



HIGHLAND CITY


HIGHLAND CITY PLANNING COMMISSION AGENDA

Tuesday, January 25, 2022

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

VIRTUAL PARTICIPATION

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

 Email comments prior to meeting: planningcommission@highlandcity.org

7:00 PM REGULAR SESSION

Call to Order – Jerry Abbott, Chair

Invocation – Commissioner Audrey Moore

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 – November 16, 2021

APPROVED – *Voted 5:0. Approved minutes will become part of the permanent record.*

3. PUBLIC HEARING: TEXT AMENDMENT - FREESTANDING SIGNS

Legislative

The Planning Commission will hold a public hearing to consider a request by Joe Ham to amend Sections 3-707 and 3-710 of the Development Code relating to commercial freestanding signs. The Planning Commission will take appropriate action.

The Planning Commission held a public hearing on January 25th, 2022. There was one resident that objected to the request. They raised concerns regarding Highland's residential nature and the community design element of the General Plan.

The Planning Commission found general concerns with the height and location of the signs. The Commission discussed possibly continuing the item, but the applicant preferred to forward the request on to the City Council, as there are leasing deadlines they are hoping to meet.

The Planning Commission voted to recommend DENIAL of the proposed text amendment

due to concerns with the proposed height and depth of the signs. *Voted 5:0.*

They did make clear that they were in favor of the proposed lighting and letter style, and the landscaping changes. Each Commissioner shared their preferences for the amendment:

- Commissioner Howden favored a 20-foot height maximum and to keep the existing location requirements.
- Commissioner Moore approved of a 25-foot height maximum and decreasing the 7-foot-tall rock base to a 3-foot base.
- Commissioner Morgese agreed with Commissioner Moore's recommendation.
- Commissioner Abbott favored a 20-foot height maximum and had concerns with the location for the residents across Alpine Hwy.

4. ARCHITECTURAL REVIEW: HIGHLAND MARKETPACE *Administrative*

The Planning Commission will consider a request by Joe Ham, representing MNG Highland Development LLC, for approval of the architecture of (3) buildings in the Highland Marketplace. The Planning Commission will take appropriate action.

The Planning Commission reviewed the request on January 25th, 2021. The Commissioners shared their appreciation for the updated elevations. The Commission recommended **APPROVAL** of the proposed architectural plans subject to the two (2) stipulations recommended by staff:

1. All signage shall require a separate permit and meet the requirements of the Development Code.
2. The roofline shall be adjusted to meet the requirements in the Development Code.

Voted 5:0.

5. TRAINING: GRAMA and OPMA

City Attorney Rob Patterson will provide training on GRAMA (Government Records Access Management Act) and OPMA (Open & Public Meetings Act).

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

- February 1, City Council Meeting, 7:00 pm, City Hall
- February 15, City Council Meeting 7:00 pm, City Hall
- February 22, Planning Commission Meeting, 7:00 pm, City Hall
- March 1, City Council Meeting 7:00 pm, City Hall
- March 15, City Council 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 Smith, 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).

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 20th day of January, 2022.

Kellie Smith, Planning Coordinator

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