

April 5, 2012

PERRY CITY PLANNING COMMISSION MEETING AGENDA

The Perry Planning Commission will hold its regular meeting on the Thursday identified above, starting at approximately 7:00 p.m., in the City Council Room, at 3005 South 1200 West in Perry. Agenda items may vary depending on length of discussion, cancellation of scheduled items, or agenda alteration. Numbers and/or times are estimates of when agenda items will be discussed. Action on public hearing(s) will always be later in the same meeting or at a subsequent meeting. Every agenda item shall be a discussion and/or action item, unless otherwise indicated.

- 1. Approx. 7:00 p.m.- Call to Order and Opening Ceremonies**
 - A. Invocation**
 - B. Pledge Allegiance to the U.S. Flag**
 - C. Declare Conflicts of Interest, If any**
 - D. Review and Adopt the Agenda**

- 2. Approx. 7:05 p.m. Public Comments and Public Hearings**

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 Hearings Regarding certain Land Use Applications (Items 3A through 3C)**
 - B. Public Hearing Regarding Ordinance (Item 4A)**
 - C. Notice of Public Hearing on May 3, 2012 Regarding Street Dedication of the Improved Portion of Maddox Lane**
 - D. Public Comments (including Regarding Item 3D)**

- 3. Land Use Applications (Administrative Action)-The Planning Commission is the Final Land Use Authority for Items 3A and 3B (No Council approval required)**

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

 - A. Lot Line Adjustment for Casey Crossman, at approximately 1900 South and 50 West (the proposed lot line adjustment adjusts the existing lot line between Parcel Numbers 03-220-0045 and 03-159-0135, totaling approximately 7.4 acres)**
 - B. Subdivision Amendment to Lot 1 of Hansen Subdivision, at 1195 West 2450 South (the proposed Subdivision Amendment divides Lot 1, Parcel Number 03-206-0001, into Lots 1 and 4, creating one new lot, Lot 4, with 10,000 sq. ft., on the southeast corner of 1200 West and 2450 South)**
 - C. Hargis Hill Subdivision, a new subdivision consisting of 6 lots of 1.00 to 1.21 acres each, on the west side of Hargis Hill Road (at approx. 3750 to 3900 South), immediately adjacent to the north corporate limits of Willard City, including portions of parcel numbers 02-038-0005, 02-038-0010, 02-038-0061, and/or 02-038-0062**
 - D. Two "metes and bounds" commercial subdivision lot reviews (pursuant to PMC Section 52.01.050) for Pointe Perry Subdivision, including a Western Parcel, containing approx. 282,427 sq. ft. or 6.484 acres, and Lot 22, containing approx. 59,791 sq. ft. or 1.373 acres**

- 4. Land Use Ordinances, Zoning, Design Guidelines, General Plan, Etc. (Planning and Quasi-Legislative Action)**
 - A. Ordinance 12-T, adopting PMC Title 64 regarding regulations for Large Scale Utility Lines, Telecommunications Towers, and Related Structures, and amendments to the Land Use Chart (PMC Chapter 45.20) to allow for said structures in certain zones
 - B. Ordinance 12-S, Sign Ordinance Amendments (Title 58)

- 5. Training, Minutes, and Reports**
 - A. City Council Report (Council Member Karen Cronin)
 - B. Approve Minutes of March 1, 2012
 - C. Make Assignments for a Representative to City Council Meeting
 - D. Training Regarding Robert's Rules of Order

- 6. Review Next Agenda and Adjourn**
 - A. Review Agenda Items (including Subdivision Ordinance revisions on next agenda)
 - B. Add Agenda Items requested by Planning Commission
 - C. Motion to Adjourn

Certificate of Mailing

The undersigned duly appointed official hereby certifies that a copy of the foregoing agenda was sent to each member and alternate member of the Planning Commission and other designated City Officials, and was posted in three locations: The Perry City Offices, Dale Young Park, Perry City Park; and faxed to the Ogden Standard-Examiner, Box Elder News Journal; and posted on the State Website; on this 30th day of March, 2012. Any individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461).

Susan K. Obray, City Recorder