

March 7, 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

Others Present: Kyle Smoot, Mark Mackley, and Paul Nelson

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

A. **Invocation-**

Commissioner Drago 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.

2. Public Hearings

A. None

3. Land Use Applications

A. Motion to approve application for Preliminary Approval for the Paul Nelson Subdivision.

Location: 1476 W 2950 S Perry Utah. Applicant: Paul Nelson.

Robert Barnhill reviewed the location of this application for Preliminary Approval with the Commission. He stated there is an existing home on this property. He continued that the applicant is seeking to form a flag lot with this application, he clarified exactly what forming this flag lot would entail.

Mr. Barnhill reviewed the deferral agreement which the applicant has proposed and reviewed the reasoning behind this request.

He stated that the Fire Marshall has given approval on what he has received from the Engineer.

Mr. Barnhill reviewed some of the missing items which still need to be received on this application and those things which need to be adjusted on the application.

1. Lot Improvements
2. Adding Turnaround
3. Show Existing Home on Lot 1
4. Clarify Setback on Lot 2

The Commission discussed and clarified with Mr. Barnhill this application, especially in regards to the Flag Lot, missing items, proposed deferral agreement, and those which need to be adjusted for approval.

Applicant Paul Nelson clarified that the State of Utah Transit will be taking 150 Ft. of the property and this is why they are seeking a deferral agreement; to defer putting in curb, gutter, and sidewalk until this takes place.

The Commission discussed this information and whether the deferral agreement would be in the best interest of the City.

The Commissioners each reviewed their questions and concerns (setback facing the road, sewer clean out, utilities, and storm water deferral, etc.).

MOTION: Commissioner Kerr moved to table this item to give the applicant more time to provide the additional documentation and then resubmit with Final Approval. Commissioner Butler seconded the motion. Roll call vote.

Commissioner Peterson Yes
Commissioner Butler Yes
Commissioner Grover Yes

Commissioner Kerr Yes
Commissioner Drago Yes

Motion Approved: 5 Yes 0 No

B. Motion to approve a Site Plan Application for Maverik. Location: 1674 W 1100 S Perry Utah. Applicant: Spencer Anderson. Parcel # 03-236-0019 and 03-236-0033.

Robert Barnhill reviewed the site location of this application, he reviewed the renovations and requests of this applicant. He reviewed the asphalt extension the applicant is requesting.

He reviewed the engineer's comments regarding the storm water pond.

The Commission discussed the storm water pond and the specific details regarding it, especially in regards to landscaping plans.

The Commissioner's reviewed and clarified their questions and concerns regarding this application and if they feel this application is ready to take action on.

Commissioner Grover inquired what harm would take place to the applicant if this item is tabled.

Mr. Barnhill stated Maverik will be able to move forward with their building permit without this approval tonight.

Chairman Grover Tabled the item due to missing landscaping and pond details.

C. Motion to approve application for a Site Plan for a Leading Tech Shop. Location: 1835 S Hwy 89 Perry. Applicant: Chris Forsyth. Parcel # 03-159-0057

Robert Barnhill reviewed this Site Plan Application which he stated is for a commercial storage building at this location. He clarified the plans of the applicant in developing

around 16,000 sq. ft. on this site. He reviewed the planned landscaping plans of the applicant.

Mr. Barnhill reviewed the comments with Commission from the City Engineer regarding this application, especially regarding the slope issue, utilities, and the storm water retention pond.

He reviewed and clarified with the Commission the zoning of this location.

The Commission, Staff, and Applicant discussed and clarified the fencing options of this location.

The Commissioners each reviewed their concerns and questions regarding this application (variance clarification, whether this item is ready for action or not, and whether this will cause issues for the applicant for it not to be passed).

Mr. Barnhill stated the applicant can move forward with their current projects without this item being approved tonight.

MOTION: Commissioner Drago moved to table this item. Commissioner Kerr seconded the motion. Roll call vote.

Commissioner Peterson Yes
Commissioner Butler Yes
Commissioner Grover Yes

Commissioner Kerr Yes
Commissioner Drago Yes

Motion Approved: 5 Yes 0 No

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

A. None

5. Approval of the Minutes

A. February 7, 2019 Regular Minutes

The Commissioners reviewed their grammatical corrections (Line 105).

MOTION: Commissioner Butler moved to approve the February 7, 2018 Regular Meeting Minutes as corrected. Commissioner Peterson seconded the motion. Roll call vote.

Commissioner Peterson Yes
Commissioner Butler Yes
Commissioner Grover Yes

Commissioner Kerr Yes
Commissioner Drago Yes

Motion Approved: 5 Yes 0 No

B. Report by Commissioner regarding last Council Meeting

Commissioner Grover and Commissioner Kerr stated they both attended the February 28th City Council Meeting.

Commissioner Grover reviewed the Annual State of the City which was given by the Mayor at this meeting, he continued, that Robert Barnhill was recognized for his excellent work to the City.

Robert Barnhill reviewed some of the current developments the City Council is working on (trails, road projects for incoming residential and commercial zones, widening of street 1200 W, etc.).

The Commission and Staff discussed if the City is wanting to move forward with Commercial or Residential zones for the 1100 area.

C. Make Assignments for Representative to Attend City Council Meetings (March 14, 2019 and March 28, 2019)

Commissioner Kerr stated she would attend the March 14, 2019 City Council Meeting and Commissioner Peterson stated she would attend the March 28, 2019 City Council Meeting.

D. Assignments to Joint Advisory Board, April 9, 2019 7:00 PM.

Robert Barnhill stated Brigham City has invited Perry City to join them on an Advisory Board for the development taking place by Walmart. He stated the Board would need three representatives from the Planning Commission.

Commissioner Kerr, Vice Chairman Drago, and Chairman Grover stated they would be able to attend. The other Commissioners stated they had schedule conflicts that evening.

6. Discussion

A. Future Projects

Chairman Grover stated he has reached out to Blake Ostler regarding if he would be interested in helping with some of the priority items, while the Commission works on the first priority item. He stated Mr. Ostler has agreed to assist with these items.

Commissioner Grover inquired how the Commission wants to move forward in updating Title 15.

Commissioner Peterson stated she felt the Commission was leaning towards utilizing tables in the updated City Codes.

The Commission came to a consensus to move in the direction of utilizing tables in updating the City Codes.

The Commission discussed other cities codes and reviewed what they liked and disliked in their codes. The Commission and Staff discussed how to organize and format the things they like in the other cities codes, into the updating of Perry City Codes.

Chairman Grover stated he felt it would be wise to delegate out work amongst the Commissioners, now that they have a direction of using tabulation in updating the City Codes.

Robert Barnhill expressed his support with this plan and stated he would be willing to aid the Commissioners in any way they need.

The Commission agreed upon the following items to delegate out:

1. Combining and/or deleting zones- Chairman Grover
2. Title 15 restructure and reorganize- Vice Chairman Drago
3. Civic and Recreation rewrite by integrating into the Land Use Chart
4. Creating Sign Requirement Table- Commissioner Butler
5. Condensing and reorganizing the Land Use Chart- Commissioner Peterson
6. Condensing and reorganizing the Lot Requirement Chart- Commissioner Kerr

The Commission and Staff discussed deleting a section of the title regarding items that belong to the General Plan and not necessarily City Codes. The Commission and Staff agreed to have this item be on the next agenda.

Mr. Barnhill stated he is currently working on and updating the Subdivision Ordinance.

The Commission agreed to move forward working on their delegated item and come back with a progress report at the next meeting.

B. Report on past approved Planning Commission Agenda Items.

Robert Barnhill explained that the Conservation Subdivision is on hold to be inputted because the Business License Code is currently being edited in the program and is awaiting approval by the Council. He clarified he cannot put the Conservation Subdivision in until the Business License Code is done being edited.

7. Training

A. Staff/Open Meeting Review

Tabled.

8. Review Next Agenda and Adjourn

A. Items for next agenda

- (1) Paul Nelson- Preliminary and Final
- (2) Maverick- Site Plan
- (3) Leading Tech Shop- Site Plan

B. Motion to Adjourn

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