



HIGHLAND PLANNING COMMISSION AGENDA

TUESDAY, DECEMBER 10, 2024

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: Audrey Moore

Invocation: Claude Jones

Pledge of Allegiance: Christopher Howden

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. They are intended to be acted upon in one motion. Items on the consent agenda may be pulled for separate consideration.

- a. **Approval of Meeting Minutes - October 22, 2024 General City Management**
Heather White, Deputy City Recorder

3. ACTION ITEMS

- a. **ACTION: Public Hearing - Vista Ridge Subdivision Preliminary Plat Land Use (Administrative)**
Rob Patterson, City Attorney/Planning & Zoning Administrator
The Planning Commission will conduct a public hearing and consider granting preliminary plat approval for a two-lot subdivision known as Vista Ridge.
- b. **PUBLIC HEARING/ORDINANCE: Text Amendment - Town Center Commercial Setbacks Development Code Update (Legislative)**
Rob Patterson, City Attorney/Planning & Zoning Administrator
The Planning Commission will consider a request from Highland Town Plaza, LP/WPI to amend the maximum setback requirement of the Town Center Commercial Retail District to allow for a pickup/drive thru lane along Town Center Blvd for lot 3 of the Town Center development.
- c. **PUBLIC HEARING/ORDINANCE: Text Amendment - Lot Combination Zoning Standards Development Code Update (Legislative)**
Rob Patterson, City Attorney/Planning & Zoning Administrator
The Planning Commission will consider a request from staff to amend the City's lot combination code to allow the City to treat approved combinations of property as a single property for zoning purposes.

4. COMMUNICATION ITEMS

Communication items are informational only. No final action will be taken.

a. 2025 Meeting Schedule

b. Resident Survey Update and General Plan Workshop Jan 28, 2025

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 during this meeting.

CERTIFICATE OF POSTING

I, Rob Patterson, certify that the foregoing agenda was posted at the principal office of the public body, 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 on the 5th day of December, 2024

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