

May 3, 2018
Planning Commission Meeting
3005 South 1200 West Perry UT 84302
7:02 p.m.

Commissioners Present: Vice Chairman Stuart Grover, Commissioner Blake Ostler, Commissioner Tresa Peterson, and Commissioner Nicole Butler

Commissioners Excused: Chairman Devin Miles

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

Others Present: Jeannine Jensen, Kent Jensen, Rella Olson, Zella Rosenbach, SueAnn Capener, Jerry Capener, and Andrew Watkins

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-

Susan Obray led the Pledge of Allegiance.

C. Declare Conflict of Interest, if any-

None

D. Review and Adopt the Agenda

Vice Chairman Grover suggested altering item 4A to a discussion item only and tabling item 5B.

MOTION: Commissioner Peterson moved to adopt the May 3, 2018 Planning Commission Meeting agenda with the amendments of altering item 4A to a discussion item only and tabling item 5B. Commissioner Butler seconded the motion. Roll call vote.

Commissioner Ostler, Yes
Commissioner Grover, Yes

Commissioner Peterson, Yes
Commissioner Butler, Yes

Motion Approved: 4 Yes 0 No

2. Public Comments and/or Public Hearings

MOTION: Commissioner Peterson moved to open the public hearing section of the meeting. Commissioner Butler seconded the motion. Roll call vote.

Commissioner Ostler, Yes
Commissioner Grover, Yes

Commissioner Peterson, Yes
Commissioner Butler, Yes

Motion Approved: 4 Yes 0 No

A. Public Hearing regarding Final application for Suncrest Subdivision Phase 3, Applicant:

Randy Matthews, Location: 100 W and 1900 S and 1925 S Perry UT, 84302

Bob Barnhill explained this subdivision has nine proposed lots. He stated the City Engineer had a list of items of clarification with which the Commission has been provided. He advised using these items of clarification as the Commission takes action on this item later on in the meeting.

Kent Jensen stated he was a Perry resident and explained he has a concern with the proposed subdivision. He expounded his concern is currently the only access road to this subdivision is from 1750 S. He said there are currently 90 approved lots which only have this one access road. He stated he spoke with Mr. Barnhill on what the Perry City Codes are in regards to access roads, and they did not find anything in the Codes which directly relates to this matter. He continued that he then spoke with the County Planner to see what was in the County Codes. He said it states in article 6 of the County Code that subdivisions with over 30 lots shall have two access roads. He explained this area is already out of compliance with the County Code. He suggested having 100 W continue out to the south to give a second access point for this area.

Jerry Capener stated he lives to the west of the proposed subdivision and explained he has some questions regarding this subdivision. He asked for clarification on how the applicant is planning to do the road and drainage for the subdivision, as he believes these things will directly affect his property.

MOTION: Commissioner Peterson moved to close the public hearing section of the meeting and reopen the regular meeting. Commissioner Butler seconded the motion. Roll call vote.

Commissioner Ostler, Yes
Commissioner Grover, Yes

Commissioner Peterson, Yes
Commissioner Butler, Yes

Motion Approved: 4 Yes 0 No

B. Public Comment

No public comment received.

3. Land Use Applications

A. Application for Final Approval with a recommendation to City Council for Suncrest Subdivision Phase 3. Location: 100 W 1900 S and 100 W and 1925 S Perry UT, 84302. Applicant: Randy Matthews.

Bob Barnhill reviewed with the Commission his proposed layout for a second access road for this application. He stated that per City Code there is no jurisdiction to dictate the layout of the roads but it would be worth suggesting to the applicant.

The Commission and Staff discussed this proposed layout for a second access road in this area (to create better circulation).

Tabled until applicant brings item back to the Commission (as there was no applicant representation in attendance).

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

A. Discussion on the Conservation Zone Ordinance.

The Commission agreed to review the comments received from Mr. Barnhill, receive feedback from the City Attorney, and then have the document prepared to take action on by the next meeting.

The Commission and Staff discussed the assessment process in the proposed Conservation Subdivision Ordinance.

5. Approval of the Minutes

(a) April 5, 2018 Work Session

MOTION: Commissioner Peterson moved to approve the April 5, 2018 Work Session. Commissioner Ostler seconded the motion. Roll call vote.

Commissioner Ostler, Yes

Commissioner Peterson, Yes

Commissioner Grover, Yes

Commissioner Butler, Yes

Motion Approved: 4 Yes 0 No

(b) April 5, 2018 Regular Meeting

Tabled.

(c) Report by Commissioner regarding last Council Meeting

No report was given as Chairman Miles attended the last City Council Meeting (April 12th) and is not in attendance this evening.

(d) Make Assignments for Representative to Attend City Council Meetings (April 12, 2018 and April 26, 2018)

Commissioner Grover stated he would attend the May 10th City Council Meeting and Commissioner Butler stated she would attend the May 24th City Council Meeting.

6. Discussion

A. Discussion on Agricultural Zone

The Commission and Staff discussed the transference of updating the Business License over to the Staff and City Council.

Vice Chairman Grover reviewed with Mr. Barnhill the process the Commission has taken in updating the Agricultural Zone thus far.

The Commission and Staff discussed the best process for moving forward in light of having a City Planner to now guide the Commission. They discussed and clarified what the current organization and priorities of projects currently are of the Commission and reasoning behind them. They reviewed and discussed what options are available in moving forward.

The Commission and Staff clarified and discussed the use of conditional uses in code.

Mr. Barnhill advised the Commission to have the Subdivision Ordinance be its top priority moving forward.

The Commission and Staff discussed how they wanted to reprioritize and reorganize with the information received at this meeting.

Vice Chairman Grover stated he would update Chairman Miles on the information received in this meeting.

B. Discussion on Form Based Code

Mr. Barnhill inquired what sections the Commission is looking to apply Form Based Codes to. The Commission explained they wanted to start with the NC2 zone and move forward from there.

C. Discussion on Subdivision Ordinance

The Commission and Staff discussed and clarified how they want to move forward with this ordinance and reviewed the reasoning behind the need to update it.

7. Training

A. Envision Utah May 18th Training (optional)

8. Review Next Agenda and Adjourn

A. Next Agenda:

- Suncrest Phase 3 Final Approval
- ADL Storage for Final Approval
- Discussion/ Action Conservation Subdivision Ordinance

B. Motion to Adjourn

MOTION: Commissioner Butler moved to adjourn.

Motion Approved: All Commissioners were in favor.