

**December 6, 2018  
Planning Commission Meeting  
3005 South 1200 West Perry UT 84302  
7:00 p.m.**

**Commissioners Present:** Commissioner Stuart Grover, Commissioner Tresa Peterson, Commissioner Nicole Butler, and Commissioner Jan Kerr

**Commissioner Excused:** Commissioner Blake Ostler

**City Staff Present:** Susan K. Obray: City Recorder  
Bob Barnhill: City Planner

**Others Present:** Greg Hansen, Randy Matthews, and Paul Nelson

**1. 7:00 p.m. - Call to Order and Opening Ceremonies**

**A. Invocation-**

Commissioner Grover gave the invocation.

**B. Pledge of Allegiance to the U.S.A-**

Commissioner Peterson led the Pledge of Allegiance.

**C. Declare Conflict of Interest, if any-**

None.

**D. Elect Vice Chairman for the 2019 Year**

The Commissioners reviewed with Robert Barnhill the process of electing a Vice Chairman and the specific duties of the Vice Chairman.

The Commissioners discussed who would be able to fill this seat with their current workloads and other responsibilities.

**MOTION:** Commissioner Kerr nominated Michelle Drago for Vice Chairman and Chairman Elect [and recommended approval by the City Council]. Commissioner Butler seconded that motion.

Commissioner Kerr Yes  
Commissioner Drago Yes  
Commissioner Grover Yes

Commissioner Butler Yes  
Commissioner Peterson Yes

**Motion Approved:** 5 Yes 0 No

**E. Approve the 2019 Meeting Schedule**

The Commission discussed the planned 2019 Commission Meeting Schedule. They decided to move the July meeting to July 9th as the meeting falls on the 4<sup>th</sup> of July.

**MOTION:** Commissioner Kerr made a motion to approve the amended 2019 Meeting Schedule, moving the July meeting to the 9th. Commissioner Butler seconded that motion.

Commissioner Kerr Yes  
Commissioner Drago Yes  
Commissioner Grover Yes

Commissioner Butler Yes  
Commissioner Peterson Yes

**Motion Approved:** 5 Yes 0 No

2. **Public Hearings**

A. **Public Hearing regarding Preliminary and Final approval for Pheasant Hollow Subdivision Phase 3, Location: 1450 W and 3225 S Perry. Applicant: Randy Matthews**

Chairman Grover opened the public hearing portion of the meeting.

No public comment received.

B. **Public Hearing regarding Final Approval for Pointe Perry Subdivision Phase 5: Location 1100 S. Applicant: Perry City Corporation.**

No public comment received.

Chairman Grover closed the public hearing portion of the meeting.

3. **Land Use Applications**

A. **Preliminary and Final Approval for Pheasant Hollow Phase 3 Subdivision with a Recommendation to City Council. Location: 3225 S. 1200 W. Perry UT, 84302. Applicant: Randy Matthews**

Robert Barnhill reviewed the proposed layout of the Phase 3 subdivision. He stated it is located in the R1 zone and meets the requirements of this zone. He stated the City Engineer has reviewed the drawings for this application and have made many adjustments which the applicant's engineer has addressed. He explained the City Engineer has not yet re-reviewed the drawings to make sure all their adjustments have been addressed but will do so in the near future.

The Commission asked for clarification on the access, maintenance, and ownership of the detention pond, lot sizes throughout the subdivision, and the turnaround area of the subdivision.

**MOTION:** Commissioner Peterson moved to approve the Preliminary and recommend to the City Council approval for the Final Approval of Pheasant Hollow Phase 3 Subdivision. Commissioner Kerr seconded the motion. Roll call vote.

Commissioner Kerr Yes  
Commissioner Drago Yes  
Commissioner Grover Yes

Commissioner Butler Yes  
Commissioner Peterson Yes

**Motion Approved:** 5 Yes 0 No

B. **Preliminary and Final Approval for Pointe Perry Subdivision Phase 5 with a Recommendation to the City Council. Location 1100 S. Applicant: Perry City Corporation.**

Robert Barnhill reviewed the proposed layout of the Pointe Perry Subdivision Phase 5 Subdivision. He explained this is City owned property and will be a City owned Subdivision. He clarified the City is negotiating with the State in some Land Exchange for the gun range. He continued that this property will potentially be used for this Land Exchange.

He reviewed with the Commission the access points, zoning, and frontage requirements. He clarified and reviewed with the Commission the intended Land Exchange the City is pursuing with the State.

Mr. Barnhill clarified that he is representing the applicant as he is the representative for the City.

**MOTION:** Commissioner Drago recommended granting approval for the Preliminary and recommending to the City Council approval of the Final Approval for Pointe Perry Subdivision Phase 5 with the City Engineer’s recommendations being met. Commissioner Kerr seconded the motion. Roll call vote.

Commissioner Kerr Yes  
Commissioner Ostler Yes  
Commissioner Grover Yes

Commissioner Butler Yes  
Commissioner Peterson Yes

**Motion Approved:** 5 Yes 0 No

**C. Concept approval for Paul Nelson Subdivision. Location 2950 S parcel 02-034-0041/existing house, and 02-034-0101 remainder parcel. Applicant: Paul Nelson**

Robert Barnhill reviewed the proposed layout for the Paul Nelson Subdivision. He stated they would be incorporating a lot line adjustment to clean up the parcels and create defined zoning between the residential and agricultural zones. He explained the applicant is proposing the use of a Flag Lot and reviewed the City Codes regarding Flag Lots and the varying interpretations of said code, which would or would not allow this Flag Lot depending on the Commission’s interpretation of the Code.

Paul Nelson (applicant) clarified the reasoning behind the use of the Flag Lot and the lot line adjustment. He stated his daughter would like to build a home on some of his property, and this proposed concept allows for this without needing to remove existing structures.

The Commission discussed and clarified their concerns and questions regarding if this concept will meet City Codes, especially in regards to the Flag Lots. They decided that at this conceptual point the application meets City Codes.

**MOTION:** Commissioner Kerr moved to approve the Concept Design as proposed [for Paul Nelson Subdivision]. Commissioner Butler seconded the motion. Roll call vote.

Commissioner Peterson Yes  
Commissioner Butler Yes  
Commissioner Grover Yes

Commissioner Kerr Yes  
Commissioner Ostler Yes

**Motion Approved:** 5 Yes 0 No

**4. Land Use Ordinance, Zoning, Design Guidelines, General Plan, Etc.**

**A. None**

**5. Approval of the Minutes**

**A. November 1, 2018 Regular Minutes**

Commissioner Peterson reviewed her grammatical corrections for these minutes.

**MOTION:** Commissioner Drago moved to approve the November 1<sup>st</sup> Regular Meeting Minutes as corrected. Commissioner Butler seconded the motion. Roll call vote.

Commissioner Peterson Yes  
Commissioner Butler Yes  
Commissioner Grover Yes

Commissioner Kerr Yes  
Commissioner Ostler Yes

**Motion Approved:** 5 Yes 0 No

**B. Report by Commissioner regarding last Council Meeting**

Commissioner Peterson reviewed with the Commission the City Council Meeting, especially the approved Land Use Items (Ordinance 18-G, Conservation Subdivision, Kerr Subdivision Final Approval, and Wasatch Hills Lot Line Amendment).

Robert Barnhill reviewed other projects and items the City Council is currently working on, especially the transportation projects.

**C. Make Assignments for Representative to Attend City Council Meetings (December 13, 2018)**

Commissioner Kerr stated that she will attend the December 13, 2018 City Council Meeting.

**6. Discussion**

**A. Future Projects**

The Commission discussed the list they previously discussed to prioritize their current project list to efficiently complete them. (Subdivision Ordinance Title 14, Standards for Street Improvements, Form Based Codes NC2 and public buildings, and Zone Description Clean-up). The Commission agreed upon the following prioritized list:

1. Zone Description Clean Up
2. Subdivision Application Process
3. Form Based Codes NC2
4. Form Based Codes for Public Buildings

**B. Report on past approved Planning Commission Agenda Items.**

None

**7. Training**

A. None

**8. Review Next Agenda and Adjourn**

**A. Items for next agenda**

**(1) Wasatch Hills Rezone**

**(2) Preliminary Paul Nelson**

**B. Motion to Adjourn**

**Motion:** Commissioner Kerr moved to adjourn. All commissioners were in favor.