

**Perry City Planning Commission
3005 South 1200 West
7:00 PM March 3, 2016**

Members Present: Chairman Blake Ostler, Commissioner Vicki Call, Vice Chairman Travis Coburn.

Members Excused: Commissioner Craig Pickett, Commissioner Lawrence Gunderson, and Commissioner Devin Miles.

Others Present: Greg Westfall, Perry City Administrator; Susan K. Obray, Minutes Clerk, Shara Holt, Kevin Toyn, Carrie Hansen, Kim Reeder, Bill Morris, Kurt Bailey.

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

Chairman Ostler welcomed and called the March 3, 2016 meeting to order.

A. Invocation- Travis Coburn

Invocation was given by Vice Chairman Coburn.

B. Pledge Allegiance to the U.S. Flag-Vicki Call

The Pledge of Allegiance was led by Commissioner Call.

C. Declare Conflicts of Interest, If any

No conflict of interest.

D. Review and Adopt the Agenda

MOTION: Commissioner Call moved to adopt the agenda. Commissioner Coburn seconded the motion. Roll call vote.

Commissioner Call Yes

Vice Chairman Coburn Yes

Chairman Ostler Yes

Motion Approved: 3 Yes 0 No

E. Approval of the February 4, 2016 Minutes

Commissioner Call had two grammatical changes and Blake Ostler had 3 clarifications to the February 4, 2016 minutes.

MOTION: Commissioner Call moved to approve the minutes with the suggested changes. Vice Chairman seconded the motion. Roll call vote.

Commissioner Call Yes Vice Chairman Coburn Yes

Chairman Ostler Yes

Motion Approved: 3 Yes 0 No

F. Make Assignments for Representative to Attend City Council Meeting(s) (March 10, 2016, and March 24, 2016)

None of the Commissioners that were in attendance would be able to attend the March 10, 2016 City Council Meeting. Vice Chairman Coburn will attend the March 24, 2016 City Council Meeting.

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

A. Public Hearing Regarding an Application for a lot line amendment in Maple Hills Subdivision Lots 13 & 15 which is located approx. Maple Hills Drive and 75 East. Applicant Matt & Carrie Hansen.

MOTION: Vice Chairman Coburn moved to close the regular meeting and open the public hearing. Commissioner Call seconded the motion. Roll call vote.

Commissioner Call Yes Vice Chairman Coburn Yes

Chairman Ostler Yes

Motion Approved: 3 Yes 0 No

There were no public comments regarding this application.

MOTION: Commissioner Call moved to close the public hearing portion of the meeting and open the regular meeting. Vice Chairman Coburn seconded the motion. Roll call vote.

Commissioner Call Yes Vice Chairman Coburn Yes

Chairman Ostler Yes

Motion Approved: 3 Yes 0 No

B. Public Comments

There were no public comments.

3. Land Use Applications

A. An Application for a lot line amendment in Maple Hills Subdivision Lots 13&15 which is located approx. Maple Hills Drive and 75 East. Applicant Matt Hansen.

Carrie Hansen stated that they bought lot 13 in Maple Hills Subdivision. She stated that they own lot 15 which has their home on it and want to combine the lots together to make one big lot. She said that they will eventually landscape lot 13. Greg Westfall stated that he sat down with Matt Hansen and went over the pros and cons of combining the lots into one big lot. Greg stated that after they talked, Mr. Hansen is still very comfortable moving forward.

MOTION: Vice Chairman Coburn moved to approve the application for the lot line amendment for Maple Hills combining lots 13 & 15 to make lot 31. Commissioner Call seconded the motion. Roll call vote.

Commissioner Call Yes Vice Chairman Coburn Yes

Chairman Ostler Yes

Motion Approved: 3 Yes 0 No

4. Land Use Ordinances, Zoning, Design Guidelines, General Plan, Etc.
A. Discussion/Action Regarding the Large Animal Ordinance and Land Use Chart

Chairman Ostler stated that this is a follow-up regarding the Large Animal Ordinance and Land Use Chart that they have been discussing in the last couple of meetings. Chairman Ostler asked Commissioner Call to bring the Planning Commission up to speed.

Commissioner Call explained that last month there was an update regarding the Large Animal Ordinance and there were several things that the commission wanted changed. She said so the changes have been incorporated into the ordinance that they received in their packet. Commissioner Call stated that the version that is in their packet will be presented to the City Council for them to vote on. She said the things that we went over last time that have been incorporated, primarily dealt with the language on how we wanted to clarify the setbacks specifically the one in Sections 1 and 2. She said we specified the setback behind the house or the main dwelling that was on the property. Commissioner Call stated in section 3 they wanted to make sure that small animals were contained to the property with no further restrictions. She said the language for setbacks have been in both section 1 and 2.

Commissioner Call stated that the land use chart is also attached and reflects the change in the RE1/2 from Conditional Use to Permitted Use. She stated that the note referred to Conditional Use Permits which have been removed from section 1. She explained that we are no longer allowing conditional use permits for large animals in residential zones. Commissioner Call stated when it is put on the City Council agenda the Planning Commission members need to be there to answer questions from the council. Commissioner Call stated that residents who currently have animals will be grandfathered in and the city is going to take care of that.

Greg Westfall stated that grandfathering would be an administrative process where we would see what has been done historically and create a list and keep track of those properties. He said we are going to error in the favor of the landowners in this case. Greg stated the purpose is not to take away a right that a person has when they have that right currently, it is trying to regulate. Chairman Ostler asked if it was ready to move forward to City Council. Greg Westfall stated that it would be helpful if there were planning commission members at the City Council to answer questions. Commissioner Call asked if

there would be a public hearing. Greg Westfall stated that there would be a public hearing at the City Council.

Vice Chairman Coburn stated one thing he would like to see at the City Council is the old ordinance and the ordinance with the changes that the Planning Commission has made for them see. Commissioner Call asked when this ordinance would go to City Council. Greg Westfall stated that it would be on the March 24th agenda. Commissioner Call asked if it could be held at a later meeting so that she could attend. Chairman Ostler stated that we could take action on April 7th and then it could be put on the April 14th City Council meeting. Greg Westfall stated that they could table it for this meeting and have it on the April 7th meeting. Chairman Ostler stated that he would like to see planning commission representation at the council meeting. Chairman Ostler stated that he would get with the Mayor and see if it could be put on the April 14th City Council agenda.

5. Training

A. Training on Open Meetings Law, Non-Discrimination, GRAMA, and 10 year review of LUDMA

Bill Morris presented training on Open Meetings Law, Non-discrimination, GRAMA, and 10 year review of LUDMA. Attached to the minutes are the training power points that he presented.

6. Review Next Agenda and Adjourn

A. Review Agenda Items for Thursday, April 7, 2016

(1) Large Animal Ordinance with Land Use Chart

B. Adjourn

MOTION: Commissioner Call moved to adjourn. Vice Chairman Coburn seconded the motion. Roll call vote.

Chairman Ostler Yes Vice Chairman Coburn Yes
Commissioner Call Yes

Motion Approved: 3 Yes 0 No