



HIGHLAND CITY PLANNING COMMISSION AGENDA

Tuesday, January 26, 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: 826 8836 9589
- ✉ Email comments prior to meeting: planningcommission@highlandcity.org

7:00 PM REGULAR SESSION (CITY COUNCIL CHAMBERS)

Call to Order – Jerry Abbott, Vice Chair

Invocation – Commissioner Chris Howden

Pledge of Allegiance – Commissioner Claude Jones

1. RECOGNITION

Chris Kemp will be recognized for his dedication and service on the Planning Commission.

2. OATH OF OFFICE

The City Recorder will administer the oath of office to Planning Commission Member Audrey Moore and Alternate Planning Commission Member Tyler Standifird.

3. 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.)

4. PUBLIC HEARING/ORDINANCE: TEXT AMENDMENT – PERMITTED USES IN CR ZONE *Legislative*

The Planning Commission will hold a public hearing to consider a request by Joe Ham to amend Section 3-4351 of the Highland City Development Code relating the permitted use in the CR Zone. The Planning Commission will take appropriate action.

Recommended APPROVAL – No resident comment. The Planning Commission recommended approval of the text amendment. Voted 6:0.

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

5. SITE PLAN/ARCHITECTURAL REVIEW: HIGHLAND MARKETPLACE

Administrative

The Planning Commission will consider a request by MNG Management LLC for approval of a site and architectural plan approval for six (6) office and retail buildings located at

approximately 5300 W 11000 N in the Highland Marketplace subdivision. The Planning Commission will take appropriate action.

Recommended APPROVAL – The Planning Commission discussed the issues with lack of access to the site. A stipulation was added to have Staff contact UDOT with the plans. *Voted 6:0.*

Next Step: City Council will review the request on February 2, 2021.

6. SITE PLAN, ARCHITECTURAL REVIEW, AND BUILDING HEIGHT INCREASE: LONE PEAK VILLAGE OFFICE 2 *Administrative*

The Planning Commission will consider a request by Daniel Schmidt on behalf of WPI Enterprises, Inc., for approval of a site plan, architectural review, and building height increase for an office building located at approximately 5457 W 11000 N. The Planning Commission will take appropriate action.

APPROVED – The Planning Commission approved the architectural plans as well as the request to increase the building height from 30' to 34'-6". *Voted 6:0.*

Recommended APPROVAL – The Planning Commission recommended approval of the site plan to the City Council. *Voted 6:0.*

Next Step: City Council will review the request on February 2, 2021.

7. PUBLIC HEARING: MINOR SUBDIVISION - SUNSET MOUNTAIN PLAT E

Administrative

The Planning Commission will hold a public hearing to consider a request by Berg Civil Engineering for minor subdivision approval of Sunset Mountain Plat E, a 1-lot subdivision. The Planning Commission will take appropriate action.

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

Next Step: City Council will review the request on February 2, 2021.

8. PUBLIC HEARING: PRELIMINARY PLAT - TEN SEVEN HUNDRED

Administrative

The Planning Commission will hold a public hearing to consider a request by McKay Christensen for Preliminary Plat approval of Ten Seven Hundred, a proposed 42-lot attached single family subdivision. The Planning Commission will take appropriate action.

Recommended APPROVAL – No resident comment. Some clarifications were made on fire access and fencing by the developer. *Voted 6:0.*

Next Step: City Council will review the request on February 2, 2021.

9. OTHER BUSINESS:

- Chairman and Vice Chairman elections

10. ACTION: APPROVAL OF MEETING MINUTES *Administrative*

Regular Planning Commission Meeting December 8, 2020.

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

11. PLANNING COMMISSION AND STAFF COMMUNICATION ITEMS

a. Future Meetings

- February 2, City Council Meeting, 7:00 pm, City Hall

- February 16, City Council Meeting, 7:00 pm, City Hall
- February 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

The undersigned does hereby certify that the above agenda notice was posted in three public places within Highland City limits on this 21st day of January, 2021. 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 21st day of January, 2021 the above agenda notice was posted on the Highland City website at 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.

Kellie Bronson
Planning Coordinator

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