

PERRY CITY PLANNING COMMISSION MEETING THURSDAY, July 15, 2010
6:00 P.M. PERRY CITY OFFICE BUILDING—CITY COUNCIL ROOM
3005 S. 1200 W. PERRY, UTAH

PLANNING COMMISSIONERS PRESENT: Martin Hinckley (Chair), Harlan Brewer, David Walker

OTHERS PRESENT: Tom Peterson (Councilmember), Susan K. Obray, Minute Clerk, Kelly Baird, Nadine Anderson, Bob Anderson, Dean Stokes, Codey Illum (Building Inspector), Mark Strafford, Suresh Kulkarni, Duncan Murray (City Administrator, City Attorney)

CALL TO ORDER AND OPENING CEREMONIES

Chairman Hinckley called the meeting to order at approximately 6:04 p.m.

A. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG

Conducted by Chairman Hinckley

B. DECLARE CONFLICT OF INTEREST, IF ANY

Questions initiated by Chairman Hinckley. None existed.

C. REVIEW AND ADOPTION OF THE AGENDA

Comm. Walker moved to adopt the July 15, 2010 agenda and to include a safety issue. Chairman Hinckley seconded the motion. All in favor.

D. APPROVE MINUTES FOR JULY 1, 2010

MOTION: Comm. Walker motioned to approve the minutes for July 1, 2010. Comm. Brewer seconded the motion. All in favor.

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

2. PUBLIC HEARING AND PUBLIC COMMENTS

Nadine Anderson addressed the commission with her concerns. She stated the address is incorrect that has been noticed. The address is not 145 West Hill Haven Drive. The address is 175 West Hill Haven Drive for the conditional use permit. She wanted it to go on record that she attended the meeting and wants to make sure the address is changed. Bob Anderson brought up the concern of the cul-de-sac being taken over with debris and would like to see it cleaned up. Kelly Baird is the applicant for the conditional use permit to allow a single family dwelling and an accessory building at 175 West Hill Haven Drive. He stated he has not bought the property until he knows he can build on it. Mr. Murray stated the accessory building will be built first and then a house at a later date. It is a one acre parcel. Mrs. Anderson asked where he would access the property, and are the property owners in Hill Haven going to be notified when he starts to build (because the street will be torn up).

Dean Stokes stated he is the contractor for Kelly Baird. He asked if it was accessed through Hill Haven. Mr. Murray stated the access would be the main side street that comes directly off of Hwy. 89, which is Hill Haven Drive, but not directly in the Hill Haven subdivision itself. Mr. Stokes assured the commission he would keep it clean and restore it back to city standards. The state regulates the access off of Hwy 89. Boyd Hirschi stated the Perry Irrigation Company still has access to the irrigation line that goes all the way down the south side of the property. Hill's had to pipe the irrigation line in order to meet the subdivision ordinance when they developed Hill Haven Subdivision. It will have to be piped on the west end of the property, to the north side and then down west to Hwy. 89.

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

3. LAND USE APPLICATION (ADMINISTRATIVE ACTION)

A. Conditional Use Permit to Allow a Single family Dwelling and Accessory Building at 145 West Hill Haven Drive

Chairman Hinckley asked if another letter needed to be sent stating the correct address. Mr. Murray stated a letter will be sent to the adjacent homeowners with the correct address of 175 West Hill Haven Drive. Mr. Murray stated the motion could reflect conditions one, being a letter sent out reflecting the new address, two, not to have direct access to Hwy 89, third, Building Inspector to track the process. Chairman Hinckley asked who responsibility it is to pipe the irrigation line. Mr. Murray stated it is the property owners responsibility, and would be a good idea to make that a condition also in the motion. Comm. Walker stated he felt it meets our conditional use.

MOTION: Comm. Walker moved to recommend approval of a conditional use permit on 175 West Hill Haven Drive with the conditions that he pipes the south part of the property and to the west and any disturbances to the city street would be put back to city standards, letters be sent out reflecting new address 175 West Hill Haven Drive, will not have direct access to Hwy 89, and the Building Inspector will track the debris. Comm. Brewer seconded the motion.

Comm. Walker yes Comm. Hinckley yes Comm. Brewer yes

Motion Approved: yes 3 no 0

4. LAND USE ORDINANCES, ZONING , DESIGN GUIDELINES, GENERAL PLAN, ETC.

No discussion.

5. TRAINING HANDOUTS AND UPDATES

No discussion.

Chairman Hinckley reported that on 2250 South near the northeast corner of the park, there is an obstruction that comes out into the roadway. Mr. Murray stated there is a solution that is underway. Chairman Hinckley was concerned with the safety of this issue, he stated a stranger that comes down

that road that is not aware it would be a real safety issue. Mr. Illum stated he has some reflector paint and will look into the issue.

6. ADJOURN

A. Motion to Adjourn

MOTION: Comm. Brewer moved to adjourn the meeting. Comm. Walker seconded the motion. All in favor.