

**December 7, 2017**  
**PERRY CITY PLANNING COMMISSION MEETING AGENDA**

The Perry City Planning Commission will hold a Meeting on the Thursday identified above, starting at 7:00 p.m. for the regular meeting 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. **7:00 p.m.- Call to Order and Opening Ceremonies**
  - A. **Invocation-** Stuart Grover
  - B. **Pledge of Allegiance to the U.S.A.-**Devin Miles
  - C. **Declare Conflicts of Interest, If any**
  - D. **Review and Adopt the Agenda**
  - E. **Approval of the Minutes**
    - (a) **September 21, 2017 Regular Meeting**
    - (b) **November 2, 2017 Regular Meeting**
    - (c) **November 7, 2017 Work Session Meeting**
  - F. **Make Assignments for Representative to Attend City Council Meetings (December 14, 2017)**
  - G. **Elect a Vice Chairman for the 2018 year and recognize Devin Miles as the incoming Chairman for 2018**
  - H. **Approve the 2018 Planning Commission Meeting Schedule**
  
2. **Approx. 7:10 p.m. Public Hearings (If Listed Below) and Public Comments**

**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. (6) A brief explanation will be provided before each public hearing.**

  - A. **Approx. 7:10 p.m. a public hearing** for a home hair salon business Curl Up and Dye, Applicant: Camille Judd, Location: 875 West 2325 South in Perry.
  - B. **Approx. 7:15 p.m. a public hearing** for an Amendment to the Oyler Subdivision, Applicant: Jonathan Jeppsen, Location: 590 West 2400 South in Perry.
  - C. **Approx. 7:20 p.m. a public hearing** for an amendment to the Brad Barto Subdivision Amendment 1, Applicant: Leanne Brockbank, Location: 2309 N 900 West in Perry.
  - D. **Approx. 7:25 p.m. a public hearing** Pheasant Hollow Phase 2, Location 3225 South 1200 West in Perry, Applicant: Randy Matthews.
  - E. **Approx. 7:30 p.m. a public hearing** Regarding Resolution 17-31 Adopting the Public Works Standards and Technical Specifications

F. Public Comments

**3. Land Use Applications**

**Rules: (1) Documentation must be submitted to planning staff 2 weeks in advance and there is a 3-week waiting period to be on the next City Council Agenda. (2) The applicant or a representative must be present for action to be taken.**

- A. Approval with Recommendation for a day care home business. Applicant: Tina Smoot, Location: 10 West 1550 South in Perry.
- B. Approval with Recommendation for a home hair salon business Curl Up and Dye, Applicant: Camille Judd, Location: 875 West 2325 South in Perry.
- C. Final Approval with Recommendation for an Amendment to the Oyler Subdivision, Applicant: Jonathan Jeppsen, Location: 590 West 2400 South in Perry.
- D. Final Approval with Recommendation for an Amendment to the Brad Barto Subdivision Amendment 1, Applicant: Leanne Brockbank, Location: 2309 N 900 West in Perry.
- E. Preliminary and Final with Recommendation for Pheasant Hollow Phase 2, Location: 3225 South 1200 West in Perry, Applicant: Randy Matthews.
- F. Final Approval with Recommendation for Pheasant Hollow Amendment Phase 1, Lot 8 & 9 Location: 1300 West Street in Perry, Applicant: Randy Matthews.
- G. Final Approval with Recommendation for Sunridge Subdivision Phase 5, Location: 250 West in Perry.
- H. Approval with Recommendation for Chase Smith Business License (contract sales of automobiles from auction), Location: 2600 South Hwy 89, Applicant: Chase Smith.
- I. Concept Approval for Dean Stokes self-storage sheds

**4. Land Use Ordinances, Zoning, Design Guidelines, General Plan, Etc. Recommendation to the City Council**

- A. Discussion/Action with Recommendation on certain sections of PMC Chapter 15.03 Planning Commission Rules of Procedure.
- B. Approve Resolution 17-31 Adopting the Public Works Standards and Technical Specifications.

**5. Discussion**

- A. Discussion on the Agricultural Zone
- B. Discussion on the Business License Process
- C. Discussion on the Subdivision Ordinance: Final land use authority/Final Approval Process
- D. Discussion on the Conservation Subdivision Ordinance

**6. Training**

- A. None

**7. Review Next Agenda and Adjourn**

- A. Review the next agenda

**B. 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, Centennial Park, Perry City Park; and faxed to the Ogden Standard-Examiner, Box Elder News Journal; and posted on the State Website; on this 30<sup>th</sup> day of November 2017. 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