

June 20, 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
Chris Crockett: City Attorney

Others Present: Ryan and Chris Forsyth

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

A. **Invocation-**

Commissioner Peterson gave the invocation.

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

Commissioner Kerr led the Pledge of Allegiance.

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

None.

2. Public Hearings

A. None

3. Land Use Applications

A. Final Site Plan application and recommendation for Leading Tech, Location: 1835 South Hwy 89, Applicant: Ryan Forsyth

Bob Barnhill reviewed the Site Plan for the application from Ryan Forsyth with the Commission. He stated the City Engineer has reviewed this application and his concerns look like they are in progress of being met, based on the responses from the applicant's designer.

The Commission and Staff discussed and reviewed the section regarding this application in the March Planning Commission meeting, when this application was first brought before them.

The Commission and Staff clarified that the applicant has not completed the changes recommended by the City Engineer.

Chairman Grover invited the applicant to come up and clarify the current plans of the application in completing the City Engineer's concerns.

Ryan Forsyth expressed his confusion at a written statement from their engineer stating the concerns would be met is not sufficient for a storage shed. He stated he has done this type of application in many cities, and never had a written statement not be sufficient for

approval. He inquired if there is a City Code stating a text message is not sufficient. He clarified that to their understanding, the text message was sufficient for approval.

Mr. Barnhill stated notes from their engineer can be incorporated into the site plan but because their engineer stated there are items which are not yet completed, therein the issue lies.

Ryan Forsyth stated his concerns with the complicated process in Perry City and explained what he felt were more streamlined processes in other Cities he's worked with.

Chris Forsyth explained some of the work which they have been doing on the property, including resolving the fencing issue. He stated if the City would like an updated Site Plan, they are willing to comply, he explained the reason they did not have it done was because they were under the impression the text messages between their engineer and the City Engineer were enough.

Chris Forsyth requested this application be tabled for another month to allow him time to get the Site Plan updated and the concerns of the City Engineer met. He expressed his concerns on the impact fees which charge him \$600,000 when the building itself is only \$200,000. He stated he is only asking to replace a shed, he has hired multiple engineers to build a shed to comply with the City requirements and it just seems a bit extreme considering what the project is.

Chairman Grover explained that the Commission can only address the site plan and referred to Mr. Barnhill to address his concerns regarding the impact fees.

Mr. Barnhill clarified the impact fees are voted on by the City Council based on analysis's and studies done by various engineers. He explained the impact fees are not based on value. He continued they often are based on square footage. He stated the impact fee is done by the City and the valuation is done by coding.

The Commission thanked both Mr. Forsyths for their comments and willingness to update the site plan.

MOTION: Commissioner Kerr moved to table this item to allow the applicant time to complete the requested items by the City Engineer and add those updates to the site plan. 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

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

A. A recommendation to the City Council for approval to amend the Multi-Family Housing code including the creation of an overlay zone.

Mr. Barnhill reviewed the response of the City Council regarding the recommendation from the Planning Commission of the amendment to the Multi-Family housing code. He explained some of the concerns and solutions the Council stated (clarified design standards).

Mr. Barnhill presented a grid which he proposed as a possible solution to break down sections into a quarter mile along the highway.

The Commission and Staff discussed the option of quarter mile sections and if it would be in the best interest of the City.

The Commission and Staff discussed and clarified the current existing Multi-Family housing in Perry and how this proposed grid would work with those.

The Commission and Staff discussed and clarified density options for the proposed quarter mile sections.

The Commission and Staff conversed on how well the grid would work with both the NC2 zone and the Residential zones along the highway.

The Commission and Staff discussed Multi-family housing options and the effect on traffic with these options.

The Commission and Staff discussed options of allowable density in the quarter mile sections and if that would comply with State Codes.

The Commission and Staff further conversed and clarified what appropriate allowable density for certain sections of the City.

The Commission agreed to explore the usage of the quarter mile grid to see if it would be the best option for scattering the Multi-Family housing throughout the City.

The Commission and Staff further discussed and clarified how the grid would work with the various existing zones along the highway, especially regarding the commercial and agricultural zones.

The Commission and Staff conversed on how the grid would work for areas where development of Multi-Family housing would be impractical (wetlands, fire hazard areas, etc.).

The Commission and Staff further reviewed existing Multi-Family housing and the current density of them.

Mr. Barnhill stated he would put a map together based on the grid and what has been discussed for the Commission to review.

5. Approval of the Minutes

A. May 3, 2019 Regular Minutes

Commissioner Drago discussed her adjustments to the minutes on line 224 regarding clarifying the road.

Commissioner Kerr noted a grammatical error on line 215.

MOTION: Commissioner Drago made a motion to approve the May 3, 2019 Regular Meeting Minutes with the corrections on line 215 to change the word taken to taking and on line 224 add the words emergency access before the word road. Commissioner Kerr seconded the motion. Roll call vote.

Commissioner Peterson Yes

Commissioner Kerr Yes

Commissioner Drago Yes

Commissioner Grover Yes

Commissioner Butler Yes

Motion Approved: 5 Yes 0 No

B. Report by Commissioner regarding last Council Meeting

No Planning Commissioner attended the last City Council Meeting.

C. Make Assignments for Representative to Attend City Council Meetings (June 13, 2019 and June 27, 2019)

Susan Obray reviewed the training which will be taking place at the City Council Meeting by City Attorney Bill Morris at the June 27th meeting.

The Commissioners stated they would try to attend if possible and if not, they would review the power point for the training.

6. Discussion

A. Future Projects

- General Plan Discussion

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

- General Plan
- Leading Tech
- JJTL LLC
- Olsen Subdivision Lot Line

B. Motion to Adjourn

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