

June 1, 2017
Planning Commission Meeting
3005 S 1200 West Perry UT 84302
7:00 p.m.

Commissioners Present: Vice Chairman Devin Miles (left at 7:30 pm, returned 9:30 pm), Commissioner Blake Ostler, Commissioner Vicki Call and Commissioner Stuart Grover.

Commissioners Excused: Chairman Travis Coburn

City Staff Present: Greg Westfall: Perry City Administrator and Susan K. Obray: City Recorder

Others Present: Ken Francis

1. 7:00 p.m. - Call to Order and Opening Ceremonies (It is noted that Commissioner Ostler conducted this Commission meeting due to Chairman Coburn's absence and Vice Chairman Miles' needing to leave for a portion of this meeting.)

A. Invocation-

Vice Chairman Miles gave the invocation.

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

Commissioner Call led the Pledge of Allegiance.

C. Declare Conflict of Interest, if any-

None.

D. Review and Adopt the Agenda-

Pursuant to a request from the applicant submitted to the City prior to this Commission meeting, item 2-A and Item 3-A (Final Approval and Recommendation to City Council for Wyatt Subdivision Phase 2) were stricken from the agenda.

MOTION: Commissioner Call moved to adopt the June 1, 2017 Planning Commission Meeting agenda with the amendment. Vice Chairman Miles seconded the motion. Roll call vote.

Commissioner Call, Yes

Vice Chairman Miles, Yes

Commissioner Ostler, Yes

Commissioner Grover, Yes

Motion Approved: 4 Yes 0 No

E. Approval of the Minutes

(a) April 12, 2017 Planning Commission Minutes

MOTION: Commissioner Grover moved to adopt the April 12, 2017 Planning Commission Minutes with corrections. Vice Chairman Miles seconded the motion. Roll call vote.

Commissioner Call, Abstain

Vice Chairman Miles, Yes

Commissioner Ostler, Yes

Commissioner Grover, Yes

Motion Approved: 3 Yes 1 Abstain 0 No

(b) May 10, 2017 Work Session

MOTION: Vice Chairman Miles moved to adopt the May 10, 2017 Work Session Minutes with corrections. Commissioner Grover seconded the motion. Roll call vote.

Commissioner Call, Abstain
Commissioner Ostler, Yes
Commissioner Grover, Yes

Vice Chairman Miles, Yes

Motion Approved: 3 Yes 1 Abstain 0 No

(c) May 10, 2017 Planning Commission Minutes

Tabled.

(d) May 17, 2017 Work Session

Tabled.

F. Make Assignments for Representative to Attend City Council Meetings (May 11, 2017 and May 23, 2017).

Commissioner Call will attend the June 8, 2017 City Council Meeting and Vice Chairman Miles will attend the June 22, 2017 City Council Meeting.

2. Public Comments and/or Public Hearings

MOTION: Commissioner Grover moved to close the regular meeting and open the public hearing section of the meeting with a change to the agenda that Public Comment be added as 2-C.

Commissioner Call seconded the motion. Roll call vote.

Commissioner Call, Yes

Commissioner Ostler, Yes

Commissioner Grover, Yes

Motion Approved: 3 Yes 0 No

A. Public Hearing for a subdivision application for Wyatt Subdivision Phase 2, Applicant: Doug Wyatt, location: 2100 South

Stricken from the Agenda.

B. Public Hearing for the Transportation and Traffic Circulation Element Plan with Amendments.

Greg Westfall explained this amendment is a proposed change of placement of a road; due to the grade being such that it is almost physically impossible to have the road continue on the originally planned course. He explained this movement of the road is to the west, and will still allow for the desired north to south connectivity from an engineering standpoint.

No comments were received from the public.

MOTION: Commissioner Call moved to exit the public hearing and move into the regular meeting. Commissioner Grover seconded the motion. Roll call vote.

Commissioner Call, Yes

Commissioner Ostler, Yes

Commissioner Grover, Yes

Motion Approved: 3 Yes 0 No

C. Public Comment

None.

3. Land Use Applications

A. Final Approval and Recommendation to City Council for Wyatt Subdivision Phase 2, Applicant: Doug Wyatt, Location: 2100 S Perry UT.

Stricken from the Agenda

B. Concept Approval for Kenneth Francis Property, Applicant: Kenneth Francis, Location: 2494 S 900 W Perry UT.

Greg Westfall stated the applicant (Kenneth Francis) has asked to split his lot in half. Mr. Westfall explained the applicant will still have 207 ft. of frontage on 900 West, meeting City requirements. Mr. Westfall stated Mr. Francis is seeking a concept approval tonight.

Kenneth Francis was invited to address the Commission. He explained his property is currently a peach orchard. He stated it would be more economical for him to sell the property at this time, than to keep harvesting peaches. He said he currently lives in Fruit Heights and has received many calls regarding subdividing his property into a development, which he has decided to do at this time.

Commissioner Call inquired what the size of each piece would be after subdividing the property.

Mr. Francis stated each would be just over half an acre.

Commissioner Call inquired if there are any buildings currently located on the property or if it was all planted in peach trees.

Mr. Francis answered it was all planted in peach trees.

Commissioner Ostler inquired if this subdivided property would be for residential single family homes.

Mr. Francis affirmed it would be.

Commissioner Ostler stated that on the County records it lists this property as Perry City Center Phase 1 and wondered if the Staff or Mr. Francis knew why it was listed as such.

Mr. Westfall stated he had a theory as to why it was listed as such, however, he would research the matter further to ensure it doesn't impede the progress of the application being approved at later phases of the application process.

MOTION: Commissioner Call moved to approve the concept approval for the Kenneth Francis property application. Commissioner Grover seconded the motion. Roll call vote.

Commissioner Call, Yes

Commissioner Ostler, Yes

Commissioner Grover, Yes

Motion Approved: 3 Yes 0 No

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

A. Discussion/ Action Approval and Recommendation to City Council for the Transportation and Traffic Circulation Element Plan Amendment

Commissioner Call asked for further clarification on this item, and what the Commission is being asked to take action on.

Mr. Westfall explained this action is to adjust the location of a north-south road in the City's Master Transportation Plan in conjunction with a current application of a four-lot subdivision (Suncrest Subdivision) which is adjacent to said road. He stated it has been discovered that the original plan for the road placement at this subdivision is impractical, due to the actual physical conditions (slope).

Commissioner Ostler inquired if Jones & Associates has the opinion that this new placement of the road will have the same desired traffic circulation.

Mr. Westfall answered he was part of the conversation where the decision to adjust the road was made by Brett Jones with Jones & Associates. Mr. Westfall explained around 10 options were considered and Mr. Jones felt this would be the best option for traffic flow/circulation.

MOTION: Commissioner Grover moved to recommend to the City Council approval of the Transportation and Traffic Circulation Element Plan as amended on May 4th 2017. Commissioner Call seconded the motion. Roll call vote.

Commissioner Call, Yes

Commissioner Ostler, Yes

Commissioner Grover, Yes

Motion Approved: 3 Yes 0 No

B. Discussion/Action of the Gravel Pit Ordinance.

Commissioner Ostler inquired if Commissioner Call had any questions, she stated she did not.

Commissioner Ostler inquired if Commissioner Grover had any questions, he stated he did not.

Commissioner Ostler reviewed his comments and suggestions with the Commission and Staff page by page. (Final Slope clarification, grammatical adjustments, wording adjustments, etc.)

Commissioner Call reviewed her comments and suggestions with the Commission and Staff page by page. (Grammatical adjustments, wording adjustments, Conditional Use permit clarification, etc.)

Commissioner Grover suggested one grammatical adjustment to the Commission and Staff.

MOTION: Commissioner Call moved to recommend to the City Council the approval of the Gravel Pit Ordinance with the changes as discussed in this meeting. Commissioner Grover seconded the motion. Roll call vote.

Commissioner Call, Yes

Commissioner Ostler, Yes

Commissioner Grover, Yes

Motion Approved: 3 Yes 0 No

5. Discussion

A. Discussion on the Conservation Subdivision

Commissioner Ostler thanked Commissioner Grover for his work on this proposed ordinance draft.

Commissioner Ostler and Commissioner Grover clarified for Commissioner Call the formatting of the current proposed ordinance draft. (Commissioner Grover's adjustments were marked in green.)

Commissioner Grover reviewed page by page his marked adjustments in the proposed ordinance draft with the Commission and Staff. (Grammatical adjustments, wording adjustments, Perry City specific adjustments, zoning clarifications, Conditional Use Permit clarifications, etc.)

Mr. Westfall suggested having this be the subject for the next work session.

B. Discussion on the Civic and Agricultural Zone

Tabled.

C. Discussion/Action on the Business License Process

Tabled.

6. Training

A. None.

7. Review Next Agenda and Adjourn

- Civic and Recreational Zone Discussion/Action
- July 6th Work Session on the Conservation Subdivision at 6 pm.
- Suncrest Subdivision
- Wyatt Subdivision
- Sally Simmons Subdivision

A. Motion to Adjourn

MOTION: Commissioner Grover moved to adjourn. Commissioner Call seconded the motion.

Motion Approved: All Commissioners were in favor.