. **Annual Open Public Meeting Training** – *Rob Patterson, City Attorney*

### 3. CONSENT ITEMS

Items on the consent agenda are of a routine nature or have been previously studied by the Planning Commission. They are intended to be acted upon in one motion. Commissioners may pull items from consent if they would like them considered separately.

a. **Approval of Meeting Minutes** *Administrative*

Regular City Council Meeting – January 26, 2021

**APPROVED** – *Voted 7:0. Approved minutes will become part of the permanent record.*

### 4. PUBLIC HEARING/ORDINANCE: TEXT AMENDMENT - STORAGE FACILITIES IN THE PROFESSIONAL OFFICE ZONE *Legislative*

The Planning Commission will hold a public hearing to consider a request by Isaac Patterson to amend Section 3-4929 in the Development Code relating to storage facilities in the Professional Office Zone. The Planning Commission will take appropriate action.

**Recommended APPROVAL** – *No resident comment. The Commission clarified that the leasing of moving vehicles is only being allowed for the storage facility, not the rest of the zone. The applicant also shared that the leasing will be a service for the public, not just for renters of the storage units. The purpose of allowing two vehicles to be visible is for easy pickup and drop off. The Planning Commission recommended approval of the text amendment. Voted 6:0.*

*Next Step: City Council will review the request on March 2, 2021 – public hearing.*

**5. PUBLIC HEARING/ORDINANCE: GENERAL PLAN AMENDMENT – NEIGHBORHOOD OPTION TRAILS** *Administrative*

The Planning Commission will hold a public hearing to consider a request by the City Council to amend the General Plan to reclassify Neighborhood Option Trails in the Trails Master Plan to Neighborhood Trails. The Planning Commission will take appropriate action.

*Recommended APPROVAL – No resident comment. The Planning Commission recommended approval of the text amendment. Voted 7:0.*

*Next Step: City Council will review the request on March 2, 2021 – public hearing.*

**6. DISCUSSION: SHIPPING CONTAINERS** – *Kellie Bronson, Planner & GIS Analyst*

*The Planning Commissioners discussed whether or not shipping containers should be permitted in residential zones. The discussion involved setbacks, easements, time limits, etc. The Commission decided they would be more aware of the issue and email staff with comments and opinions.*

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

The Planning Commission may discuss and receive updates on City events, projects, and issues from the Planning Commissioners and city staff. Topics discussed will be informational only. No final action will be taken on communication items.

**a. Future Meetings**

- March 2, City Council Meeting, 7:00 pm, City Hall
- March 16, City Council Meeting, 7:00 pm, City Hall
- March 23, 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 Planning Commission may participate electronically via telephone, Skype, or other electronic means during this meeting.

### **CERTIFICATE OF POSTING**

I, Kellie Bronson, the Planning Coordinator, certify that the foregoing agenda was posted at the principal office of the public body, at the Lone Peak Fire Station and Lone Peak Police Station, on the Utah State website (<http://pmn.utah.gov>), and on Highland City's website ([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 Planning Commission, staff and the public.

Posted and dated this agenda 18<sup>th</sup> of February, 2021.

**Kellie Bronson, Planning Coordinator**

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