



## HIGHLAND CITY


# HIGHLAND CITY PLANNING COMMISSION AGENDA


## Tuesday, March 23, 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: 895 2644 1484

 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 Claude Jones

Pledge of Allegiance – Commissioner Mino Morgese

#### 1. UNSCHEDULED PUBLIC APPEARANCES

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

#### 2. 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 Planning Commission Meeting – February 23, 2021

*APPROVED – Voted 6:0. Approved minutes will become part of the permanent record.*

#### 3. PRELIMINARY/FINAL PLAT CONCURRENT REVIEW: HIGHLAND MARKETPLACE *Administrative*

The Planning Commission will hold a public hearing to consider a request by MNG Management LLC for approval of a 7-lot subdivision to be known as Mid-town Highland Marketplace Subdivision. The property is located at the northwest corner of Alpine Highway and Timpanogos Highway. The Planning Commission will take appropriate action.

*Recommended APPROVAL – No resident comment. Commissioners discussed traffic and access issues of the site. It was asked if the residential street to the west of the plat would need an emergency turn around because of the wall prohibiting access to the commercial subdivision. The street is approximately 343 feet long and therefore does not require an emergency turn-around. Voted 6:0.*

#### 4. SITE PLAN: HIGHLAND TOWN PLAZA WEST PAD *Administrative*

The Planning Commission will consider a request by Daniel Schmidt on behalf of WPI Enterprises, Inc., for approval of a Site Plan and architectural review of a retail building located at approximately 5513 W 11000 N. The Planning Commission will take appropriate action.

**APPROVED** – The Planning Commission approved the architectural plans. *Voted 6:0.*

**Recommended APPROVAL** – The Commission added an additional stipulation on the recommendation to the Council of the Site Plan. This stipulation was that a directional signage plan to address drive thru signage and customer parking be approved by staff. *Voted 5:1.*

## **5. MINOR SUBDIVISION FINAL PLAT: HIGHLAND TOWN PLAZA**

### *Administrative*

The Planning Commission will hold a public hearing to consider a request by Daniel Schmidt on behalf of WPI Enterprises, Inc., for approval of a proposed 3-lot subdivision located at approximately 5513 W 11000 N. The Planning Commission will take appropriate action.

**Recommended APPROVAL** – No resident comment. *Voted 6:0.*

## **6. 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 30, City Council Meeting, 7:00 pm, City Hall
- April 20, City Council Meeting, 7:00 pm, City Hall
- April 27, 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 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 March, 2021.

Kellie Bronson, Planning Coordinator

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