

**Perry City Planning Commission
Perry City Offices 3005 South 1200 West
May 3, 2012 7:00 PM**

Members Present: Vice Chairman Don Higley, Commissioner Esther Montgomery, Commissioner David Curtis

Others Present: Duncan Murray, City Administrator/Attorney; Susan K Obray, Minutes Clerk; Jason & Mindy Griffin; Chris Slater, City Engineer

- 1. Approx. 7:00 PM-Call to Order and Opening Ceremonies**
 - A. Invocation**

Invocation was given by Commissioner Curtis
 - B. Pledge of Allegiance**

Pledge of Allegiance was led by Vice Chairman Higley
 - C. Declare Conflicts of Interest, if any**

Request to declare conflicts of interest by Vice Chairman Higley; there were none
 - D. Review and adopt Agenda**

There were no changes to the agenda

- 2. Approx. 7:05 PM Public Comments and Public Hearings**
 - A. Public Comments (other than regarding Public Hearing)**

Chris Slater, City Engineer: Mr. Slater stated the Griffins are asking for a lot line adjustment. They want to add a small portion of Lot 17R (Earlene Hill) to their lot 6 (Griffin's). Mr. Slater reviewed the boundaries and they are all acceptable. Vice Chairman Higley stated they are just making the lot square.

MOTION: Commissioner Curtis moved to close the regular meeting and open for a public hearing for Item 3 A, final action regarding lot line amendment. Commissioner Montgomery seconded the motion. All in favor.

- B. Public Hearing Regarding a Land Use Application (Item 3)**

No Public Comments.

MOTION: Commissioner Curtis moved to close the public hearing and return to the regular meeting. Commissioner Montgomery seconded the motion. All in favor.

- 3. Land Use Applications (Administrative Action)**
 - A. Final Action Regarding Lot Line Amendment for Jason and Mindy Griffin and Earlene Hill at approximately 16 West 1800 South (the proposed lot line amendment adjusts the existing lot line between parcel number 03-220-0033 and 03-220-0044 (Lot 6 and 17R of Ansely Subdivision))**

MOTION: Commissioner Montgomery moved to approve the Lot Line Amendment for Jason and Mindy Griffin and Earlene Hill. Commissioner Curtis seconded the motion. Roll call vote.

Commissioner Curtis yes Commissioner Montgomery yes
Vice Chairman Higley yes

Motion approved: 3 yes 0 no

B. Final Action Regarding Limited Use Permit for Additional Sign at “The Lodge” at 1950 South Highway 89

Duncan Murray stated the as you go into the Lodge’s main office entrance to the east there is a new vinyl sign that is hanging over the east entrance. Duncan stated that Codey Illum measured the sign and they are well within the allotted sign size; it also meets all other requirements.

MOTION: Commissioner Curtis moved to approve the approximately 4X6 sign for the Maddox Lodge. Commissioner Montgomery seconded the motion. Roll call vote.

Commissioner Curtis yes Commissioner Montgomery yes
Vice Chairman Higley yes

Motion approved: yes 3 no 0

C. Initial Discussion Regarding an Annexation Plat

Chris Slater stated the existing Perry City boundary is on the right side and Willard on the left side. Mr. Slater stated the current city boundary goes west along Jim Valcarce’s property and then goes north along Chet Fitzgerald’s property. He stated this is an effort to annex the west weigh station portion into Perry City. Mr. Slater stated that UDOT needs to sign off on the annexation. Mr. Murray stated Perry City has been providing municipal services since approximately 1974. Mr. Murray stated they are working with UDOT to get their approval. Willard City has already annexed the eastern side of the weigh station. He stated years ago the agreement between Willard City and Perry City was they would take the east side and Perry City would take the west side; Willard City followed through with their annexation and Perry City did not. Mr. Murray stated if there were no concerns from the Planning Commission, the city will continue with the annexation petition.

4. Land Use Ordinances, Zoning, Design Guidelines, General Plan, Etc.

A. Discussion Light Manufacturing and Commercial Uses in the allowed NC2 Zone (Pages 4-6 of PMC Chapter 45.20)

Duncan Murray stated the Planning Commission has a copy of the land Use Chart (pages 4-6) in their packet. He stated the commission was looking at the northern and middle portions of the City along Hwy 89, including the old ABCO building and other vacant buildings, and what the possible uses could be. He stated the commission was focused on light manufacturing, but the packet includes commercial, industrial/manufacturing, and light commercial use chart, so the commission could look through it and see what is currently

allowed. Mr. Murray stated NC 2 is mainly what the commission is looking at because NC3 is south of 3000 south and there are not many buildings there. Mr. Murray asked the commission to look at the land use chart (pages 4-6) to see if it is consistent with what they want to allow or do or if they want to make any changes. Commissioner Montgomery stated last year there was a committee set up to look at the NC2 zone; they came up with a course of action, it was taken to the city council and the council did not approve of it. Commissioner Curtis recommended that this item be discussed at the next meeting when there are more commissioners in attendance.

- 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 next meeting’s agenda**

5. Training, Minutes, and Reports

A. City Council Report (Council Member Karen Cronin)

Councilmember Cronin could not be in attendance. Mr. Murray stated that the city has been going through an interview process for a new City Engineer (with Brett Jones as main contact). He stated the city received 11 proposals and 6 Engineering firms were interviewed and Jones and Associates were chosen as the new City Engineers. He stated they are from South Ogden and also work as Brigham City’s City Engineer. He said the current engineer will follow through with the current issues. The City Council approved the sign ordinance and the cell tower ordinance.

B. Approve Minutes of April 5, 2012

MOTION: Commissioner Curtis moved to approve the April 5, 2012 minutes. Commissioner Montgomery seconded the motion. All in favor.

C. Make Assignments for a Representative to City Council Meeting

Commissioner Curtis will be attending the May 24th City Council meeting.

D. Training Regarding UDOT Railroad Crossing Regulations

Duncan Murray stated the city does have a few farmers and other people who use the railroad crossing, and when Upland Square is developed, there might be some of the development on the west side of Perry, There will have to be a significant railroad crossing with a lot of traffic. He said that UDOT oversees all of the public Highway railroad crossings and the railroad oversees all the private railroad crossings. He stated that their objective is to eliminate unnecessary crossings. Commissioner Higley asked if there has ever been any discussion regarding a train station. Mr. Murray stated that there has been discussion regarding a Fronrunner Station. He said that several years ago, Brigham City wanted to put a station near the historic railroad station. The Perry City Council, Planning Commission, and Staff wanted to put it closer to the west of Wal Mart near 1100 South . Vice Chairman Higley asked if there is plenty of room for the new railroad track next to the existing railroad. Mr. Murray stated what Perry City has adopted in their plan is that on the east side of the railroad there is a 45 foot non-buildable zone; if someone wants to develop a

subdivision, they would be able to, but a house cannot be erected within that 45 feet setback area. He stated UTA will eventually purchase land along the edge of the railroad, and a new railroad line would be built, which UTA would own. Mr. Murray stated Willard, Perry, and Brigham City have been collecting money for the last 4 years (\$750,000-\$800,000 a year) that will probably initially be used for land acquisition. He stated the City is looking at a study to determine what other land UTA would need. He said anytime the city wants to change, add, or upgrade a sign, it needs to have UDOT approval, and show them the designs. He said that the traffic control devices are provided according to the Uniform Manual Traffic Control devices. He stated UDOT would work with the railroad to put them in. He stated anytime the commission is looking at a development that is within 1000 feet of a railroad, UDOT needs to be contacted. Commissioner Montgomery asked when the state will start on the diverging diamond intersection. Mr. Murray stated it will start in the spring of 2013 or 2014.

6. Review Next Agenda and Adjourn

- A.** Review Agenda Items (Possibly Maddox Lane Street Dedication and Hargis Hill Subdivision)
 - 1.** Discussion on balloon signs
 - 2.** Maddox Lane Street Dedication (only the portion where the improvements are)
 - 3.** Hargis Hill Subdivision Preliminary
- B.** Add Agenda Items requested by Planning Commission
- C.** Motion to Adjourn

MOTION: Commissioner Curtis moved to adjourn. Commissioner Montgomery seconded the motion. All in favor.