

May 3, 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**-Todd Bishoff
- B. Pledge Allegiance to the U.S. Flag**-Don Higley
- 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 Comments** (other than regarding Public Hearing)
- B. Public Hearing Regarding a Land Use Application** (Item 3A)

**3. Land Use Applications (Administrative Action)-The Planning Commission is the Final Land Use Authority for Item 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. Final Action Regarding Lot Line Amendment for Jason & Mindy Griffin and Earlene Hill** at approximately 16 West 1800 South(the proposed lot line adjustment adjusts the existing lot line between parcel numbers 03-220-0033 and 03-220-0044 (Lots 6 and 17 R of Ansley Subdivision)
- B. Final Action Regarding a Limited Use Permit for Additional Sign at "The Lodge"** at 1950 South Highway 89
- C. Initial Discussion Regarding an Annexation Plat**

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

- A. Discussion on Light Manufacturing and Commercial Uses** in the allowed in the NC2 Zone (Pages 4-6 of PMC Chapter 45.20)
- B. Ordinance Regarding Title 52** (Subdivisions) and other land use provisions, including: concept site plans for certain types of applications; and dead end streets, cul-de-sacs, and "bulbs" and procedures to be placed on an agenda for final Planning Commission approval

**5. Training, Minutes, and Reports**

- A. City Council Report** (Council Member Karen Cronin)
- B. Approve Minutes of April 5, 2012**

- C. Make Assignments for a Representative to City Council Meeting
- D. Training Regarding UDOT Railroad Crossing Regulations

**6. Review Next Agenda and Adjourn**

- A. Review Agenda Items (Possibly Maddox Lane Street Dedication and Hargis Hill Subdivision, Preliminary)
- 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 27th day of April, 2012. Any individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461).

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Susan K Obray, City Recorder