

February 1, 2018
Planning Commission Meeting
3005 South 1200 West Perry UT 84302
7:00 p.m.

Commissioners Present: Vice Chairman Stuart Grover, Commissioner Blake Ostler, Commissioner Tresa Peterson, and Commissioner Nicole Butler

Commissioners Excused: Chairman Devin Miles

City Staff Present: Susan K. Obray: City Recorder

Others Present: Mayor Kevin Jeppsen, Council Member Esther Montgomery, and Matthew Owen

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

A. Invocation-

Commissioner Ostler gave the invocation.

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

Vice Chairman Grover led the Pledge of Allegiance.

C. Declare Conflict of Interest, if any-

None

D. Review and Adopt the Agenda

MOTION: Commissioner Ostler moved to adopt the February 1, 2018 Planning Commission Meeting agenda. Commissioner Butler seconded the motion. Roll call vote.

Commissioner Ostler, Yes

Commissioner Peterson, Yes

Commissioner Grover, Yes

Commissioner Butler, Yes

Motion Approved: 4 Yes 0 No

2. Public Comments and/or Public Hearings

A. Public Comment

No public comment received.

3. Land Use Applications

A. None.

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

A. Discussion/Action with Recommendation to Propose Amendments to Perry City Municipal Code to Create Zone for Gravel Pits

The Commission decided to table this item as an action item as it is currently incomplete.

The Commission decided to keep this item as a discussion item so their comments could be given to the City Attorney as he completes the draft of the proposed amendments to the City Municipal Code.

Commission Ostler reviewed his suggested edits and comments (grammatical, language, process of rezoning, and formatting of document) with the Commission. The Commission

discussed these suggested edits and comments and which they felt should be passed onto the City Attorney.

Vice Chairman Grover reviewed his comments and suggested edits (grammatical, language, formatting of document, and definition adjustments) with the Commission.

Commissioner Ostler inquired of Susan O Bray if the Commission could be emailed an electronic copy of this document, so they can redline it.

Mrs. O Bray stated she could do this.

5. Approval of the Minutes

(a) December 7, 2017 Regular Meeting

MOTION: Commissioner Peterson moved to approve the December 7, 2017 Planning Commission Meeting Minutes. Commissioner Ostler seconded the motion. Roll call vote.

Commissioner Ostler, Yes
Commissioner Grover, Yes

Commissioner Peterson, Yes
Commissioner Butler, Yes

Motion Approved: 4 Yes 0 No

(b) January 4, 2018 Regular Meeting

The Commission discussed the motion on item 3A for the January 4, 2018 Regular Meeting Minutes and discovered an error in Commissioner Ostler's vote being recorded as no when they believed it had been yes. [This affirmative vote was later verified on the recording of the meeting.]

MOTION: Commissioner Peterson moved to approve the January 4, 2018 Planning Commission Meeting Minutes with discussed amendments. Commissioner Butler seconded the motion. Roll call vote.

Commissioner Ostler, Yes
Commissioner Grover, Yes

Commissioner Peterson, Yes
Commissioner Butler, Yes

Motion Approved: 4 Yes 0 No

Commissioner Ostler made the suggestion of having an electronic redlined version of the minutes which include each Commissioner's suggested edits. The Commission agreed this would be beneficial to them in reviewing the minutes.

(c) Make Assignments for Representative to Attend City Council Meetings (February 8, 2018 and February 22, 2018)

Vice Chairman Grover suggested having an item added to the agenda of having the Commissioner who attended the previous City Council Meeting give a report of applicable information from that meeting.

Vice Chairman Grover proceeded to give a report on the previous City Council Meeting. He stated Nicole Butler was approved as a Planning Commissioner. He stated Ordinance 17- P was passed and the City Administrator and City Planner positions were discussed at length.

Mayor Jeppsen clarified the City is advertising for both positions but have not made a decision if they will be filled by two separate individuals or one.

Commissioner Peterson inquired if Vice Chairman Grover and Chairman Miles were approved in those roles by the City Council.

The Commission was unsure if this had taken place or not and Susan Obray stated she would verify this information. [The appointments were found to have been approved at the January 11, 2018 City Council Meeting.]

Commissioner Butler stated she would attend the February 8, 2018 City Council Meeting and Commissioner Peterson stated she would attend the February 22, 2018 City Council Meeting.

6. Discussion

A. **Form Based Codes**

Tabled.

B. **Discussion on the Agricultural Zone**

Tabled.

C. **Discussion on the Business License Process**

Commissioner Ostler stated he is currently working on this document with Chairman Miles and would strive to have it ready for review at the March meeting.

D. **Discussion on the Subdivision Ordinance: Final Land Use Authority/Final Approval Process**

Vice Chairman Grover explained that in other cities the Planning Commission is the Final Land Use Authority instead of the City Council. He stated the Commission is researching if it would be in the best interest of the City to have the City Council remain as this authority or recommend having the Planning Commission become this authority.

E. **Discussion on the Conservation Subdivision Ordinance**

Tabled.

7. Training

A. **Discussion regarding the Open & Public Meetings Training held on January 30th at Marriott-Slaterville City Offices.**

The Commission expressed their enjoyment of attending this training.

Mayor Jeppsen expressed his thanks to the Commission for all their work for the City.

8. Review Next Agenda and Adjourn

The Commission discussed having the option to attend the General Plan Update Committee Meetings to help them with deciding to use Form Based Codes or not.

A. **Next Agenda:**

- Discussion on Form Based Codes
- Discussion/Action on Zone for Gravel Pit

- Discussion on Agricultural Zone
- Discussion on Business License Process
- Discussion on Subdivision Ordinance
- Discussion on Conservation Subdivision Ordinance

B. Motion to Adjourn

MOTION: Commissioner Peterson moved to adjourn.

Motion Approved: All Commissioners were in favor.