

**Perry City Planning Commission  
3005 South 1200 West  
7:00 PM June 11, 2015**

**Members Present:** Chairman Vicki Call, Commissioner Blake Ostler, Commissioner Tom Peterson, and Commissioner Toby Wright

**Members Excused:** Commissioner Travis Coburn, Commissioner Lawrence Gunderson, and Commissioner Mark Lund.

**Others Present:** Council Member Brady Lewis, Codey Illum, Perry City Planner, Greg Westfall, Perry City Administrator, Susan Obray, Minutes Clerk, Lani Braithwaite

**1. 7:00 p.m.- Call to Order and Opening Ceremonies**

**A. Invocation-Vicki Call**

Invocation was given by Chairman Call

**B. Pledge Allegiance to the U.S. Flag-Lawrence Gunderson**

The Pledge of Allegiance was led by Commissioner Lawrence Gunderson

**C. Declare Conflicts of Interest, If any**

There were no conflicts of interest.

**D. Review and Adopt the Agenda**

**MOTION:** Commissioner Peterson moved to adopt the agenda.

Commissioner Ostler seconded the motion. All in favor.

**E. Approval of the April 23, 2015 Minutes**

Commissioner Ostler made some recommendations for some grammatical changes to the minutes.

**MOTION:** Commissioner Peterson moved to approve the minutes with corrections. Commissioner Ostler seconded the motion. All in favor.

**F. Make Assignment for Representative to Attend City Council Meetings (June 18<sup>th</sup> and July 2<sup>nd</sup> )**

Commissioner Peterson will attend the June 18<sup>th</sup> City Council Meeting and Commissioner Ostler will attend the July 2<sup>nd</sup> meeting.

**G. City Council Report given by Council Member Lewis**

Council member Lewis did not have anything to report from the City Council.

**2. Approx. 7:10 p.m. Public Comments and Public Hearings**

**A. Public Hearing on Ordinance 15-F Adopting Regulations Relating to Flag Lots.**

**MOTION:** Commissioner Peterson moved to open the public hearing regarding Ordinance 15-F Adopting Regulations Relating to Flag Lots. Commission Wright seconded the motion. All in favor.

There were no public comments regarding Ordinance 15-F Regulations Relating to Flag Lots.

**MOTION:** Commissioner Peterson moved to close the public hearing and open the regular meeting. Commissioner Wright seconded the motion. All in favor.

**B. Public Comments**

Lani Braithwaite asked for clarification on what zones the large animals were not permitted. Chairman Call stated that the recommended changes are that large animals will be eliminated in the RE1/2, R1/2, R1/3, R1, and R2 zones.

**3. Land Use Applications**

A. None

**4. Land Use Ordinances, Zoning, Design Guidelines, General Plan**

**A. Discussion/Action Regarding Ordinance 15-F Adopting Regulations Relating to Flag Lots**

Commissioner Ostler stated that he had several recommendations to the Flag Lot Ordinance. He began on letter (D) which reads “No building or construction, except for driveways shall be allowed on the staff portion of a flag lot. Road surfaces on private access ways shall have a minimum twelve (12) foot finish road surface capable of supporting a 20-ton weight capacity with a surface approved by the City Engineer and that meets the current standards.” Commissioner Ostler recommended removing “and meets the current standards.” He continued on Letter I which reads “a minimum turnout measuring at least 10 feet by 30 feet shall be provided adjacent to the traveled surfaces of the access strip at a maximum distance of 100 feet from the street. A turn around area shall also be provided at the home location to allow fire-fighting equipment to turn around. This area shall be a year round surface capable of supporting fire equipment. The Fire District shall be given a plan showing the location of the proposed home and may impose other restrictions or guidelines that are deemed necessary.” He recommended removing “at a maximum distance of 100 feet from the street. A turn around area shall also be provided at the home location.” He suggested after “surfaces of the access strip,” adding “at the home location.” He continued with Letter (I) referring to “The Fire District.” He said we don’t have a fire district and suggested that it change to say “The current fire department.” Commissioner Ostler stated that on the last page “No” should be lower case. He suggested on

Letter (K) that instead of “shall be determined” it would sound better as “may be determined.” Commissioner Ostler stated on the last page there are two section 3’s and the last section should be changed to section 4.

Susan suggested that Letter L be removed because there is not an Appendix A-4.

**MOTION:** Commissioner Peterson moved to recommend Ordinance 15-F Regulations Relating to Flag Lots with the recommended changes to the City Council. Commissioner Wright seconded the motion. Roll call vote.

Commissioner Peterson   yes  
Chairman Call       yes

Commissioner Wright yes  
Commissioner Ostler   yes

**Motion Approved:** 4 yes 0 no

**B. Discussion Regarding the Sign Ordinance**

This agenda item was not ready for discussion at this meeting. It will be moved to the July meeting.

**5. Review Next Agenda And Adjourn**

**A. Review Agenda Items for Thursday July 9, 2015**

- (1)** Suncrest Subdivision Phase 1
- (2)** Lot Line Adjustment
- (3)** Sign Ordinance

Commissioner Ostler would like to have a discussion regarding the Conservation Subdivision Ordinance. He said that they do this in Farmington and it works really well for them. He would like to discuss it further.

**B. Motion to Adjourn**

**MOTION:** Commissioner Peterson moved to adjourn. Commissioner Wright seconded the motion. All in favor.