

July 13, 2023
Planning Commission Meeting
Virtual Meeting
7:09 p.m.

Commissioners Present: Chairman Marcus Wager, Commissioner Julie Jones, Commissioner Jan Kerr, and Commissioner Beth Thompson

Commissioners Absent: Vice Chairman Stephan Moss, Commissioner Ryan Vaughn, and Commissioner Blake Broadhead

City Staff Present: City Administrator Bob Barnhill, Planning Secretary Tyra Bischoff, and Chief Scott Hancey (on-line)

Others Present: Dave Whitaker, Kristy Hughes, and Melanie Barnhill (on-line)

1. 7:01 p.m. - Call to Order and Opening Ceremonies
Chairman Marcus Wager called the meeting to order.

A. **Declare Conflict of Interest, if any**
None.

2. Action Items

A. **Site Plan Application: Heritage Chrysler Dodge Ram Jeep located at approximately 1155 S 1600 W Parcel #03-236-0041 Applicant: Dave Whitaker**

Mr. Barnhill presented the commercial site plan for Heritage Auto Dealership in the Point Perry area. He said they will be west of Tractor Supply and 1100 South of the Maverik Store and east of the I-15 entrance. He reviewed the Staff Report and said it was approximately 5.8 acres, with plans for a sales office, service bays, display parking, landscaping and so forth. He noted that many of the required improvements to the public rights-of-way are already in place for that area. He mentioned that as the city planning staff and engineer reviewed the site plans there were not any large red flags. He said the Army Corps of Engineers have previously received permits on this property and wetlands have been mitigated. There was a soils report requested by our engineer that we recently received, and Mr. Barnhill said that it will need to be reviewed. He explained that this was an administrative item and any recommendations from the Planning Commission will be sent to the City Council.

He read a few comments given to the applicant from the planning and engineering combined review memo. One of them was that he asked the applicant for more detail showing the location and dimensions of the proposed signage. He also requested more information about the landscaping plan. There were concerns about customer parking and if it will meet the city standards, so he asked the applicant to visually delineate the customer parking area. He acknowledged that the city design standards required brick and/or stone facade on the front of the building and the site plan presented to us only showed metal and glass. He said that even though the materials do not conform to the city requirements he feels this architecture plan exceeds our standards. In conclusion, he highlighted a few things written in the engineer report.

Commissioner Kerr asked the applicant if they were moving from Main Street in Brigham City to this new location and Mr. Whitaker responded that was their plan. Mr. Whitaker added that it was the same layout

plans used for the dealership in Logan but flipped or a reverse image (to fit the lot). He said these (auto dealership) plans are driven by the manufacturers with only a few variances. As requested by Commissioner Wager, Mr. Barnhill showed and briefly discussed the elevation map plans. Commissioner Jones was concerned with the recent (state legislative statutes) law changes and if they want to push it to City Council with some of the issue unresolved. With this concern the commissioners and Mr. Barnhill more closely reviewed the items and comments in the engineer report. Mr. Barnhill commented that many of the corrections appear to be clarifications and are minor. He mentioned that their storm water plan initially was over built for what the city required and that he feels this site plan was good.

MOTION: Commissioner Kerr made a motion to recommend approval to City Council with the condition that all the engineer questions and requirements in the list have been met or exceeded before it goes to the City Council agenda. Commissioner Jones seconded the motion.

Roll Call Vote:

Commissioner Kerr, Yes
Commissioner Jones, Yes
Commissioner Thompson, Yes
Commissioner Wager, Yes
Commissioner Moss, Absent
Commissioner Broadhead, Absent
Commissioner Vaughn, Absent

Motion Approved

Mr. Barnhill informed the applicant of the time frame to get on the City Council agenda.

B. Ordinance 23-E Landscaping Regulations

Mr. Barnhill said the City Council reviewed their recommendation to adopt this ordinance but struggled through the same issues they did. Ultimately, they sent it back to the Planning Commission to remove the state program requirements and address the (park strips) city rights-of-way. For new developments the council members want the landscaping ordinance to state no grass or lawn allowed in the park strips. He said the council members discussed trees in the park strip but did not confirm if this was to be included at this time. He noted that if they remove the state requirements in the proposed ordinance amendment then Perry City will not be eligible for the state water-wise rebate incentive program.

The Planning Commissioners and Mr. Barnhill began their dialogue with the review of the public survey. Commissioner Kerr mentioned the use of hard surfaces such as concrete in the park strip and if the city really wanted that done around the water meters and Mr. Barnhill said that was something they had not thought about. Commissioner Thompson commented if maybe they should only clean up the outdated items in the ordinance and leave the other as stated. They discussed how the lawn in the park strip wastes a lot of water and trees in the park strip block driving visibility and ruin the sidewalk. Mr. Barnhill pointed out that the updated standard for a park strip area in new construction was changed from 5 feet to 6 feet in hope to accommodate tree roots. Commissioner Jones asked if there were city code regulations on planting trees over and around utility lines and Mr. Barnhill responded that we did not. Mr. Barnhill then elaborated on the issue of roots damaging utility lines. He said usually problems only

happen when the old concrete sewer lines leak water and invite the roots in. As a side note, he said he has been working on a grant application for a tree inventory and management plan for the existing trees in the city. He mentioned that perhaps they could include with this grant a consultant to write an overall tree management ordinance. He gave his opinion on the issue and said what often seems to be the problem is the park strip is too narrow for a tree to grow in the area. He feels the more important factors of these areas are design and management. Chairman Wager said the tree discussion can be looked at in more depth at another time and that they should address the ordinance (amendment wording) tonight. Commissioner Jones suggested they have a requirement to add water lines under the cement sidewalks going to the park strips. She explained if they do this then when they change the tree ordinance the water will already be there so people do not have to hand water that small of an area. Commissioner Kerr said that our residential code does not require people to put in a sprinkling system.

Mr. Barnhill said if you want to revisit the tree discussion later and more in depth, one thing to consider might be to have a street tree master plan. However, he said this can be a challenge because it will be the last thing done in the subdivision and there will need to be an escrow account setup for this purpose. Commissioner Kerr mentioned that a few years ago there was discussion to incentivize planting trees with a plan for the city to get a grant where the citizens could buy trees from the city at a reduced rate. Mr. Barnhill said there are some cities who buy specific trees in bulk and let the residents purchase them at a reduced price, but these cities also have staff available to manage these types of programs. Commissioner Jones commented that she does not want to change the landscaping plan without figuring out the tree plan.

MOTION: Commissioner Jones made a motion to table this item. Commissioner Kerr seconded the motion.

Roll Call Vote:

Commissioner Kerr, Yes
Commissioner Jones, Yes
Commissioner Thompson, Yes
Commissioner Wager, Yes
Commissioner Moss, Absent
Commissioner Broadhead, Absent
Commissioner Vaughn, Absent

Motion Tabled

3. Approval of the Minutes

A. June 1, 2023, Regular Planning Meeting

Commissioner Thompson said there was one change on line 34 “excess” should be “exceed”.

MOTION: Commissioner Kerr made a motion that the minutes of June 1, 2023, Planning Commission meeting be approved. Commissioner Jones seconded the motion.

All In Favor

4. Discussion

A. Future Projects

Mr. Barnhill said Wasatch Regional Council has awarded Perry City a grant to develop Highway 89 and will put out a Request for Proposal (RFP) in the next few days. After about three weeks we should be able to review their proposals and select a consultant. He noted that this process will be something the Planning Commission will be part of. Commissioner Kerr commented that Utah Department of Transportation (UDOT) liked our idea of not doing an overpass but put stop lights at 2300 South and 2700 South intersections.

B. Report on past-approved Planning Commission Agenda Items

Mr. Barnhill said they already discussed the landscaping regulation returned from the last meeting.

C. Report from Commissioner regarding previous Council Meetings

Mr. Barnhill mentioned that Perry City and Brigham City approved a boundary adjustment which was rare. He explained the genesis of this happened when the owner of the gas station on Highway 89 wanted to fix it up. He described that the city boundary line went through the middle of the property and the owner of this property first went to Brigham City to get a building permit. After reviewing the property lines Brigham City reached out to Perry City to take a look at all the properties along this city boundary area. Since water and sewer were already established through Perry City, both city's agreed to annex these lots into Perry City. He showed the Planning Commissioners the map of these properties that will be affected with this city boundary line adjustment.

D. Make Assignments for Representative to Attend City Council Meeting (July 27, 2023)

Commissioner Jones will attend the July 27th, City Council Meeting and Commissioner Kerr said she will be a backup person if needed.

5. Public Comment

None.

6. Training

A. Staff

None.

7. Review Next Agenda and Adjourn

A. Items for August agenda (next meeting August 3, 2023)

Mr. Barnhill said that there was nothing so far.

B. Motion to Adjourn

Motion: Commissioner Kerr made a motion to adjourn the meeting. Commissioner Thompson seconded the motion.

All Commissioners were in favor. The meeting ended at 7:57 p.m.