



## HIGHLAND CITY


# HIGHLAND CITY PLANNING COMMISSION AGENDA


## Tuesday, June 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: 833 2822 7779

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

### 7:00 PM REGULAR SESSION

Call to Order – Jerry Abbott, Chair **Mino Morgese, Vice Chair**

Invocation – Commissioner Mino Morgese

Pledge of Allegiance – Commissioner Audrey Moore

#### 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 – May 25, 2021

**APPROVED** – *Voted 4:0. Approved minutes will become part of the permanent record.*

#### 3. PUBLIC HEARING: TEXT AMENDMENT: PARCEL BOUNDARY ADJUSTMENTS, LOT LINE ADJUSTMENTS, AND PLAT AMENDMENTS

*Administrative*

The Planning Commission will hold a public hearing to consider a request by Highland City Staff to amend several sections of the Development Code related to parcel boundary adjustments, lot line adjustments, and plat amendments to be consistent with House Bill 409. The Planning Commission will take appropriate action.

**Recommended APPROVAL** – *No resident comments. Voted 4:0.*

#### 4. PUBLIC HEARING: TEXT AMENDMENT: ACCESSORY DWELLING UNIT

*Administrative*

The Planning Commission will hold a public hearing to consider a request by Highland City Staff to amend Section 3-624 Accessory Dwelling Unit to be consistent with House Bill 82. The Planning Commission will take appropriate action.

Recommended APPROVAL – No resident comments. Clarification of the difference between an Accessory Dwelling Unit and a short-term rental (Airbnb) was made. *Voted 4:0.*

**5. PUBLIC HEARING: TEXT AMENDMENT: CONDITIONAL USE UPDATE**  
*Administrative*

The Planning Commission will hold a public hearing to consider a request by Highland City Staff to amend several sections in Chapter 4 Conditional Use Procedure in the Development Code to be consistent with House Bill 409. The Planning Commission will take appropriate action.

Recommended APPROVAL – No resident comments. Objective standards for conditional uses needed to be added as per HB 409. *Voted 4:0.*

**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**

- July 6, City Council Meeting, 7:00 pm, City Hall
- July 20, City Council Meeting, 7:00 pm, City Hall
- July 27, 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 17<sup>th</sup> of June, 2021.

Kellie Bronson, Planning Coordinator

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