

PERRY CITY PLANNING COMMISSION MEETING THURSDAY, January 6, 2011
7:00 P.M. PERRY CITY OFFICE BUILDING—CITY COUNCIL ROOM
3005 S. 1200 W. PERRY, UTAH

PLANNING COMMISSIONERS PRESENT: , Dave Curtis (Chair) Steven Pettingill, Harlan Brewer, Don Higley, Jerry Nelson , Mark Anderson, Dave Walker. Others Present: Duncan Murray, City Administrator/Attorney; Codey Illum, Perry City Building Official ; Tom Peterson, Councilman; Susan K. O Bray, Minutes Clerk; Lani Braithwaite, Lorin Gardner, City Engineer; Todd Bischoff

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

A. Pledge Allegiance to the U.S. Flag

Conducted by Chairman Curtis

B. Declare Conflicts of Interest, IF any

Questions initiated by Chairman Curtis. None existed.

C. Review and Adopt the Agenda

MOTION: Comm. Brewer moved to adopt the agenda as is. Comm. Walker seconded the motion. All in favor.

2. Public Hearings and Public Comments

Rules: **(1)** Please speak only once (maximum of 3 minutes) per agenda item. **(2)** Please speak in a courteous and professional manner. **(3)** Do not speak to specific member(s) of the Planning Commission, staff, or public (please speak to the Chair or to the Commission as a group). **(4)** Please present possible solutions for all problems identified. **(5)** Action may not be taken during this meeting if the item is not specifically on the agenda.

A. Public Hearing regarding Ordinance 11-A and Resolution 11-1 to re-codify the Perry Municipal Code to include all amendments, additions, and changes in Perry City's ordinances and resolutions.

Mr. Murray handed out a chart that details all the ordinances and resolutions that have been approved in 2009 and 2010. The last time the ordinances and resolutions were codified was in 2008. The binders and disks are going to be updated, and will also be updated on the website. The pages in the Planning Commissioners books will be changed out will the updated pages. They will also receive a disk.

MOTION: Comm. Walker moved to close the regular meeting and open the public hearing. Comm. Anderson seconded the motion. All in favor.

No comment from the public.

MOTION: Comm. Comm. Pettingill moved to close the public hearing and return to the regular meeting. All in favor.

B. Public Comment

None.

3. Land Use Application (Administrative Action)

Rules: (1) Documentation must be submitted to the planning staff two weeks in advance. (2) The applicant or a representative must be present for action to be taken.

A. None

**4. Land Use Ordinances, Zoning, Design Guidelines, General Plan, Etc.
(Planning and Quasi-Legislative Action)**

A. Recommendation to City Council regarding Ordinance 11-A and Resolution 11-1 to re-codify the Perry Municipal Code to include all amendments, additions, and changes in Perry City's ordinances and resolutions.

Comm. Brewer asked if this was just to change the books with the additions and amendments. Mr. Murray stated that was correct.

MOTION: Comm. Walker moved to recommend to the City Council regarding Ordinance 11-A and Resolution 11-1 to re-codify the Perry Municipal Code. Comm. Anderson seconded the motion. All Approved.

Comm. Pettingill yes

Comm. Anderson yes

Comm. Brewer yes

Comm. Nelson yes

Comm. Walker yes

Comm. Higley yes

Chair. Curtis yes

Motion Approved: yes 7 no 0

B. A general plan map and zoning map amendment, initiated by Perry City, to revert back from 1/3 acre (no animal rights) on both maps to RE ½ (half acre, with animal rights) on both maps, regarding the "Billings property", located north of 3000 South and west of Highway 89 (parcel number 02-029-0016, 02-029-0063/02-029-0105 and 02-029-0076)

Mr. Murray stated he has handed out some more documentation, including minutes from the City Council and Planning Commission. The City Council and Planning Commission were amending the General Plan map and the zoning map at the same time. The general plan map and zoning map was approved which took this property from ½ acre to 1/3 acre. Mr. Murray also included the development agreement. The agreement states that if the developer does not provide said \$50,000 amount within 18 months of the date that the City completes the referenced General Plan Map Amendment and Zoning Map Amendment, then Perry City reserves the right to

revert back the General Plan Map and Zoning Map. (From 1/3 acre to ½ acre). Mr. Murray also included a copy of the notice that show it was initiated by Perry City to revert back from 1/3 acre to ½ acre, also attached was everyone that was sent a notice.

MOTION: Comm. Walker moved to recommend this general plan to revert 1/3 acre to ½ acre. Comm. Brewer seconded the motion. All approved.

Comm. Pettingill	yes	Comm. Anderson	yes
Comm. Brewer	yes	Comm. Nelson	yes
Comm. Walker	yes	Comm. Higley	yes
Chair. Curtis	yes		

5. Training, Handouts, and Reports

A. City Council Report-Tom Peterson

Councilman Peterson stated the City Council had the White Property on the agenda. It was a split decision with the Mayor making the deciding vote. It was voted against the approval of the rezone.

B. Training by Duncan Murray regarding Perry Municipal Code

Mr. Murray went over the Perry Municipal Code books. There are three volumes, land use and general plan ordinances, non-use land ordinances and the police code. The Planning Commission uses the land use and general plan ordinance volume. He explained how the titles, chapters and sections are broken up. Mr. Murray went over some of the titles that are in the book. Mr. Murray stated this will be put on the web site for the public. Mr. Murray covered the impact fees, general plan, and the land use chart. He also went over some of the new and updated ordinances. The Perry Municipal Code will be put on disks for the Planning Commission members.

C. Approve Minutes of December 2, 2010

D. **MOTION:** Comm. Pettingill moved to approve the December 2, 2010 minutes.

Comm. Brewer seconded the motion. All in favor.

6. Review Next Agenda and Adjourn

A. Add Agenda Items requested by Planning Commission

Codey Illum stated there are some new things coming to town. A new LDS chapel and a Dairy Queen will be in where the Center Street Grill is. Shirlene Pecks new office building, a dance studio.

B. Motion to Adjourn

C. **MOTION:** Comm. Brewer moved to adjourn. Comm. Anderson seconded the motion.

All in favor.