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