

PERRY CITY PLANNING COMMISSION MEETING THURSDAY, March 3, 2011
7:00 P.M. PERRY CITY OFFICE BUILDING—CITY COUNCIL ROOM
3005 S. 1200 W. PERRY, UTAH

PLANNING COMMISSIONERS PRESENT: David Curtis (Chair), Steven Pettingill, Todd Bischoff, Mark Anderson, David Walker

Others Present: Duncan Murray, City Administrator, City Attorney; Codey Illum, Perry City Building Official; Tom Peterson, Councilman; Susan K. Obray, Minute Clerk; Lani Braithwaite, Lorin Gardner, Perry City Engineer; Tami Wade, Ladell Loosli, Deloris Dorius, Nick Reyes, Bob Thurgood, Kristin Barlow

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: Commissioner Walker moved to adopt the agenda with the change on 3B to say 1550 South instead of 2250 South. Commissioner Pettingill seconded the motion. All in favor.

2. Approx. 7:05 p.m.-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 a Conditional Use Permit for a hair salon home business (with visiting clientele) to be managed by Tami Wade at her residence a 3318 South 1450 West in Perry.

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

Tami Wade approached the commissioners and explained that she would like to have a hair salon in her place of residence (her parents' home at 3318 South 1450 West). She will have a maximum of 3 clients at a time and the hours of operation would be mostly during the day, with very few customers at night. There is parking available in the driveway area for the clientele.

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

- B. Public Comment
No public comment.

3. Land Use Applications (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. Conditional Use Permit and Special Business License for a hair salon home business (with visiting clientele) to be managed by Tami Wade at her residence at 3318 South 1450 West in Perry.

MOTION: Commissioner Walker moved to approve the business license for Tami Wade with the condition that she only has 3 clients at a time and that she keep within the hours of operation from 6:00 AM to 9:00 PM. Commissioner Anderson seconded the motion. Roll call vote.

| | | | |
|-------------------------|-----|-----------------------|-----|
| Commissioner Pettingill | yes | Commissioner Anderson | yes |
| Commissioner Walker | yes | Commissioner Bischoff | yes |
| Chairman Curtis | yes | | |

Motion Approved: yes 5 no 0

- B. Preliminary Design Review (Site Plan Review) for a Proposed Assisted Living Facility on the Northeast corner of Hwy 89 and 1550 South Street (Applicant Bob Thurgood for Beehive Homes of Perry L.L.C).

Bob Thurgood presented his site plan to the commissioners. He told the commission he would like to put in a facility for people with mental disabilities (Alzheimers, Dementia, and Parkinson Disease). He felt there was a need for this type of facility in this area. There would be 16 units to house 16 residents. There would be 10 parking stalls for the facility. Commissioner Walker asked how many people would work at the facility. Mr. Thurgood stated there would be 5 employees. Codey Illum stated in the Perry City ordinance it only lists hospitals and nursing homes for the amount of parking, which is 1 parking stall per resident. Chairman Curtis stated that the ordinance needs to be modified to include other types of health care facilities such as this one. Mr. Thurgood stated that the people living in this facility will most likely not have vehicles because they don't drive. Commissioner Walker felt that the 10 parking stalls would be adequate. Commissioner Pettingill stated he felt there should be 1 stall per resident because the people in the facility will have people who will come and visit them; also you have the employees who will need a place to park.

The commission was in agreement that there should be 1 stall per resident. Mr. Thurgood will work with his architect and have the 16 stalls put on the preliminary plat. Chairman Curtis asked where the garbage dumpster would be placed. Mr. Thurgood stated it would be probably be put back in the far north east corner of the parking lot away from the building. Commissioner Pettingill reminded the commission this was just a preliminary site plan and all these thing will be addressed on the final site plan.

MOTION: Commissioner Pettingill moved to interpret in the ordinance the parking for the assisted living the same as for a nursing home or hospital. Commissioner Anderson seconded the motion. Roll call vote.

| | | | |
|-------------------------|-----|-----------------------|-----|
| Commissioner Pettingill | yes | Commissioner Anderson | yes |
| Commissioner Walker | yes | Commissioner Bischoff | yes |
| Chairman Curtis | yes | | |

Motion Approved: yes 5 no 0

MOTION: Commissioner Pettingill moved to approve the preliminary plan for the Beehive Assisted Living Facility with the condition that there is 1 parking stall per resident. Seconded by Commissioner Anderson. Roll call vote.

| | | | |
|-------------------------|-----|-----------------------|-----|
| Commissioner Pettingill | yes | Commissioner Anderson | yes |
| Commissioner Walker | yes | Commissioner Bischoff | yes |
| Chairman Curtis | yes | | |

Motion Approved: yes 5 no 0

- C. Preliminary Design Review (Site Plan Review) for a Proposed Dance School (Star Struck Dance & Performing Arts) at 2895 South Hwy 89 (Applicant Kristin Barlow)
- Kristin Barlow presented a site plan for a dance school in the old building of Tim's Toppers. She stated there would be at least 3 teachers and a maximum of 150 students. There are 10 parking stalls. The parking stalls would be for those parents who want to stay and watch their child dance, but most of the students will be dropped off and then picked up after the class is over. The traffic would enter off of 2925 South and go around the build to the drop off area and exit onto 2925 South, this is one way traffic only. There will be a small awning at the drop off area.

MOTION: Commissioner Walker moved to accept the site plan for Star Struck Dance School. Seconded by Commissioner Bischoff. Roll call vote.

| | | | |
|-------------------------|-----|-----------------------|-----|
| Commissioner Pettingill | yes | Commissioner Anderson | yes |
| Commissioner Walker | yes | Commissioner Bischoff | yes |

Chairman Curtis yes

Motion Approved: yes 5 no 0

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

A. Discuss a New Circulation Plan for City Streets

Duncan Murray stated the circulation guide was not put into the municipal code book. The circulation guide has not been updated since 2002. Mr. Murray recommended that the commission look at the circulation guide and work towards getting it updated. This will be listed as an agenda item on the next planning commission meeting.

B. Discuss Amending the Ordinance and Public Works Standards Regarding Secondary Water requirements for Commercial Zones and Uses

Mr. Murray stated we don't have an ordinance in place to require commercial property to hook up to secondary water when it is available (and to defer such improvements until available). Chairman Curtis asked Mr. Murray to draft an ordinance that requires any commercial property within 300 feet of the secondary water to hook up to that service when it becomes available.

5. Training, Handouts, and Reports

A. City Council Report-Tom Peterson

Councilman Peterson commended the commission for the good job that they do.

B. Approve Minutes of February 3, 2011

MOTION: Commissioner Pettingill moved to approve the February 3, 2011 minutes. Commissioner Anderson seconded the motion. All in favor.

6. Review Next Agenda and Adjourn

A. Add Agenda Items requested by Planning Commission

B. Motion to Adjourn

MOTION: Commissioner Anderson moved to adjourn. Seconded by Commissioner Pettingill. All in favor.