

Perry City is inviting you to a scheduled Zoom meeting.

Topic: Planning Meeting

Time: Nov 2, 2023 07:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87297388671?pwd=TIRUL3RDRUtKS2lYejdINDhBOSStVUT09>

Meeting ID: 872 9738 8671

Passcode: 901220

One tap mobile

+16694449171,,87297388671#,,,,*901220# US

+16699006833,,87297388671#,,,,*901220# US (San Jose)

Dial by your location

- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 646 931 3860 US
- +1 689 278 1000 US
- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US

Meeting ID: 872 9738 8671

Passcode: 901220

Find your local number: <https://us02web.zoom.us/j/kykj0UM2V>

PERRY CITY PLANNING COMMISSION

REGULAR MEETING AGENDA

November 2, 2023

7:00 pm regular meeting

3005 S 1200 W Perry, UT

The meeting will be open to the public. Meetings will also be held online.
“Electronic Meeting” Web/Teleconferencing will be used.

The Perry City Planning Commission will hold an electronic meeting on the Thursday identified above, starting at approximately 7:00 PM, via web/teleconference. Go to www.perrycity.org/whats-new.htm.htm for meeting access instructions. Agenda items may vary depending on length of discussion, cancellation of scheduled items, or agenda alteration.

- 1. 7:00 p.m. – Call to Order and Opening Ceremonies**
 - A. Declare Conflicts of Interest, If any**

- 2. Action Items**
 - A. Public Hearing – Ordinance 23-N Zone Change from Agricultural to Neighborhood Commercial; located at 475 W 1850 S Parcel #'s 03-157-0115 and 03-157-0165 Applicant: Irvin Maddox**
 - B. Bradon Capener Preliminary Subdivision Application; located at 2544 S Hwy 89 Parcel #02-028-0031 Applicant: Bradon Capener**

- 3. Approval of the Minutes**
 - A. October 5, 2023, Regular Planning Meeting**

- 4. Discussion**
 - A. Future Projects**
 - B. Report on past-approved Planning Commission Agenda Items**
 - C. Report from Commissioner regarding previous Council Meetings**
 - D. Make Assignments for Representative to Attend City Council Meetings
(November 9th)**

- 5. Public Comment**

- 6. Training**
 - A. Staff**

- 7. Review Next Agenda and Adjourn**
 - A. Items for December agenda (next meeting December 7th, 2023)**
 - B. Motion to Adjourn**

Certificate of Mailing

The undersigned duly appointed official hereby certifies that a copy of the foregoing agenda was sent to each member and alternate member of the Planning Commission and other designated City Officials and was posted in these locations: The Perry City Offices, Centennial Park, Perry City Park; Box Elder News Journal; Perry City Website; and State Website; on this 20th day of October 2023. An individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461).

Tyra Bischoff, Planning Secretary

Rules for Public Hearings/Comments:

- (1) Please speak only once (maximum of 3 minutes) per agenda item.
- (2) Please speak in a courteous and professional manner.
- (3) Do not speak to specific member(s) of the Planning Commission, staff, or public (please speak to the Chair or to the Commission as a group).
- (4) Please present possible solutions for all problems identified.
- (5) Action will not be taken during this meeting if the item is not specifically on the agenda.

NOTICE OF PERRY PLANNING COMMISSION PUBLIC HEARING

Notice is hereby given that the Perry Planning Commission will hold, in the City Council Chambers at 3005 South 1200 West in Perry as well as electronically via zoom.com web/teleconferencing, a public hearing to receive public comment regarding Ordinance 23-N Zone Change from Agricultural to Neighborhood Commercial located at 475 W 1850 S Parcel #'s 03-157-0115 and 03-157-0165. Members of the public may view the meeting via Zoom using a link and instructions on the city web page at: <https://www.perrycity.org/whats-new.htm.htm> or attend in person. The public hearing will be held in conjunction with the Perry City Planning Commission Meeting, which starts at 7:00 p.m. on Thursday, November 2, 2023. All interested persons shall be given the opportunity to be heard. Written concerns are welcome. Any Individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461). By: Tyra Bischoff, Planning Secretary.

Perry City Community Development

Irvin Maddox

10/16/2023 - 10/15/2024

Zone Change Application

Zone Change

Application Status

Under Review

This site has updated. Please click to reload.

License #

3831676

Reference Number

b7fcabc0-6886-11ee-af79-fd9ea76445ff

Status

Active

Application Review Status

Pre-Review	Received	Date Submitted
Community Development	Not Reviewed	10/11/2023
Final-Review	Not Reviewed	

Fees

Zone Change	\$400.00
Subtotal	\$400.00
Amount Paid	\$400.00
Total Due	\$0.00

Payments

10/12/2023	Check #171	\$400.00
Total Paid		\$400.00

Application Form Data

(Empty fields are not included)

Name

Irvin Maddox

Phone Number

(435) 720-1797

Email

irmaddox@gmail.com

Mailing Address

1900 S Highway 89 Perry UT 84302

Interest in Property

Owner

Property Address

Property Address
475 W 1850 S Perry UT 84302

Property Serial #
03-157-0115

Current Zoning Designation
Agricultural

Proposed Zoning Designation
Neighborhood Commercial

Purpose of Request
Change zoning to commercial to support a Maddox retail bike shop - Pronghorn Bicycles. Please include the lot to the west 03-157-0165 as well

Conformance with the Perry City General Plan
All plans are in accordance with the vision of Perry City.

Additional Information
 **Site Plan 2023-10-10 PRONGHORN.pdf**

Will the zone change request be tied to a specific development plan?
Yes

Signature

I agree that the facts stated in this application are true, and upon changes I will provide notification as needed.

Electronically Signed
Irvin Maddox - 10/11/2023 4:37 pm

Glenn Bradbury
1810 S Hwy 89
Perry, UT 84302

Big Mountain Properties LLC
292 W 400 S
Logan, UT 84321-5219

Utah Dept. of Transportation
4501 S 2700 W
Salt Lake City, UT 84119

Maddox Ranch House Inc.
1900 S Hwy 89
Perry, UT 84302

Leslie C Bracken
284 W 2050 S
Perry, UT 84302

Backcountry Investments LLC
325 N 200 W
Willard, UT 84340

CWF Investments LLC
1885 S Hwy 89
Perry, UT 84302

Packer-Stauffer Springs LLC
1905 S Hwy 89
Perry, UT 84302

Stephen Haase
1965 S Hwy 89
Brigham City, UT 84302

Abelardo Romero
1955 S Hwy 89
Perry, UT 84302

Sec 057 LLC
1835 S HWY 89
Perry, UT 84302

Bailey Boy LLC
154 S 100 W
Mantua, UT 84324

Kristina Petersen
420 W 2000 S Unit 4
Perry, UT 84302

Tiffany Monroe
420 W 2000 S Unit 5
Perry, UT 84302

Buffalo Buddies LC
1125 N Cedar Heights Dr.
Logan, UT 84341

October 16, 2023

Notice of Planning Commission Public Hearing

November 2, 2023

3005 S 1200 W

Perry, Utah 84302

Application: Zone Change from Agricultural to Neighborhood Commercial

Applicant: Irvin Maddox

Location: 475 W 1850 S (03-157-0115 & 03-157-0165)

Dear Property Owner:

As required by ordinance, you and all other property owners within 300 feet of the above referenced location are being notified of the application referenced above. Interested persons are invited to attend the upcoming Planning Commission Meeting and provide public comment during the public hearing. All comments are welcome and we encourage your participation.

The public hearing will be held in conjunction with the regular Perry City Planning Commission meeting, which starts at 7:00 p.m. on Thursday November 2, 2023. You can access this meeting via zoom by going to <https://perrycity.rainadmin.com/whats-new.htm.htm>, or you may also attend in person. A final recommendation by the Planning Commission regarding this application will most likely occur during this meeting. This application will likely be reviewed by the Perry City Council on Thursday, December 14th at 7:00 p.m.

Any individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461). Feel free to contact our planning staff or office staff should you have any questions.

Sincerely,

Tyra Bischoff

Perry City Planning Secretary



Staff Report

November 02, 2023

Perry City Planning Commission



Zone Change from Agricultural to Neighborhood Commercial – Irv Maddox - located at 1900 S Hwy 89

Summary

This zone change request includes two adjacent properties. The properties include a restaurant, residential structures, and agricultural uses. The eastern portion is zoned Neighborhood Commercial (NC2) while the western portion is zoned Agricultural. While these zoning districts are adjacent and found on the same property, they are very different in the uses allowed. The Agricultural zoning district allows for agricultural activities and very low-density housing. The NC2 zoning district permits commercial and limited multi-family uses. Surrounding uses are predominantly commercial with some residential and agricultural uses as well.

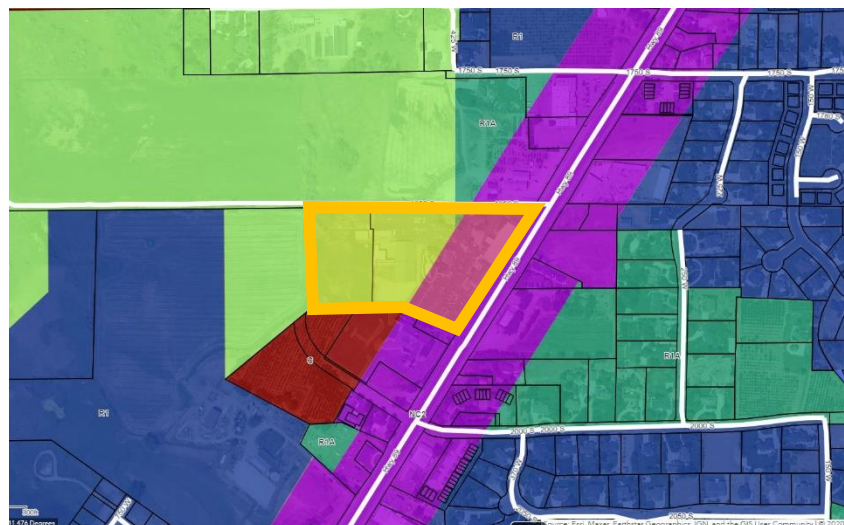
The properties have frontage on Highway 89 and Maddox Lane, a partially improved city street. Utilities are available in the area to support commercial activity.

General Plan

The Future Land Use Map of our General Plan shows the NC2 zoning to remain in its current configuration and the western portion of the properties to become residential. With that being said, the areas where land uses abut should be carefully considered within the context of the surrounding uses and property boundaries. The properties in alignment to the south are already zoned commercial. The city has approved a few other similar zone changes along the highway where the commercial zoning has been expanded to align with property boundaries and where such expansion is not in conflict with existing residential development.

Considerations and Recommendations

This is a legislative item that will be forwarded to City Council for a final decision. The request appears to be appropriate and generally compatible for the area.



Perry City Community Development
2544 HWY 89 Subdivision
09/15/2023 - 09/14/2024
Subdivision: Preliminary
Application
Subdivision: Preliminary Application

This site has updated. Please click to reload.

0192055

db4f3c70-537b-11ee-a973-374767d06925

Active

Awaiting Final Approval

Application Review Status

Pre-Review	Received	
Brigham City Fire Department	Approved	09/14/2023
<i>Discussed relocating hydrant location from back of property to entrance off Larsen Lane.</i>		
Community Development	Approved	
Final-Review	Not Reviewed	

Fees

Subdivision: Preliminary Application (Residential)	\$2,900.00
Subtotal	\$2,900.00
Processing Fee	\$87.25
Total	\$2,987.25
Amount Paid	\$2,987.25
Total Due	\$0.00

Payments

09/15/2023	Card *5061	\$2,900.00
Total Paid		\$2,987.25

Application Form Data

(Empty fields are not included)

Applicant First Name

Bradon

Applicant Last Name

Capener

Applicant Email

bradon.capener@gmail.com

Applicant Phone Number

(801) 580-6561

Applicant Address

480 N 450 W

City

Tremonton

State

UT

Zip

84337

Is the Applicant the Property Owner?

No

Property Owner's First Name

Francis

Property Owner's Last Name

Family & Perry City

Property Owner's Email

micah@clregroup.com

Property Owner's Phone

(435) 230-0585

Property Owner's Address

2544 S Hwy 89

City

Perry

State

UT

Zip

84337

Authorized Owner/Agent Affidavit

repc addn 1 signed.pdf

Engineer/Surveyor Name or Company

Alliance Consulting Engineering

Engineer/Surveyor Email

cody.alliance@gmail.com

Engineer/Surveyor Phone Number

(435) 755-5121

Subdivision Name

2544 HWY 89 Subdivision


Property Address

2544 S Hwy 89 Perry UT 84302

Property Serial #

020280031

Preliminary Drawings

 **B-Capener-prelim4.pdf** **LittleOrchardSubdivisionPreliminary-2.pdf**

Total Number of Lots/Units

26

Is this a Residential or Commercial development?

Residential

Check each item to acknowledge it has been included with the application. The following items will apply to most subdivisions, although there may be exceptions.

Preliminary Plat, Layout of lots including lot sizes and dimensions, Layout of proposed and adjacent roads including a proposed street section(s), Preliminary storm water plan, Preliminary utility plan, Existing structures and natural features, Data indicating the number of lots/units, percentage of landscaping, density of units per acre, buildable area for each lot., Preliminary compliance with design standards as applicable

Will this proposed development include multi-family dwelling units, apartments, or commercial/industrial development?

Yes

Is this proposed development adjacent to Highway 89?

Yes

There are specific design requirements for developments with multi-family dwelling units or apartments as well as any development along Highway 89. Have you submitted information to show preliminary compliance with the design standards found in Chapter 15.18 of the Perry Municipal Code? This will include a preliminary landscape plan and preliminary architectural details.

Yes

Is the area to be developed equal to or greater than 10 acres?

No

Your subdivision layout shall be designed in collaboration with a Certified Planner or Landscape Architect (Please include verification of the certified work). Additionally a Conservation Subdivision Plan shall be submitted for consideration in accordance with PMC 15.07.130.



Signature

I hereby certify that all information provided herein is true and correct. I understand and agree to comply with the applicable codes, standards, and the rules listed below.

1. All sections of this application must be complete and will not be reviewed until fees have been received.
2. The payment of fees does not guarantee a certain result and fees are not refunded due to the lack of favorable results.
3. Fees are an estimate of the costs for the City to administer the Subdivision review and approval process. Perry City reserves the right to bill the applicant for administrative costs that go beyond the estimated fees collected at the time of application.
4. This application will be placed on the next available Planning Commission agenda AFTER necessary updates are made in response to staff comments. These updates will be required to ensure Planning Commission reviews drawings that are substantially complete and responsive to the application requirements found in the Perry Municipal Code.
5. Complete application and approval requirements can be found in Perry Municipal Code Titles 14 and 15.

Bradon Capener - 09/14/2023 9:56 pm


Messages

Reviewed with applicant during development meeting. Discussed relocating fire hydrant from back of property to entrance off-of Larsen Road.

Please provide site plan or civic drawings which include street lay out and fire hydrant location.

Comments:

Here is a copy of the site plan.

 LittleOrchardSubdivisionPreliminary copy.pdf

Here is the updated plan for the planning commission meeting.

 OrchardParkSubdivisionPreliminary-5.pdf

Jay M North
2974 E Alvera Dr.
Holladay, UT 84117

Quality Care LLC
131 E 300 N
Willard, UT 84340-6755

Alexander J Smith
2575 S Hwy 89
Perry, UT 84302

Shane Jack Francis
2500 S 1350 W
Perry, UT 84302

Karen Rees
3745 N 800 W
Pleasant View, UT 84414

Lynn Barrett Reeder
2610 S 900 W
Perry, UT 84302-4535

Kenneth Morgan
2615 S Highway 89
Perry, UT 84302-4155

Masayoshi Sumida
3335 S Hwy 89
Perry, UT 84302

Kandice Lynne Oyler
23 S 350 E
N Salt Lake, UT 84054

Reeder Holdings LLC
205 W 1000 N
Brigham City, UT 84302

Michael Nelson
2600 S 900 W
Perry, UT 84302

Adrian Nelson
2750 S 900 W
Perry, UT 84302

Terry Jones
2750 S 1200 W
Perry, UT 84302

Alonso Patino-Cervantes
2593 S 900 W
Perry, UT 84302

Brian Nguyen
2620 S Hwy 89
Perry, UT 84302

Marla Davies
2585 S Hwy 89
Perry, UT 84302

Benjamin Murray
2614 S 775 W
Perry, UT 84302

Clinton Nelson
2546 S 900 W
Perry, UT 84302

Seth Brewer
2635 S 1200 W
Perry, UT 84302

Jacob Mildenhall
2533 S Linda Way
Brigham City, UT 84302

Leigh Vaughn
2541 S Linda Way
Perry, UT 84302

Kelly Chamberlain
2549 S 1030 W
Perry, UT 84302

Allen Day
2560 S 900 W
Perry, UT 84302

David Holbrook
2536 S 900 W
Perry, UT 84302

Lee Gunther
2500 S 900 W
Perry, UT 84302

October 16, 2023

Notice of Planning Commission Meeting

November 2, 2023

3005 S 1200 W

Perry, Utah 84302

Application: Preliminary Subdivision Application

Applicant: Bradon Capener

Location: Approximately 2544 S Hwy 89 (02-028-0031)

Dear Property Owner:

As required by ordinance, you and all other property owners within 300 feet of the above referenced location are being notified of the application referenced above. This preliminary subdivision application is for residential development proposing 5 single family homes and 20 multifamily homes. Interested persons are invited to attend the upcoming Planning Commission Meeting on Thursday, November 2, 2023, at 7:00 p.m.

You can access this meeting via zoom by going to <https://perrycity.rainadmin.com/whats-new.htm.htm>. A final recommendation by the Planning Commission regarding this application will most likely occur during this meeting.

The subdivision application will NOT include a Public Hearing. Please note the following important information:

- *The decision on the application is administrative in nature and the application will be reviewed for code compliance only. Law provides that administrative land use applications must be approved if they meet applicable regulations, regardless of public sentiment. The Planning Commission Chairperson may or may not allow comments during the meeting. While your comments are highly valued, they may not (and depending on the comment, cannot) change the outcome of the application.*
- *Appropriate public comments should be submitted in writing prior to the public meeting and will help identify potential concerns related to code compliance, not whether the proposal is viewed favorably by the public. Keeping your public comments brief and applicable to the role and responsibilities of the Planning Commission will help all involved parties maintain focus and productivity.*
 - *An example of a useful comment would be: "I reviewed the application package and noticed the lots of the proposed subdivision are one quarter acre in size; however I believe the current zoning requires lots to be one-third of an acre.*
 - *An example of an ineffective comment would be: "I haven't reviewed the application package or City code, but I don't like the proposed subdivision and*

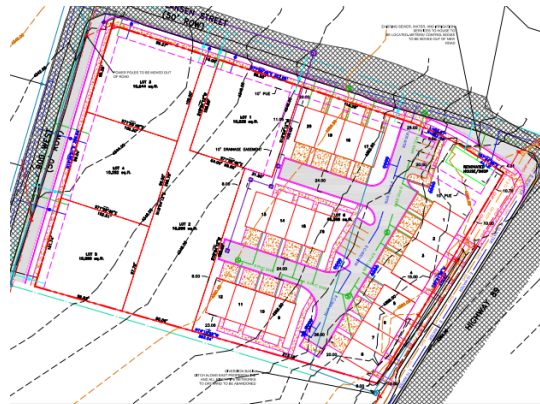
*think it should not be allowed because it will block my view of the mountains.
Plus, the layout of the subdivision is ugly.”*

- *Please contact the applicant directly to communicate in a civil manner any matters of a subjective nature.*
- *If you feel the City’s current land use regulations need changed, please contact City staff to discuss your concerns and proposed solutions. If eventually adopted, any regulation changes would apply to future applications only.*

Any individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461). Feel free to contact our planning staff or office staff should you have any questions.

Sincerely,

Tyra Bischoff
Perry City Planning Secretary



Staff Report

November 03, 2023

Perry City Planning Commission



Preliminary Subdivision – Bradon Capener - located at 2544 S Hwy 89

Summary

The property is approximately 3 acres in size and is located directly south of Perry Park. The zoning is split with a portion of the property in the NC3 zoning district and the western portion being R1. Section 15.07.040.2 of the municipal code allows for minor adjustments to 'split zoning' on properties through the subdivision approval process. In other words, the R1 zoning district does not strictly follow the boundaries for the proposed single family lots, however, flexibility can be granted under the code section listed above. In addition to the park on the north, there are existing single family homes to the west, manufactured homes to the south, highway 89 to the east, and some scattered commercial uses in the area as well.

The application proposes five single family lots on the western portion of the property and twenty townhomes on the east. The number of proposed townhomes matches the current allotment of units available to the area. The proposal also meets our limit of 16 units per acre. The single family lots meet our requirement of 10,000 sf.

There is an existing structure on the northeast corner of the property that has been functioned as retail commercial as well as residential. The applicant would like to continue to keep both uses active for this building.

Code Compliance

Staff and our city engineer have provided several comments to the applicant, which have been addressed. While there are a number of items to address on future applications, it appears the preliminary application is ready for approval.

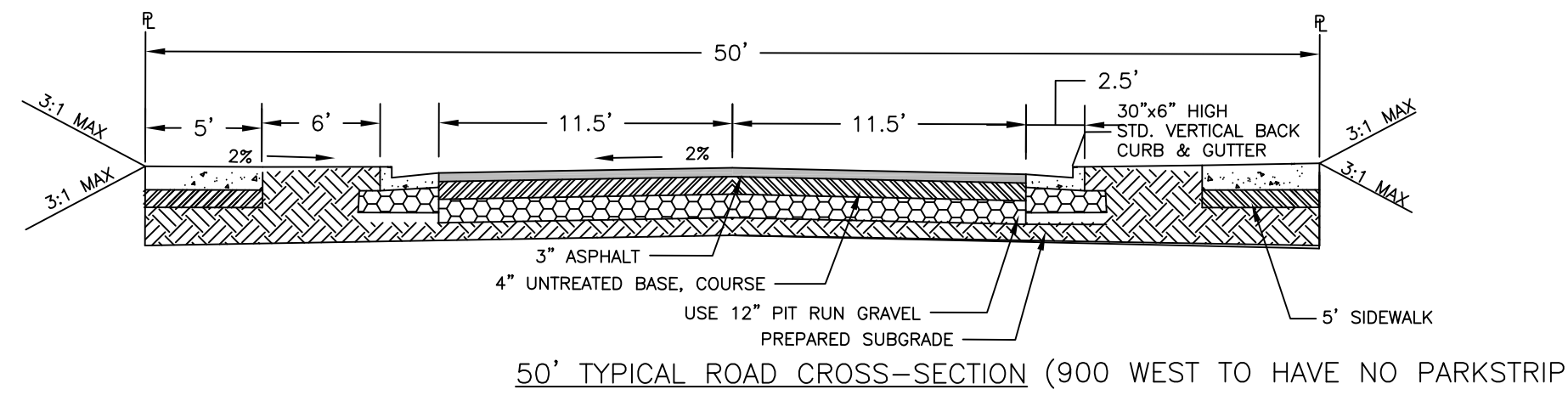
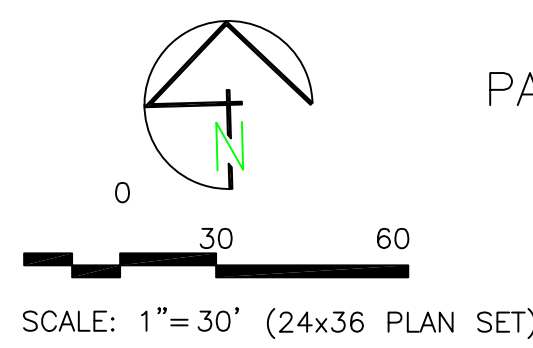
Considerations and Recommendations

This is an administrative item and the Planning Commission is the Land Use Authority. It appears this application is ready for approval.

ORCHARD PARK SUBDIVISION

PART OF NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASELINE AND MERIDIAN PERRY, UTAH

PRELIMINARY PLAT



Determination of Pond Storage Requirements

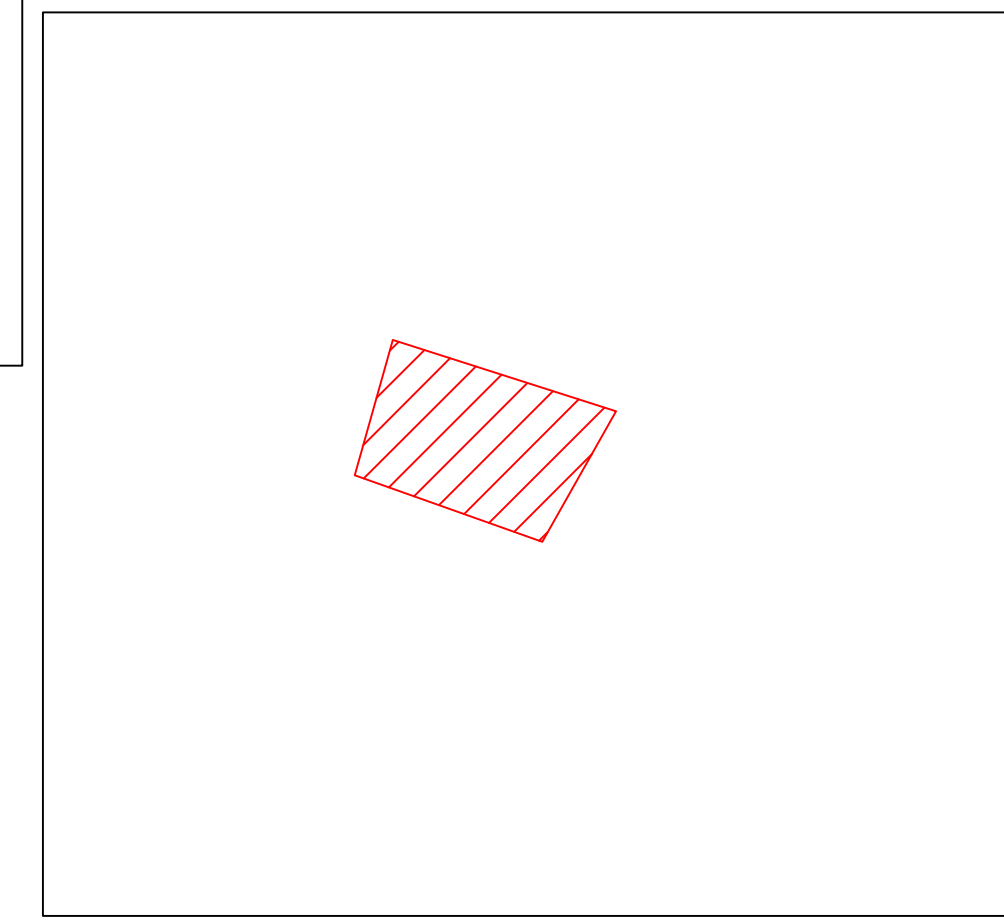
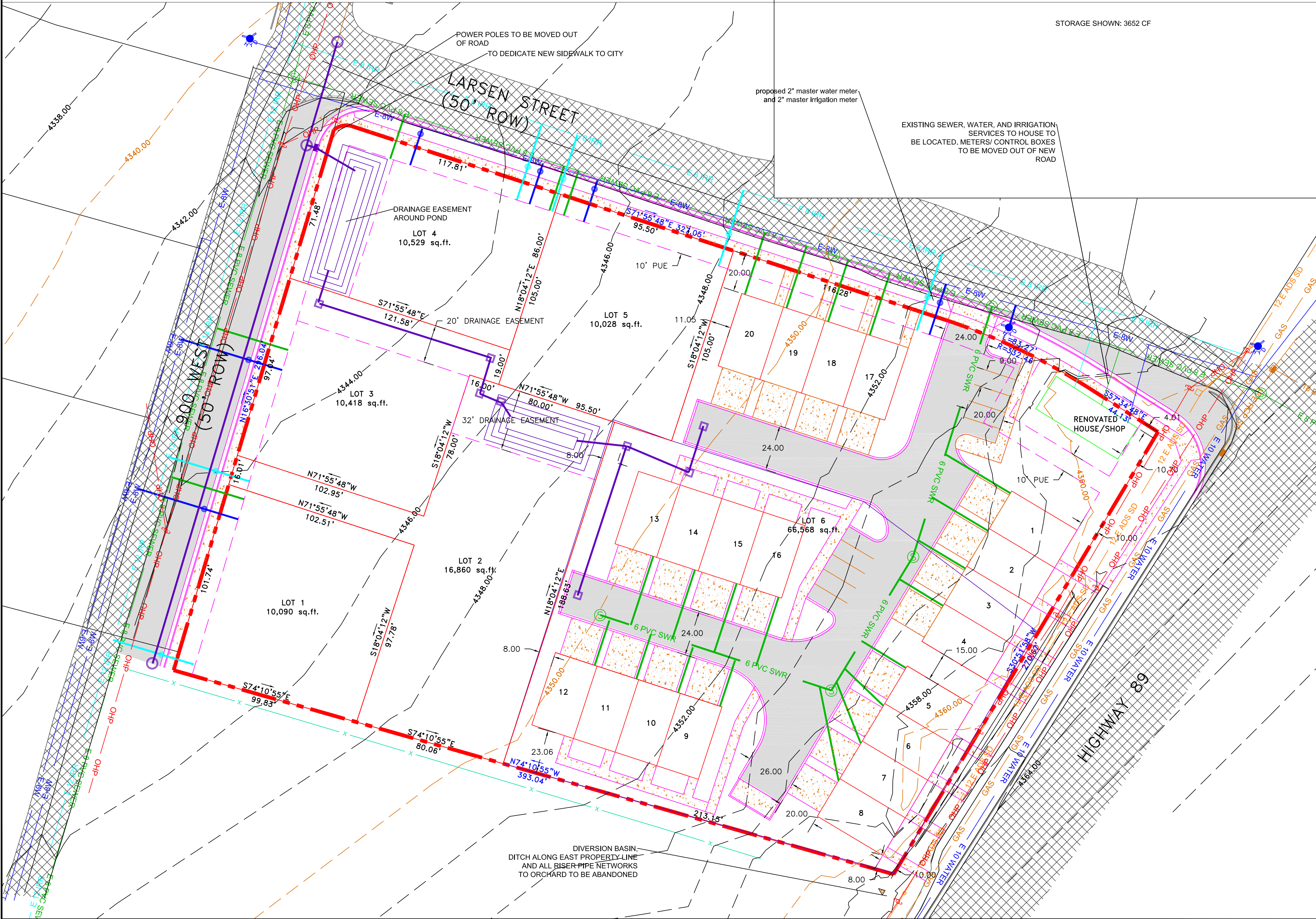
Drainage Area to Pond:	2.85 acres
Weighted "C" value for Pond Drainage Area:	0.50
Allowable Infiltration Rate:	0.00 inches/hr = 0.0000 ft/min #DWI/ min/inch
Infiltration Area:	sq. ft.
Allowable Discharge Rate:	0.1 cfs/acre

10-Year Return Period										
Interval (min)	Precip. Intensity (in/hr)	Precip. Depth (in)	Area (ac)	C Value	Cu+Q3030 (ft ³ /min)	Accum. Inflow (ft ³ /min)	Allowable Discharge (ft ³ /min)	Accum. Discharge (ft ³)	Required Storage (ft ³)	
5	3.35	0.27	2.85	0.50	5172.75	1388.6425	17	85.50	1311	0.03
10	2.54	0.42	2.85	0.50	5172.75	2172.555	17	171.00	2002	0.05
15	2.10	0.53	2.85	0.50	5172.75	2741.5975	17	258.50	2485	0.06
30	1.42	0.71	2.85	0.50	5172.75	3672.6525	17	513.00	3160	0.07
60	0.86	0.88	2.85	0.50	5172.75	4552.02	17	1026.00	3526	0.08
120	0.52	1.05	2.85	0.50	5172.75	5431.3875	17	2052.00	3379	0.08
180	0.38	1.14	2.85	0.50	5172.75	5686.935	17	3078.00	2819	0.06
360	0.24	1.45	2.85	0.50	5172.75	7500.4875	17	6156.00	1344	0.03
720	0.15	1.85	2.85	0.50	5172.75	9569.5875	17	12312.00	0	0.00
1440	0.10	2.33	2.85	0.50	5172.75	12052.508	17	24624.00	0	0.00

STORAGE SHOWN: 3652 CF

Legend:

- BOUNDARY LINE
- EXISTING SANITARY SEWER
- PROPOSED 8" PVC SANITARY SEWER
- PROPOSED 4" PVC SEWER LATERAL (S=2.0%)
- PROPOSED 8" PVC WATER
- PROPOSED 1" WATER SERVICE
- EXISTING IRRIGATION
- PROPOSED 1" IRRIGATION SERVICE
- EXISTING GRAVITY IRRIGATION
- PROPOSED GRAVITY IRRIGATION
- EXISTING STORM
- PROPOSED STORM
- EXISTING GAS
- EXISTING CABLE/PHONE
- EXISTING POWER
- EXIST ASPHALT
- EXIST CONCRETE
- NEW ASPHALT
- NEW CONCRETE



- NOTES:
- CURRENT ZONE: R1 & NC-2
R1(SINGLE FAMILY LOTS) SETBACKS
FRONT: 20 FEET
REAR: 10 FEET
SIDE: 8 FEET
CORNER: 15 FEET
 - ACREAGE: 2.86 ACRES
 - EXISTING USE: ORCHARD
 - TOTAL LOTS: 5
 - TOTAL MULTI-FAMILY UNITS: 20
ALLOWED MULTI-FAMILY UNITS: 20
 - DEVELOPMENT TO BE COMPLETED IN THREE PHASES
 - DECORATIVE FENCE TO BE LOCATED AROUND MULTI-FAMILY UNITS
 - HOA TO BE CREATED FOR MULTI-FAMILY UNITS AND RENOVATED HOUSE COMMON AREA
 - 2 HOUR FIREWALL TO BE INSTALLED BETWEEN MULTI-FAMILY UNITS
 - STORM WATER BE SENT TO REGIONAL POND BY CONNECTING WITH CITY'S STORMWATER SYSTEM.
 - TOWNHOUSES AND RENOVATED HOUSE TO BE SUBDIVIDED

REGISTERED PROFESSIONAL ENGINEER
NO.368590
ADAM V. MACKELPRANG
10-14-2023
STATE OF UTAH

ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
ALLIANCELOGAN@YAHOO.COM

REVIEWED:	DRAWN:	PROJECT NO.:
CAD FILE:		

ORCHARD PARK SUBDIVISION
PART OF NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASELINE AND MERIDIAN PERRY, UTAH

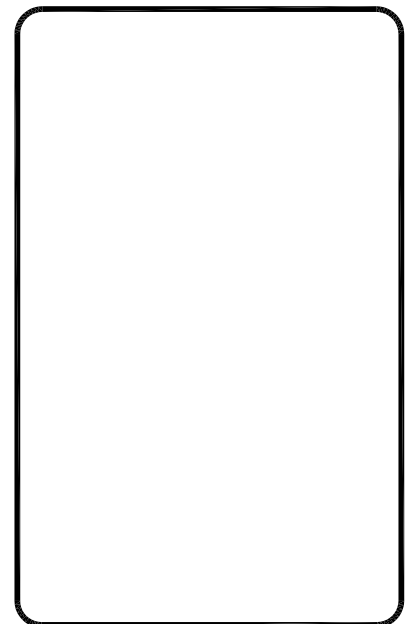
PRELIMINARY PLAT

DATE: SEPT,2023
DRAWING No. 1

ORCHARD PARK SUBDIVISION
 PART OF NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 8
 NORTH, RANGE 2 WEST,
 SALT LAKE BASELINE AND MERIDIAN
 PERRY, UTAH
 LANDSCAPE PLAN

REGISTERED PROFESSIONAL ENGINEER
 NO.368590
 ADAM V.
 MACKELPRANG
 10-11-2023
 STATE OF UTAH

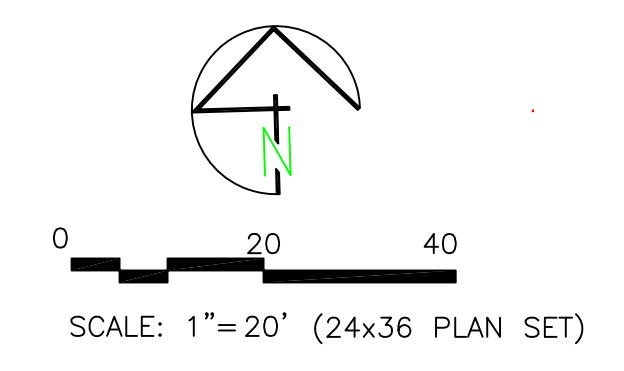
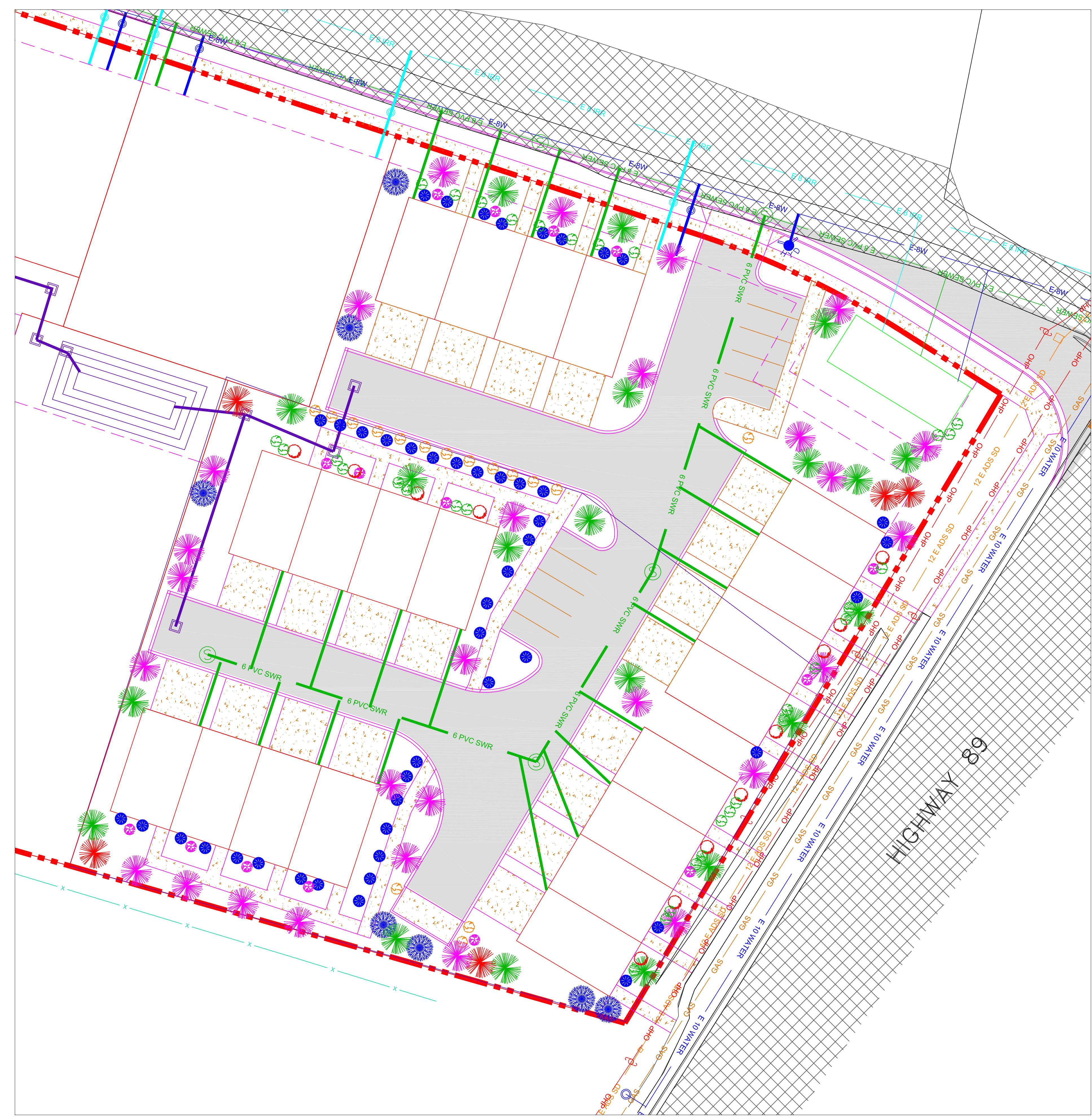
ALLIANCE CONSULTING
 ENGINEERS
 150 EAST 200 NORTH SUITE P
 LOGAN, UTAH 84321
 (435)755-5121
 ALLIANCELOGAN@YAHOO.COM



REVIEWED:	PROJECT NO.:
DRAWN:	
CAD FILE:	

ORCHARD PARK SUBDIVISION
 PART OF NORTHWEST QUARTER OF SECTION 2,
 TOWNSHIP 8 NORTH, RANGE 2 WEST,
 SALT LAKE BASELINE AND MERIDIAN
 PERRY, UTAH
 LANDSCAPE PLAN

DATE : SEPT,2023
 DRAWING No. 2



- Legend:
- CHANTICLEER PEAR (32)
 - FLOWERING CRABAPPLE (28)
 - RED ARC MAPLE (5)
 - WHITE SPRUCE(7)
 - FORSYTHIA (16)
 - ELIJAH BLUE FESCUE(47)
 - SERVICEBERRY REGENT (DWARF VERSION)(14)
 - RED TWIG DOGWOOD(12)
 - BLANKET FLOWER(31)

- NOTES:
1. TOTAL AREA: 66568 S.F.
 REQUIRED LANDSCAPE AREA: 19975 S.F.
 TOTAL LANDSCAPED AREA PROVIDED: 21,973 S.F.
 2. TOTAL TREES REQUIRED:60
 TOTAL TREES PROVIDED:60
 3. TOTAL SHRUBS REQUIRED:120
 TOTAL SHRUBS PROVIDED:120

COMBINED REVIEW MEMO

PROJECT: Bradon Capener Subdivision
2544 S Hwy 89
APPLICATION: Subdivision
DATE: October 10, 2023



You will find the following attached:

- Planning Review Comments – Robert Barnhill
- Engineering Review Comments – Brett Jones

Sincerely,

A handwritten signature in black ink that reads "Robert Barnhill". The signature is written in a cursive style with a large initial "R".

Robert Barnhill
City Administrator
Perry City
435.723.6464

PLANNING COMMENTS

Preliminary Application

1. This application appears ready for Planning Commission review on November 2nd.

Comments related to future applications

1. Updated and stamped landscape plan needed
 - a. Provide street trees
 - b. Based on square footage provided it appears you will need 60 trees and 120 shrubs
2. Update multi-family architecture to provide:
 - a. Percentages of each material on each side of the buildings
 - b. 3D rendering
 - c. Provide a materials board showing all colors and types of materials
 - d. Update plans to show how the east units will exit towards the highway.
3. Provide a dumpster enclosure that matches the architecture of the units.
4. Provide a solid fence around the multi-family units and indicate the fence type.

MEMORANDUM

TO: Perry City Planning Commission
Robert Barnhill, Perry City Administrator
Tyra Bishoff, Perry City Recorder

FROM: Brett M. Jones, P.E. 
City Engineer

RE: **CAPENER SUBDIVISION – Preliminary Review**

Date: October 9, 2023

Our office has completed a review of the plans submitted for Preliminary approval of the Capener Subdivision located at approximately 850 West Larsen Street. Our comments are as follows:

ENGINEERING ITEMS REQUIRED TO RECEIVE PRELIMINARY APPROVAL

1. Storm water detention is required for the subdivision. Please provide the location(s) on an updated plan set.
2. All other engineering-related items required to be submitted for preliminary approval have been addressed.

ITEMS TO ADDRESS FOR ENGINEERING & DESIGN APPROVAL

3. A geotechnical report will need to be submitted for review showing groundwater elevations, pavement design on public roadways, and home unit foundation recommendations.
4. UDOT should be contacted to obtain any required right-of-way or encroachment permits for the subdivision.
5. If the subdivision intends to be phased, a phasing plan will need to be provided for review.
6. A final plat will need to be submitted clearly indicating HOA-maintained common areas and utility easements.
7. The final plat should clarify that the single-family homes are not part of the HOA.
8. We recommend a 10' PUE on the south side of the development. This can be accommodated by a blanket PUE in the townhome Common Area.
9. US-89 requires 6-foot wide sidewalk.
10. Our office has verified that both 900 West and Larsen Street are 50-foot-wide rights-of-way. Larsen Street is appropriately a minor roadway and the typical City Standard roadway section shown is acceptable (23 feet of asphalt with 5-foot sidewalks and 6-foot park strips). 900 West has been master-planned with 35 feet of asphalt and 5-foot-wide sidewalks adjacent to the curb and gutter (no park strip – see 900 West north of the development). This roadway section should continue since this roadway has higher volumes of traffic and planned on-street parking.
11. The roadway grading of Larsen Street needs to be crowned to drain properly and the transition from existing asphalt to new asphalt needs to be smooth. We recommend designing the entire roadway

- including the north side curb and gutter and catch basins with the possibility of an asphalt overlay. The City may elect to participate in roadway improvements for the north half of the road.
12. Any existing light poles that move in the public right-of-way will need to be replaced with the new City Standard light poles. One light at every street intersection is required.
 13. Plan and profile drawings for public roadways will need be submitted for review showing all roadway grades, utility profiles, and utility crossings shown.
 14. Final plans should show the type, class, and materials of all piping to match City Standards.
 15. Please include applicable Public Works Standards details in the plan set. They can be downloaded at: <https://jonescivil.com/clients/perry-city/>
 16. The water system can support development at this location with a flow of 1,500 gpm and system residual pressures greater than 20 psi on a peak day in the summer.
 17. The water system for the development will need to include a master meter at the development's entrance. This meter only needs to be sized for the development's culinary water needs. Fire flow can be provided at the street. Pipe sizing for this size of development is typically a 4" interior main with a 2" meter. Interior meters are not required by Perry City. A blow-off valve in the development will be required for flushing purposes with an adjacent sign indicating flushing should occur at least annually.
 18. Please verify fire hydrants in the public right-of-way are no more than 250 feet from any development structure. Additional fire hydrants will need to be installed, as necessary.
 19. The applicant will need to work with Pineview Water Systems to provide irrigation service and piping design for the subdivision.
 20. Existing irrigation ditches, pipes, and structures need to be abandoned at the source and abandonment coordinated and approved by existing irrigation users.
 21. The storm water main in 900 West needs to be extended to the south end of the development complete with catch basins.
 22. Catch basins need to be shown on Larsen Street and 900 West.
 23. Please provide storm water calculations for review. The City Standard detention requirement is the 10-year storm with a 0.1 cfs/acre discharge. The UPDES 80th-percentile storm retention requirement may be included in the detention volume.
 24. Once construction drawings are approved, an Engineer's Estimate will need to be provided for review for public improvement surety purposes (escrow).

Should you have further questions, please let us know.