

October 3, 2019
Planning Commission Meeting
3005 South 1200 West Perry UT 84302
7:00 p.m.

Commissioners Present: Vice Chairman Michelle Drago, Commissioner Nicole Butler, Commissioner Tresa Peterson, and Commissioner Jan Kerr

Commissioner Excused: Stuart Grover

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

Others Present: Michelle Scadden, Rick Scadden, Tyler Lackey, Justin James, and Ryan Foster

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

A. **Invocation or thought-**

Commissioner Kerr shared a thought.

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. Concept Approval for Perry Canyon Subdivision Phase 1, Applicant: Rick Scadden, Location; 1571 S HWY 89 Perry UT

Bob Barnhill reviewed this concept application with the Commission (see attached Planning Commission Packet). He explained the applicant is desiring feedback on this concept to allow them to move forward to the next application for the proposed subdivision.

Mr. Barnhill reviewed the location, with its current surrounding land uses and zoning. He said that he and the City Engineer have reviewed the property and stated where their comments could be found regarding the property.

He said that the neighborhood commercial zone does overlap the proposed single-family housing, which are not allowed in this zone. He reviewed the proposed storm water plans and the things which would need to be incorporated into the storm water plans for the next application.

The Commission reviewed with the applicant some of their questions and concerns with the current proposed application (rentals/owned townhomes, parking clarifications, open space plans, UDOT requirements, lot sizes, zoning options, curb, gutter, and sidewalk on the highway, fencing etc.).

Rick Scadden addressed the Commission's questions and concerns (townhomes would not be rentals but individually owned, there will be three parking spaces per unit, 34% proposed open space, curb, gutter, and sidewalk already installed, etc.).

The Commission expressed their support of this development and looked forward to seeing the preliminary application.

The Commission discussed options for the area that overlaps onto the neighborhood commercial zone.

MOTION: Commissioner Kerr made a motion to approve concept approval subject to review of the zone change for the two single family lots to meet code and other comments from Staff and the City Engineer and UDOT. Commissioner Peterson seconded the motion. Roll call vote.

Commissioner Kerr Yes

Commissioner Drago Yes

Commissioner Butler Yes

Commissioner Peterson Yes

Motion Approved: 4 Yes 0 No

B. Preliminary approval for JJTL Properties, Applicant: JJTL Properties, LLC, Location 2780 S Hwy 89, Perry UT 84302.

Mr. Barnhill stated the applicant has met with UDOT and the City Engineer and reviewed the most recent drawing they have for this application.

Vice Chairman Drago noted that the City Engineer's comments are not in the packet.

Mr. Barnhill said the drawings are similar to last time and so he did not feel the application was ready for approval at this time.

Ryan Forsyth stated they had some written documents from UDOT regarding their application.

Tyler Lackugh reviewed they have met with UDOT and the City Engineer and that the challenge they are having is, UDOT not wanting to give them approval until the City does and the City doesn't want to give approval until UDOT does. He continued, the comments from the City Engineer seem to be geared towards the final approval and they aren't sure what things to incorporate for the preliminary. He asked for clarification on the difference between preliminary and final approval.

He explained they are desperately needing to know if this application is going to move forward or not, so they can plan accordingly financially.

Mr. Forsyth said that there are a lot of moving pieces with this application and they have incorporated changes from the feedback received.

Justin James said Mr. Barnhill has been excellent to work with through this process and reiterated they needed to move forward with this project to preliminary, to feel like it is worth investing more time and money into this project.

Mr. Barnhill reviewed the process of concept, preliminary, and final approval with the applicant. He reviewed the two sections of comments from the City Engineer and himself for preliminary and final approval.

The Commission reviewed their concerns regarding this application's current design (road alignment concern and number of units to compensate road alignment area).

Mr. James, Mr. Forsyth, and Mr. Lackugh explained this area is owned by the City, they clarified they are proposing to fix the UDOT issue for the City with the road alignment, in exchange for the City allowing them to have the area used to compensate the road alignment area.

Mr. Barnhill reviewed and clarified what is allowable regarding the proposal, especially vacating a road and suggested focusing on the northern area at this time. He also advised reviewing this again with the City Engineer to look for the best option moving forward.

Mr. James, Mr. Forsyth and Mr. Lackugh expressed concerns about spending a lot of money to redo the design and then taking it before the City Council and having them want a redesign. They requested having final approval contingent upon meeting the City Engineer's comments so that they can take this before the City Council and get their feedback on the design.

Mr. Barnhill stated he would get the process moving forward for the vacating of the road to help them moving forward on that side of the application. He stated with the current application it should only be voted on as preliminary because that's what is listed on the agenda.

The Commission and Staff discussed with the applicant options regarding the seven units placed to compensate for the road alignment area.

It was clarified that the applicant will be able to do preliminary and final approval at the next meeting if the drawings are completed and the comments met from the City Engineer.

The Commission and Staff discussed and clarified a few more areas with the applicant on the application (utilities, curb and gutter, landscaping, etc.).

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

Commissioner Kerr Yes

Commissioner Drago Yes

Commissioner Butler Yes

Commissioner Peterson Yes

Motion Approved: 4 Yes 0 No

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

Tabled.

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

D. Make Assignments for Representative to Attend City Council Meetings (October 10, 2019 and October 24, 2019)

Vice Chairman Drago stated she would attend the October 10th and Commissioner Kerr stated she would attend the October 24th meeting.

6. Discussion

A. Future Projects

The Commission and Staff discussed and clarified their assignments for future projects and what they had done thus far.

Mr. Barnhill reviewed some legislation which is currently being proposed that would help streamline the concept, preliminary, and final approval process.

Commissioner Kerr reviewed and discussed the Wasatch Choice Meeting she attended with Vice Chairman Drago, Mayor Jeppsen, and Mr. Barnhill with the Commission and Staff. She said that Wasatch Choice would willingly come in and do a presentation if the Commission desires.

B. Report on past approved Planning Commission Agenda Items.

None.

7. Training

A. Staff

The Commission and Staff discussed the training for the next meeting.

8. Review Next Agenda and Adjourn

A. Items for next agenda

- Townhome application
- JJTL preliminary and final

B. Motion to Adjourn

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