

November 7, 2019  
Planning Commission Meeting  
3005 South 1200 West Perry UT 84302  
7:00 p.m.

**Commissioners Present:** Vice Chairman Michelle Drago, Commissioner Tresa Peterson, Commissioner Marcus Wager, and Commissioner Jan Kerr

**City Staff Present:** Bob Barnhill: City Planner  
Chris Crockett: City Attorney

**Others Present:** Jim Flint, Kevin Pebley and Rachel Pebley

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

A. **Invocation or thought-**

Commissioner Peterson shared a thought.

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

Robert Barnhill led the Pledge of Allegiance.

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

None.

2. Public Hearings

A. Public Hearing for the Design Standards for Multi-Family Housing, Apartments, and Neighborhood Commercial (NC) Zone

Vice Chairman Drago opened the public hearing.

Mr. Barnhill reviewed background for this item, which was brought up because of a proposal to develop multi-family housing in the Pointe Perry area. He explained the Council is hesitant to move forward with this plan without having design standards in place (to ensure the quality of future multi-family housing developments in the City).

He said the Council has directed the Planning Commission to implement design standards and prepare a code amendment in the IC zone allowing multi-family housing.

The Commission and Staff discussed that the design standards and code amendment would need to be completed by May.

Commissioner Kerr reviewed the feedback from the City Council meeting she attended in which this item was discussed.

Vice Chairman Drago stated that at the City Council meeting, which she attended, they also discussed this item. She continued a few of the Council Members expressed the desire to have the housing reflect Perry's heritage. She said she was not sure if the Commission would be able to dictate this.

Jim Flint recommended design standards highlight the parking and architectural elements, private streets, and making them workable for the developers.

Kevin Pebley stated he would like the multi-family housing zone extended to his property [his application is Item 3A].

Vice Chairman Drago closed the public hearing.

Commissioner Wager said they should have another public hearing when this application is actually submitted.

Mr. Crockett verified there will be one more public hearing regarding this item.

### 3. Land Use Applications

#### A. Concept Approval for Vintage Farms, location: Hwy 89 & 1550 South. Applicant: Kevin and Rachelle Pebley

Mr. Barnhill reviewed the location of the property in this application. He said the applicant would like to develop some townhomes on their property. He stated at this stage it is important to receive feedback from the Commission on the proposed concept, so the applicant can adjust and be ready for preliminary.

Mr. Barnhill stated the proposed numbers are consistent with code. He reviewed the City Engineer's comments, with no major concerns at this time.

Mr. Barnhill reviewed the current zoning (NC) and the surrounding land use (single-family housing).

The Commission and Staff discussed the current road and parking proposal and if they would allow for emergency vehicles.

The Commission and Staff discussed and clarified the proposed setbacks, parking plans (option of moving it towards the back), fencing, waste removal (option of dumpster), and green space.

**MOTION:** Commissioner Kerr made a motion to approve concept approval for Vintage Farms with the request to see a different design with the parking towards the back and the other items discussed. Commissioner Peterson seconded the motion. Roll call vote.

Commissioner Kerr Yes

Commissioner Drago Yes

Commissioner Wager Yes

Commissioner Peterson Yes

**Motion Approved:** 4 Yes 0 No

#### B. Conditional Use Permit for Vehicle Sales Location: 2765 South Hwy 89, Applicant: Ed & Marie Christensen

Mr. Barnhill reviewed the location of this property and the current surrounding structures. He stated they are currently selling trailers from the property. He stated the City is trying to bring the

northern portion of the property into compliance. He suggested tabling the item until more information is gathered to bring the applicant into compliance.

Mr. Barnhill said he is going to go out with the applicant on site to get a better idea of moving forward to bring them into compliance (landscaping, fencing, etc.).

Mr. Barnhill said that in the codes regarding conditional uses the Commission needs to consider if the conditional use will cause negative impact to the area or to the neighbors.

The Commission and Staff looked at a home that is very close to the proposed property's boundary line.

Jim Flint (applicant representative) stated the applicant is getting a little more elbowroom and compliance and the City would be getting the landscaping in this area. He said the applicant sells 20-30 ft. trailers and felt it would be beneficial for Mr. Barnhill to go on site to evaluate the project. Mr. Flint reviewed some of the fencing options and the drainage adjustments with installment of a berm.

Commissioner Kerr expressed concern regarding the rock wall impeding the view of the drivers turning onto 2700.

Mr. Flint said they would investigate this further.

Mr. Barnhill stated the building official brought this property to the City's attention when the applicant approached him about the project.

The Commission and Staff discussed the coding requirements (surfacing, landscape buffer, fencing, variance options, etc.) and putting this item under vehicle sales when they are selling trailers (as the City does not have coding regarding selling trailers).

Mr. Flint asked if there is any leeway on the placing this item as a vehicle sale.

Mr. Barnhill stated either it must be classified as a vehicle sale or it is not a permitted use for this zone.

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

Commissioner Kerr Yes

Commissioner Drago Yes

Commissioner Wager Yes

Commissioner Peterson Yes

**Motion Approved:** 4 Yes 0 No

**DISCUSSION:** Mr. Barnhill reviewed the code regarding having an item that isn't specifically addressed in the code.

Mr. Crockett stated he would review the State Codes as well regarding this situation.

Mr. Barnhill and Mr. Crockett stated they would investigate this matter further.

**C. Preliminary Approval and recommendation for JJTL Properties Subdivision, Location: 2780 South Hwy 89, Applicant: Justin James**

Applicant not present.

**MOTION:** Commissioner Peterson moved to table this item. Commissioner Wager seconded the motion. Roll call vote.

Commissioner Kerr Yes

Commissioner Drago Yes

Commissioner Wager Yes

Commissioner Peterson Yes

**Motion Approved:** 4 Yes 0 No

**D. Final Approval and Recommendation for Leading Tech, Location: 1835 S Hwy 89, Applicant: Ryan Forsyth.**

Applicant not present.

**MOTION:** Commissioner Peterson moved to table this item. Commissioner Wager seconded the motion. Roll call vote.

Commissioner Kerr Yes

Commissioner Drago Yes

Commissioner Wager Yes

Commissioner Peterson Yes

**Motion Approved:** 4 Yes 0 No

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

**A. Discussion/Action and Recommendation for the design standards for Multi-Family Housing, Apartments, and neighborhood Commercial (NC) Zone.**

Mr. Barnhill advised coming up with a plan to move forward with creating these design standards.

The Commission and Staff discussed finding some examples to give a starting point and then, if needed, hiring an architect.

The Commission and Staff felt it would be appropriate to have a work session before the next meeting regarding this item.

The Commission and Staff discussed what cities they felt would be good examples to pull from (Logan, Roy, Eagle Mountain, etc.).

The Commission and Staff discussed the different approaches cities use to approach design standards and which they felt would be the best approach for Perry.

Mr. Barnhill reviewed some design standards that he feels some of the Council Members are leaning towards (landscaping buffer, fencing, etc.).

The Commission and Staff discussed some options of design standards they want to see for this area in the future.

**5. Approval of the Minutes**

**A. October 3, 2019 Regular Meeting Minutes**

Commissioner Peterson noted two typos and Commissioner Kerr noted a wording change.

**MOTION:** Commissioner Peterson made a motion to approve the October 3, 2019 regular Meeting Minutes subject to the changes. Commissioner Kerr seconded the motion. Roll call vote.

Commissioner Kerr Yes

Commissioner Drago Yes

Commissioner Wager Yes

Commissioner Peterson Yes

**Motion Approved:** 4 Yes 0 No

**C. Report by Commissioner regarding last Council Meeting**

Mr. Barnhill reported on the City Council Meeting on October 24<sup>th</sup> (NC Zone allowance of apartments discussion).

Vice Chairman Drago reviewed the City Council Meeting on the October 10<sup>th</sup> Meeting (approved Overlay Zone, approved Lot Requirements, and Approved the updated General Plan).

Commissioner Kerr added that at the October 24<sup>th</sup> meeting the Council requested the Commission pursue the design standards. She stated the Council gave support of the idea of apartments in this zone.

Mr. Barnhill and the Commission reviewed the overlay zone with new Commissioner, Marcus Wager.

The Staff and Commission discussed and clarified the use of multifamily housing in the City moving forward (especially regarding trainings of owner & Property Managers).

**D. Make Assignments for Representative to Attend City Council Meetings (November 14, 2019)**

Commissioner Kerr stated she would attend the November 14<sup>th</sup> meeting.

**6. Discussion**

**A. Future Projects**

**B. Report on past-approved Planning Commission Agenda Items.**

None.

**7. Training**

**A. Staff**

Mr. Crockett gave a training on public hearing requirements and processes.

The Staff and Commission discussed and clarified these requirements and processes.

**8. Review Next Agenda and Adjourn**

**A. Items for next agenda**

- Vice Chairman appointment- Commissioner Peterson stated she has a year and a half left in her term and would not be renewing. Commissioner Kerr stated she would entertain in being the Vice Chairman.
- Staff Training

**B. Motion to Adjourn**

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