

March 5, 2020
Planning Commission Meeting
3005 South 1200 West Perry UT 84302
7:00 p.m.

Commissioners Present: Vice Chairman Jan Kerr, Commissioner Tresa Peterson, and Commissioner Julie Jones

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

Others Present: Brett Sorenson, James Keller, Rick Scadden, and Jim Flint

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

- A. **Invocation or thought-**
Commissioner Jones 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-**
None

2. Land Use Applications

A. Public Hearing regarding a Zone Change Application from RE ½ to Commercial. Location: 1495 W 2950 S. Parcel # 02-236-0097, Applicant: James Keller

Mr. Barnhill reviewed the application for the zone change and the current surrounding land uses of the applicant's property. He noted the uses of the applicant's property in the past, which have been commercial. He noted that UTA is attempting to purchase the property along the tracks near the applicant's property.

Brett Sorenson stated he is a neighboring property owner and asked to know what the applicant's property is being zoned too, and the purpose behind the zone change.

Mr. Barnhill stated it will be rezoned to commercial use which the current use has been grandfathered to. He explained the reasoning for the zone change is to allow them to expand on the property to continue the current grandfathered commercial use. He said the applicant did not give specifics regarding what they will be expanding on the property for commercial use.

Mr. Sorenson said he and the other surrounding property owners would like to know what the property is going to be used for, as it could impact their property value.

Vice Chairman Kerr noted the applicant is in attendance and they will hear further from him after the public hearing.

Vice Chairman Kerr closed the public hearing portion of the meeting.

Vice Chairman Kerr asked the applicant what the current use is and what their future plans are for this property.

James Keller said they currently do construction and retail of a motorcycle line. He reviewed the history of the property as a cannery prior to his ownership of it. He said the UTA has approached him to purchase the property and that this brought to his attention that the property wasn't already zoned commercial. He reviewed his reasoning behind wanting the property to be zoned commercial, especially regarding the financial benefits for the sale of the property to UTA.

The Commission and Staff discussed the options for the property if UTA does purchase the property.

The Commission and Applicant discussed the applicant's plans for the improvements of his current use of the property.

It was clarified that if UTA buys the property he would no longer be able to utilize the property for his business purposes.

The Commission discussed and established that this zone change does not coincide with the General Plan.

MOTION: Commissioner Peterson made a motion to recommend denial of the zone change application. Commissioner Jones seconded the motion. Roll call vote.

Commissioner Kerr Yes
Commissioner Jones Yes

Commissioner Peterson Yes

Motion Approved: 3 Yes 0 No

B. Subdivision Amendment and Lot Line Adjustment for the Pointe Perry Subdivision. Location: 1685 W 1100 S Parcel # 03-236-0035 and 03-155-0057

Mr. Barnhill reviewed the Subdivision Amendment and Lot Line Adjustment for the Pointe Perry Subdivision. He explained the applicant would like to expand their lot without any new lots being created. He reviewed the plat with the Commission to further clarify why the applicant is seeking to enlarge this lot. He said it's a pretty straight forward application.

MOTION: Commissioner Peterson made a motion to recommend approval to the City Council for the Subdivision Amendment and Lot Line Adjustment for the Pointe Perry Subdivision. Commissioner Jones seconded the motion. Roll call vote.

Commissioner Kerr Yes
Commissioner Jones No

Commissioner Peterson Yes

Motion Approved: 3 Yes 0 No

C. Preliminary Application for Perry Canyon Subdivision phase 1-1st Amendment, Applicant: Rick Scadden, Location: 143 W 1550 S

Mr. Barnhill reviewed the preliminary application for Perry Canyon Subdivision Phase 1 with the Commission. He said the applicant recently received a zone change approval from the City Council and reviewed the most updated plat with the Commission.

He reviewed the comments from the City Engineer regarding the drawings from January 20th. He said he received updated drawings today, which he has not been able to review yet.

Rick Scadden (applicant) reviewed the updated drawings and stated they see no issue in meeting the City Engineer's comments from the prior drawings.

Mr. Barnhill recommended tabling this item until he and the City Engineer can review the new drawings.

Vice Chairman Kerr tabled the item.

D. Concept Application for the Neff Townhomes, Applicant Marv Neff, Location: Approximately 1850 S Hwy 89; Parcel # 03-159-0016-0201

Mr. Barnhill reviewed the concept application for the Neff Townhomes with the Commission. He reviewed the surrounding land uses of the property. He reviewed the concept drawings from the applicant which would need to follow the design standards which the applicant will be able to review.

He said that this application would fill the allowable number of multi-family units allowed by the overlay zone for this area.

He said the City Engineer had no major red flags with the concept at this point.

Jim Flint (applicant's engineer) reviewed the plans for this application (access, public and private streets, landscaping, parking, hammerhead turnaround, etc.).

The Commission discussed future development in this area and the access options in this area.

MOTION: Commissioner Peterson made a motion to recommend to City Council the approval of the Concept Application for the Neff Townhomes. Commissioner Jones seconded the motion. Roll call vote.

Commissioner Kerr Yes
Commissioner Jones Yes

Commissioner Peterson Yes

Motion Approved: 3 Yes 0 No

E. Final Application for the Orchard Hill Subdivision, Location: Approximately 2800 S Hwy 89; Parcel # 02-029-0026, 02-029-0025, and 02-028-0058, Applicant: JJTL Properties LLC

Mr. Barnhill reviewed the final application for the Orchard Hill Subdivision with the Commission. He said he received updated plans on Monday but was unable to look at them until a half hour

before this meeting. He said he has no new comments from the City Engineer on the updated plans as he hasn't been able to review them yet.

He said the applicant has addressed each item individually from the previous comments received from the City Engineer and Staff.

MOTION: Commissioner Peterson made a motion to recommend approval to the City Council on the final application for the Orchard Hill Subdivision with the contingency that it be reviewed and the comments of Staff and the City Engineer be addressed before going before the City Council. Commissioner Jones seconded the motion. Roll call vote.

Commissioner Kerr Yes
Commissioner Jones Yes

Commissioner Peterson Yes

Motion Approved: 3 Yes 0 No

F. Ordinance 20-D amending Title 15 of the Perry Municipal Code regarding design standards, multi-family dwelling units, and apartments.

Mr. Barnhill noted that Ordinance 19-C and Ordinance 20-D are the same ordinance and the public hearing was held for this item as 19-C.

Mr. Barnhill reviewed the reorganizing of the layout of the ordinance with the Commission.

The Commission and Staff discussed and clarified the best organization for the layout of the various grouping of sections in the design standards.

Mr. Barnhill reviewed some rewording and language clarifications he has made to the ordinance with the Commission.

He stated he will have all the images included in the ordinance when it is coded into the system.

He reviewed the estimated number of units for certain districts and the possibility of those needing to be adjusted based on current development applications.

He recommended if the Commission decides to do a motion to include the following in the motion: include revisions to the map including the title, 300 ft rule defined as adjacent, taking single-family sentence and moving it to 2E and anticipating the addition of the rest of the images in the ordinance.

The Commission and Staff discussed and clarified what design standards would apply to a single-family development along the highway.

Commissioner Peterson reviewed the items which need to be included in the motion.

- Reorganization of Land Use Chart
- Housing updates, especially regarding renting of single-family homes

C. 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 (April 2, 2020)

- Development proposals
- Subdivision Ordinance
- Perry Canyon Subdivision

B. Motion to Adjourn

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