

January 2, 2020
Planning Commission Meeting
3005 South 1200 West Perry UT 84302
7:00 p.m.

Commissioners Present: Vice Chairman Michelle Drago, Vice Chairman Jan Kerr, Commissioner Tresa Peterson, Commissioner Marcus Wager, and Commissioner Julie Jones

City Staff Present: Bob Barnhill: City Planner
Chris Crockett: City Attorney
Susan O Bray: City Recorder

Others Present: Blake Ostler (Council Member)

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

A. **Invocation or thought-**

Commissioner Wager shared an invocation.

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

Commissioner Peterson led the Pledge of Allegiance.

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

Commissioner Kerr stated she is the applicant for item 3A and will refrain from participating in voting.

2. Public Hearings

A. None.

3. Land Use Applications

A. Application for a subdivision amendment/ lot line adjustment for Kerr Subdivision. Located 2925 South Hwy 89. Applicant Jeff Kerr.

Mr. Barnhill reviewed this application, explaining the property owner is seeking to enlarge one lot (of an already approved subdivision) by utilizing a lot line adjustment. He stated this property is in the NC2 zone.

Commissioner Kerr explained they are seeking this adjustment because they will be taking over the billboard on their property and would like to put a storage unit to maintain the billboard. She said in order to have this storage unit they need the lot line adjustment.

MOTION: Commissioner Peterson made a motion to approve concept approval [for the Kerr Subdivision] subject to meeting the codes and regulations in place. Commissioner Jones seconded the motion. Roll call vote.

Commissioner Kerr Abstain
Commissioner Wager Yes
Commissioner Peterson Yes

Commissioner Drago Yes
Commissioner Jones Yes

Motion Approved: 4 Yes 0 No 1 Abstain

B. Application for the Conditional Use Permit for Trailer Sales, Location: 2765 South Hwy 89,

Applicant: Ed and Marie Christensen.

Mr. Barnhill reviewed an update regarding this application and reviewed the most recent memo from the City Engineer. He said the City Engineer is still seeking more information regarding storm water collection. He said there are still a few minor details needing to be addressed but they are getting closer.

The Commission discussed the landscape buffer for this application.

The Commission agreed to table this item until the applicant provides a set timeline regarding their plans for the storm water collection, as well as, the plans for the landscaping buffer.

C. Final Approval and Recommendation for Leading Tech Site Plan, Location: 1835 Hwy 89;

Applicant: Ryan Forsyth

Mr. Barnhill stated there were no updates at this time on this application.

Chairman Drago stated, as this application has been ongoing for almost a year, the Commission will take action on this item at the next meeting.

D. Preliminary approval for JJTL Properties, Applicant: JJTL Properties, LLC, Location: 2780 South Hwy 89, Perry UT 84302, Parcel # 02-028-0058; NO2-029-0026

Mr. Barnhill stated he has no updates on this application other than the City Council had a public hearing regarding the street updates for this area.

Chairman Drago tabled this item.

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

A. Discussion/Action and recommendation regarding Multi-Family

The Commission and Staff resumed the discussion from the work session regarding the design standards for multi-family.

Mr. Barnhill reviewed the utilization of a Master Plan and how it would be beneficial in regards to developing multi-family housing.

The Commission and Staff discussed the possible regulation of 60% glass for the street facing side of a commercial building.

The Commission and Staff discussed regulating the types of trees and how the trees are utilized in the landscaping.

The Commission and Staff discussed landscaping regulations especially regarding lawns, possibly having the regulation state that no more than 70% of the landscaping can be lawn.

The Commission and Staff discussed the regulations of pedestrian friendly areas, as well as, possibly utilizing an active transportation plan. The Commission and Staff discussed utilizing and regulating sidewalks and trails.

The Commission and Staff discussed regulating maintenance and requiring the same standards of maintenance as time passes.

The Commission and Staff discussed regulating the lighting of multi-family developments.

The Commission and Staff discussed the regulations of developments on the highway versus other areas in the City.

The Commission and Staff further discussed building esthetics and used Roy City's language as an example.

5. Approval of the Minutes

A. December 5, 2019 Work Session

B. December 5, 2019 Regular Meeting Minutes

MOTION: Commissioner Wager made a motion to approve the December 5, 2019 Work Session Minutes subject to the changes. Commissioner Kerr seconded the motion. Roll call vote.

Commissioner Kerr Yes

Commissioner Drago Yes

Commissioner Wager Yes

Commissioner Jones Abstain

Commissioner Peterson Yes

Motion Approved: 4 Yes 0 No 1 Abstain

C. Report by Commissioner regarding last Council Meeting

Commissioner Kerr reviewed the Land Use items from the last City Council Meeting.

D. Make Assignments for Representative to Attend City Council Meetings (January 9, 2020 and January 23, 2020)

Commissioner Peterson stated she would attend the January 9th meeting and Commissioner Jones said she will attend the January 23rd meeting.

6. Discussion

A. Future Projects

None.

B. Report on past approved Planning Commission Agenda Items.

None.

7. Training

A. Staff- None.

8. Review Next Agenda and Adjourn

A. Items for next agenda (January 2, 2020)

- Tabled items
- Work Session at 6pm

B. Motion to Adjourn

Motion: Vice Chairman Kerr moved to adjourn. All commissioners were in favor.