

July 9, 2019
Planning Commission Meeting
3005 South 1200 West Perry UT 84302
7:00 p.m.

Commissioners Present: Chairman Stuart Grover, Vice Chairman Michelle Drago, Commissioner Tresa Peterson, Commissioner Nicole Butler and Commissioner Jan Kerr

City Staff Present: Susan K. Obray: City Recorder
Bob Barnhill: City Planner
Christopher Crockett: City Attorney

Others Present: Tyler Lackugh, Ryan Forsyth, and Christine Olsen

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

- A. **Invocation or thought-**
Commissioner Butler read a poem by Robert Frost.
- B. **Pledge of Allegiance to the U.S.A-**
Chairman Grover led the Pledge of Allegiance.
- C. **Declare Conflict of Interest, if any-**
None.

2. Public Hearings

A. Public Hearing regarding preliminary development for JJTL Properties, Applicant: JJTL Properties, LLC, Location: 2780 South Hwy 89

Chairman Grover opened the public hearing section of the meeting.

Robert Barnhill reviewed the application for JJTL Properties. He stated the applicant has a few options they are wanting to be considered for the development of townhomes on their property. He stated the property is currently zoned NC2 and will be utilizing the Multi-Family Housing code amendment. He stated after his review and that of the City Engineer, they felt this item is not yet ready to have action taken, as it has some requirements which still need to be met.

Chairman Grover stated the City received an email regarding this application (See Attached Documentation).

Chairman Grover closed the public hearing section of the meeting.

3. Land Use Applications

A. Preliminary approval for JJTL Properties, Applicant: JJTL Properties, LLC, Location: 2780 South Hwy 89 Perry UT, 84302, Parcel # 02-028-0054; N02-029-0026

Commissioner Kerr inquired about connecting the right of way.

Applicant Tyler Lackugh reviewed with the Commission a sketch he had reviewed with UDOT to allow for the right of way connecting properly. He stated it would be beneficial for

the City, as they will be upgrading the current street as part of the development which is not currently in good shape.

The Commission, Staff, and the applicant clarified and discussed this proposed sketched option and if it would be in the best interest of the City (fire safety, number of accesses, neighbor's cooperation with land-swap, etc.).

The Commission, Staff, and the applicant discussed and clarified the process moving forward towards being able to take action on the application with this new proposed option.

Chairman Grover tabled this item.

B. Approval and recommendation of a lot line Amendment for the Richard Olsen Subdivision Located: 111 West 3600 South Perry. Parcel # 02-038-0002

Mr. Barnhill reviewed this application for a lot line amendment for the Richard Olsen Subdivision. He stated the applicant would like to separate the existing house from the rest of the property. He stated he is awaiting some minor updates from the applicants engineer on the corrections both he and the City Engineer have on this project.

The Commission asked for clarification on if this project would eventually turn into a subdivision or if it is simply a lot line amendment and on the septic system location.

Christine Olsen (applicant) showed on the map where the septic system is located and stated it is contained in the proposed lot with the house. She stated they are not seeking to turn this area into a subdivision but to make the house more sellable in the event of needing to support her mother-in-law.

Chairman Grover inquired what this area was zoned as.

Mr. Barnhill stated it is zoned as an R1/3 zone.

The Commission and Staff clarified the requirements of an R1/3 zone lot size which found to be 1 acre.

It was clarified that the septic tank is grandfathered with the property.

Mrs. Olsen reviewed the inspection of the septic system (fully functioning and in good condition) and the option of possibly connecting into the sewer line in the future (though not needed or required at this time).

The Commission discussed the updates needed on this application and if they were big enough concerns to table this item or not. It was agreed upon that the updates were minor and could be included in the motion to be completed.

MOTION: Commissioner Kerr made a motion to recommend approval of the lot line adjustment to the City Council with the condition that the applicant complete the requested changes from the City

Engineer, prior to the City Council seeing the plans. Commissioner Drago seconded the motion. Roll call vote.

Commissioner Peterson Yes
Commissioner Drago Yes
Commissioner Butler Yes

Commissioner Kerr Yes
Commissioner Grover Yes

Motion Approved: 5 Yes 0 No

C. Final Approval and Recommendation for Leading Tech, Locaiton:1835 South Hwy 89: Applicant: Ryan Forsyth.

Chairman Grover stated last month the Commission tabled this item to allow the applicant to complete the City Engineer's list of items needing to be addressed. He said to his understanding some but not all these items have been addressed at this point.

Mr. Barnhill clarified there is some confusion on the response from the City Engineer's letter.

Ryan Forsyth explained he thinks perhaps the old plan was sent by mistake to the City Engineer and that's why he responded with basically the same letter. He clarified that the new site plan has all the concerns met except number 4 because the hill has been stabilized already. He said Mr. Barnhill has come out and examined this reinforced hill.

Mr. Barnhill advised sending the plans they used to reinforce this wall to the City Engineer so that he can review them to see that the hill has been taken care of.

Mr. Barnhill stated he had a comment regarding the percentage of the property that will be done in landscaping shown graphically for the Commission to see.

The Commission reviewed their questions and concerns (retaining wall installed for slope issue, fencing agreement with neighbors, getting clarification with City Engineer on resending similar comments, storm drain plans, etc.) with the applicant and Mr. Barnhill.

Chairman Grover asked if it would cause any injury if they tabled this item again until they received feedback from the City Engineer.

Mr. Forsyth stated that it would not harm them to wait another month for approval.

Chairman Grover asked the City Attorney (Bill Morris) for advice on this item and Mr. Morris reviewed some options they have approving it tonight if so desired.

Mr. Forsyth reiterated he is fine with either it being tabled or approved this evening. He stated he wants the Commission to see they are putting forth their best efforts in meeting the City's concerns and requirements.

The Commission thanked Mr. Forsyth for all his efforts and willingness to work with them through this process.

MOTION: Commissioner Peterson made a motion to table this item. Commissioner Butler seconded the motion. Roll call vote.

Commissioner Peterson Yes
Commissioner Drago Yes
Commissioner Butler Yes

Commissioner Kerr Yes
Commissioner Grover Yes

Motion Approved: 5 Yes 0 No

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

A. A discussion and set a public hearing to amend the Multi-Family Housing Code including the creation of an overlay zone

Mr. Barnhill stated he is still working on the creation of the overlay zone for this item due to some technical difficulties. He apologized and said he will have this ready for their next meeting.

B. Discussion on the General Plan Update

C. Commissioner Kerr noted that she did not see the email with this attachment and, therefore, still needs to review it.

The Commission discussed and reviewed page by page their individual concerns and questions on the mark ups on the General Plan update (grammatical corrections, language/wording adjustments, clarification on certain sections and content, removal of duplications, formatting adjustments, etc.).

5. Approval of the Minutes

A. June 10, 2019 Work Session Meeting Minutes

MOTION: Commissioner Butler made a motion to approve the June 10, 2019 Work Session minutes as written. Commissioner Kerr seconded the motion. Roll call vote.

Commissioner Peterson Yes
Commissioner Drago Yes
Commissioner Butler Yes

Commissioner Kerr Yes
Commissioner Grover Yes

Motion Approved: 5 Yes 0 No

B. June 20, 2019 Regular Meeting Minutes

Tabled.

C. Report by Commissioner regarding last Council Meeting

No Planning Commissioner attended the last City Council Meeting.

D. Make Assignments for Representative to Attend City Council Meetings (July 11, 2019 and July 25, 2019)

Commissioner Butler stated she would attend the July 11th meeting and Chairman Grover stated he would attend the 25th meeting.

6. Discussion

A. Future Projects

- None

B. Report on past approved Planning Commission Agenda Items.

Mr. Barnhill reviewed the gas line replacement occurring along Highway 89.

7. Training

A. Staff

None.

8. Review Next Agenda and Adjourn

A. Items for next agenda

- General Plan
- Multi-Family Housing
- Leading Tech
- Zone Change

B. Motion to Adjourn

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