

**July 5, 2018**  
**Planning Commission Meeting**  
**3005 South 1200 West Perry UT 84302**  
**7:02 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  
 Bob Barnhill: City Planner  
 Kevin Jeppsen: Mayor

**Others Present:** David Roberts

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

**A. Invocation-**

Vice Chairman Grover gave the invocation.

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

Commissioner Butler led the Pledge of Allegiance.

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

None

**D. Review and Adopt the Agenda**

**MOTION:** Commissioner Butler moved to adopt the July 5, 2018 Planning Commission Meeting agenda as written. Commissioner Peterson seconded the motion. Roll call vote.

<b>Commissioner Ostler, Yes</b>	<b>Commissioner Peterson, Yes</b>
<b>Commissioner Grover, Yes</b>	<b>Commissioner Butler, Yes</b>

**Motion Approved:** 4 Yes 0 No

**2. ~~Public Comments and/or~~ Public Hearings**

**A. Public Hearing regarding a home business application for Hair and Nails by Kyra, Location: 2975 S 1080 W Perry UT 84302, Applicant: Kyra Roberts**

**MOTION:** Commissioner Butler moved to open the public hearing portion of the meeting. Commissioner Peterson seconded the motion. Roll call vote.

<b>Commissioner Ostler, Yes</b>	<b>Commissioner Peterson, Yes</b>
<b>Commissioner Grover, Yes</b>	<b>Commissioner Butler, Yes</b>

**Motion Approved:** 4 Yes 0 No

No public comment received.

**MOTION:** Commissioner Butler moved to close the public hearing portion of the meeting. Commissioner Peterson seconded the motion. Roll call vote.

<b>Commissioner Ostler, Yes</b>	<b>Commissioner Peterson, Yes</b>
<b>Commissioner Grover, Yes</b>	<b>Commissioner Butler, Yes</b>

**Motion Approved:** 4 Yes 0 No

**~~C. Public Comment~~**

~~No public comment received.~~

**6.3. Land Use Applications**

**A. Business License Approval with recommendation to the City Council for home business application for Hair and Nails by Kyra, Location: 2975 S 1080 W Perry 84302, Applicant: Kyra Roberts**

David Roberts (applicant representative) reviewed this business license application with the Commission.

The Commission discussed and clarified this business license application with the applicant (parking, lighting, hours, signage, fire marshal approval, etc.)

**MOTION:** Commissioner Butler moved to recommend to the City Council approval of the special business license and conditional use permit for Hair and Nails by Kyra located at 2975 S 1080 W in Perry. Commissioner Ostler seconded the motion. Roll call vote.

**Commissioner Ostler, Yes**

**Commissioner Peterson, Yes**

**Commissioner Grover, Yes**

**Commissioner Butler, Yes**

**Motion Approved:** 4 Yes 0 No

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

**A. Discussion/Action regarding the Conservation Ordinance**

The Commission and Staff clarified whether the current version of this item had already had action taken on it to recommend it to the City Council. It was discovered it had been discussed in previous meetings but no action had taken place.

The Commission and Staff discussed and clarified how they want to move forward with this option for the City.

The Commission and Staff reviewed the feedback they received from the City Attorney at the previous meetings regarding this proposed item.

The Commission and Staff reviewed and clarified the updated redlines page by page of the proposed ordinance (language/wording, grammatical, stricken portions, suggested clarifications/corrections, etc.)

Mr. Barnhill stated he would incorporate the noted revisions into the proposed ordinance and reviewed how he would present the updated version to the Council.

The Commission discussed having Commissioner Ostler and Grover attend and possibly also present/clarify this item to the Council.

**MOTION:** Commissioner Ostler moved to recommend to the City Council approval of the Conservation Subdivision Ordinance with the revisions as discussed in this meeting. 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

**B. Discussion / Action regarding the Business License Ordinance**

Bob Barnhill reviewed and discussed with the Commission the current status of the proposed Business License Ordinance updates page by page (consolidating definitions, language, administrative responsibility changes, permitted use updates, regulation updates, types of businesses allowed, etc.)

The Commission and Staff discussed and clarified these proposed updates and the purposes behind them.

The Commission discussed with Mr. Barnhill their suggestions and edits to these proposed updates.

Mr. Barnhill stated he would incorporate the Commission's feedback so that the item will be ready for action at the next meeting.

**8.5. Approval of the Minutes**

**(a) June 7, 2018 Work Session Meeting Minutes**

Commissioner Grover noted his corrections regarding Commissioners who were excused from this meeting.

**MOTION:** Commissioner Butler moved to approve the June 7, 2018 ~~Regular Work Session~~ Meeting Minutes with the noted correction. Commissioner Peterson 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) June 7, 2018 Regular Meeting Minutes**

Tabled.

**(c) Report by Commissioner regarding last Council Meeting**

Commissioner Butler reviewed the Council meeting which covered the firework restrictions, pay scale for City Staff and Elected officials, approval of Suncrest Subdivision and ADL Storage, etc.

**(d) Make Assignments for Representative to Attend City Council Meetings (July 12, 2018 and July 26, 2018)**

Commissioner Peterson will attend the July 12<sup>th</sup> meeting and Commissioner Grover will attend the July 26<sup>th</sup> meeting.

The Commissioners discussed attending City Council meetings only if there is a need for a Commissioners presence.

#### **9-6. Discussion**

##### **A. Subdivision Ordinance**

None.

##### **B. Discussion regarding Notification Letters**

Commissioner Butler reviewed the need to update the template of the mailed public notification letter for public hearings conducted at Planning Commission meetings, which will now better explaining/clarifying what is within the Commissions jurisdiction items to include in the updated letter that would be beneficial and educational for its recipients and other beneficial items for the education of its recipients.

The Commission and Staff discussed this update and agreed it would be beneficial for the City.

#### **10-7. Training**

##### **A. Petitions**

Mr. Barnhill reviewed and discussed with the Commission the proper process to follow when the Commission is presented with a petition.

#### **11-8. Review Next Agenda and Adjourn**

##### **A. Next Agenda: August 2, 2018**

- (1) June 7<sup>th</sup> Meeting Minutes
- (2) Business License Ordinance
- (3) Diversity Dance

##### **B. Motion to Adjourn**

**MOTION:** Commissioner Peterson moved to adjourn.

**Motion Approved:** All Commissioners were in favor.