

# **PERRY CITY PLANNING COMMISSION**

## **REGULAR MEETING AGENDA**

**February 7, 2019**  
**7:00 pm regular meeting**  
**3005 S 1200 W Perry, UT**

Agenda items may vary depending on length of discussion, cancellation of scheduled items, or agenda alteration. Action on public hearing(s) will be later in the same meeting or at a subsequent meeting.

- 1. 7:00 p.m.- Call to Order and Opening Ceremonies**
  - A. Thought, Reading, or Invocation**-Jan Kerr
  - B. Pledge of Allegiance to the U.S.A.**-Stuart Grover
  - C. Declare Conflicts of Interest, If any**

- 2. 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. None**

- 3. Land Use Applications**

**A. None**

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

**A. Discussion and recommendation to the City Council to amend Ordinance 15.27.050.17 signage for Pointe Perry Development.**

**B. Discussion and recommendation to the City Council to amend the Perry Municipal Code regarding Business License, Appeal and Variance Authority and other general land use code.**

- 5. Approval of the Minutes**

- A. January 3, 2019 Regular Meeting Minutes**
- B. Report by Commissioner regarding last Council Meeting.**
- C. Make Assignments for Representative to Attend City Council Meetings.**  
(February 28, 2019)

- 6. Discussion**

**A. Future Projects**

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

7. **Training**

A. Staff/Open Meetings Review

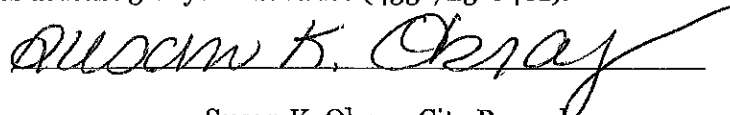
8. **Review Next Agenda and Adjourn**

A. Items for March 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 31st day of January 2019. Any individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461).

A handwritten signature in black ink, reading "Susan K. Obray", is written over a horizontal line. The signature is cursive and extends above and below the line.

Susan K. Obray, City Recorder

1 January 3, 2019  
2 Planning Commission Meeting  
3 3005 South 1200 West Perry UT 84302  
4 7:00 p.m.  
5  
6

7 **Commissioners Present:** Commissioner Tresa Peterson, Commissioner Nicole Butler, and Commissioner Jan  
8 Kerr  
9

10 **Commissioner Excused:** Commissioner Stuart Grover and Commissioner Blake Ostler  
11

12 **City Staff Present:** Susan K. Obray: City Recorder  
13 Bob Barnhill: City Planner  
14

15 **Others Present:** Ryan Gumbrecht, Elise Gumbrecht, and Jacob Scothern  
16

17 **1. 7:00 p.m. - Call to Order and Opening Ceremonies**  
18

19 **A. Invocation-**

20 Commissioner Drago gave the invocation.

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

22 Commissioner Butler led the Pledge of Allegiance.

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

24 None.  
25

26 **2. Public Hearings**

27 **A. Public Hearing regarding a home business license for Julander Investments, Location: 2340 S Linda**  
28 **Way Perry, UT 84302, Applicant: Joshua Julander**

29 Vice Chairman Drago opened the public hearing portion of the meeting.  
30

31 Robert Barnhill reviewed the application regarding the home business license for Julander  
32 Investments. He stated this business will have no visiting clientele. He explained that this  
33 application meets all City Codes.  
34

35 Elise Gumbrecht stated she had no problem with the home business but does not want the area  
36 to be rezoned to Commercial.  
37

38 **B. Public Hearing regarding a zone change for Wasatch Hills Estates Phase 2, from Commercial**  
39 **to Residential (R1). Location 560 W, Lots 12, 13, and 14. Applicant: Roger Knowles.**

40 Robert Barnhill reviewed the application regarding the Zone Change for Wasatch Hills Estates  
41 Phase 2. He expounded there are three properties (Lots), some of which are zoned NC2 which is  
42 quite limiting to the applicant. He stated the applicant is requesting that all three properties be  
43 zoned R1. He explained that this rezone is allowable per City Codes.  
44

45 No Public Comment Received.  
46

47 **3. Land Use Applications**

48 **A. Motion to approve a home business license for Julander Investments, Location: 2340 S Linda**  
49 **Way Perry, UT 84302. Applicant: Joshua Julander.**

50 Commissioner Peterson explained that this application is not a zone change but simply a home  
51 business license.

52  
53 **MOTION:** Commissioner Kerr moved to recommend approval to the City Council for a home business  
54 license for Julander Investments. Commissioner Peterson seconded the motion. Roll call vote.

55  
56 Commissioner Kerr Yes Commissioner Butler Yes  
57 Commissioner Drago Yes Commissioner Peterson Yes

58  
59 **Motion Approved:** 4 Yes 0 No

60  
61 **B. Motion to approve a zone change for Wasatch Hills Estate Phase 2, from Commercial to**  
62 **Residential (R1). Location 560 W, Lots 12, 13, and 14. Applicant: Roger Knowles.**

63 Commissioner Butler reviewed the information given at their last meeting and how the  
64 Commission was expecting this zone change.

65  
66 The Commission discussed how this change will make the properties more functional with the  
67 surrounding developments.

68  
69 **MOTION:** Commissioner Kerr recommended approval to the City Council for a zone change for  
70 Wasatch Hills Estate Phase 2, from Commercial to Residential (R1). Commissioner Butler seconded  
71 the motion. Roll call vote.

72  
73 Commissioner Kerr Yes Commissioner Butler Yes  
74 Commissioner Drago Yes Commissioner Peterson Yes

75  
76 **Motion Approved:** 4 Yes 0 No

77  
78  
79 **4. Land Use Ordinance, Zoning, Design Guidelines, General Plan, Etc.**

80 **A. None**

81  
82 **5. Approval of the Minutes**

83 **A. December 6, 2018 Regular Minutes**

84 The Commissioners reviewed their grammatical corrections.

85  
86 **MOTION:** Commissioner Butler moved to approve the December 6, 2018 Regular Meeting Minutes as  
87 corrected. Commissioner Peterson seconded the motion. Roll call vote.

88  
89 Commissioner Peterson Yes Commissioner Kerr Yes  
90 Commissioner Butler Yes Commissioner Drago Yes

91  
92 **Motion Approved:** 4 Yes 0 No

93  
94 **B. Report by Commissioner regarding last Council Meeting**

95 Commissioner Kerr reviewed the appointments made at the City Council Meeting: Scott  
96 Hancey as Chief of Police, Stuart Grover as Planning Commission Chairman, and Michelle  
97 Drago as Planning Commission Vice Chairman.

98  
99 She reviewed the Police Statistics for the year reviewed at the City Council Meeting.

100  
101 She reviewed the other various projects and items that the City is currently working on.

102  
103 **C. Make Assignments for Representative to Attend City Council Meetings (January 10, 2019 and**  
104 **January 24, 2019)**

105 Commissioner Butler stated she would attend the January 10<sup>th</sup> meeting and Vice Chairman Drago  
106 said she would attend the January 24<sup>th</sup> meeting.

107  
108 **6. Discussion**

109 **A. Future Projects**

110 Vice Chairman Drago reviewed the current prioritized list the Commission agreed upon in previous  
111 meetings. She presented a document drafted by Chairman Grover which further clarifies each of  
112 these items, number one being updating Title 15.

113  
114 **B. Report on past approved Planning Commission Agenda Items.**

115 None

116  
117 **7. Training**

118 **A. Staff**

119 Robert Barnhill gave a training using examples of other Cities Codes, to give ideas for the Planning  
120 Commission to use as they update Perry City's Codes.

121  
122 The Commission and Staff discussed and clarified aspects they liked in these examples and would  
123 possibly like to utilize as they update Perry City's codes.

124  
125 Mr. Barnhill encouraged the Commissioners to look at other City's Codes to help them see what  
126 works well, and they can implement in updating Perry City's Codes.

127  
128 **8. Review Next Agenda and Adjourn**

129 **A. Items for next agenda**

130 **(1) David Church Video Training**

131  
132 **B. Motion to Adjourn**

133  
134 **Motion:** Commissioner Butler moved to adjourn. All commissioners were in favor.