



HIGHLAND PLANNING COMMISSION AGENDA

TUESDAY, APRIL 22, 2025

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: Chair Christopher Howden

Invocation: Chair Christopher Howden

Pledge of Allegiance: Commissioner Debra Maughan

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 - March 25, 2025** *Heather White, Deputy City Recorder*

3. ACTION ITEMS

- a. **PUBLIC HEARING/ORDINANCE: Property Boundary Adjustment Regulations (SB104)** *Land Use (Legislative)*
Rob Patterson, City Attorney/Planning & Zoning Administrator
The Planning Commission will consider proposed text amendments related to the procedures for adjusting property boundaries and combining properties.
- b. **PUBLIC HEARING/ORDINANCE: Adoption of Fire Code Appendices (HB368)** *Land Use (Legislative)*
Rob Patterson, City Attorney/Planning & Zoning Administrator
The Planning Commission will consider a proposed text amendment to adopt all appendices of the state fire code.
- c. **PUBLIC HEARING/ORDINANCE: Procedures for Classification and Approval of New Business Uses (SB179)** *Land Use (Legislative)*
Rob Patterson, City Attorney/Planning & Zoning Administrator
The Planning Commission will consider a proposed text amendment to create city-wide procedures to review new and unlisted business uses within non-residential zones.
- d. **PUBLIC HEARING/ORDINANCE: Land Use Regulation Updates per HB 368** *Land Use (Legislative)*
Rob Patterson, City Attorney/Planning & Zoning Administrator

The Planning Commission will consider proposed text amendments to reflect and incorporate changes to land use development procedures as required by HB 368.

4. COMMUNICATION ITEMS

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

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, City Attorney/Planning & Zoning Administrator, 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 17 day of April, 2025
& Zoning Administrator

Rob Patterson, City Attorney/Planning

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