

January 6, 2015

PERRY CITY PLANNING COMMISSION MEETING AGENDA

The Perry Planning Commission will hold its regular meeting on the Tuesday identified above, starting at 7:00 p.m. in the City Council Room, at 3005 South 1200 West in Perry.

Agenda items may vary depending on length of discussion, cancellation of scheduled items, or agenda alteration. Numbers and/or times are estimates of when agenda items will be discussed.

Action on public hearing(s) will always be later in the same meeting or at a subsequent meeting. Every agenda item shall be a discussion and/or action item, unless otherwise indicated.

1. **7:00 p.m.- Call to Order and Opening Ceremonies**
 - A. **Invocation**-Blake Ostler
 - B. **Pledge Allegiance to the U.S. Flag**-Doug Longfellow
 - C. **Declare Conflicts of Interest, If any**
 - D. **Review and Adopt the Agenda**
 - E. **Approval of the November 6, 2014 Minutes**
 - F. **Make Assignment for Representative to Attend City Council Meeting**
 - G. **City Council Report given Council Member Lewis**
 - H. **Recommend a Vice Chairman/Chairman for 2015**

 2. **Training-Sexual Harassment Training**-Shanna Johnson, Human Resource Director

 3. **Approx. 7:15 p.m. Public Comments and Public Hearings(If Listed Below)**

Rules: (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 may not be taken during this meeting if the item is not specifically on the agenda. (6) A brief explanation will be provided before each public hearing.

 - A. Public Comments

 4. **Land Use Applications (Administrative Action)**

Rules: (1) Documentation must be submitted to planning staff 2 weeks in advance and there is a 2 week waiting period to be on the next City Council Agenda. (2) The applicant or a representative must be present for action to be taken.

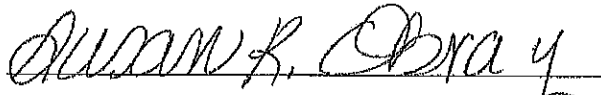
 - A. **Final Plat** for Taylors Cove Subdivision Applicant: Wendy Jensen, Located: East of Hill Haven Subdivision and Hill Haven Drive. **(no action)**.
 - B. **Preliminary Application** for Sunridge Subdivision Plat 5, Applicant: Randy Matthews Located at: 250 West

 5. **Land Use Ordinances, Zoning, Design Guidelines, General Plan, Etc. (Planning and Quasi-Legislative Action)-Recommendation to the City Council**
 - A. Discussion of the Land Use Chart R2 Zone- Removing the Conditional Use for Large Animals
- Review Next Agenda and Adjourn**
- A. Review Agenda Items for Thursday, February 12, 2015
 - B. Add Agenda Items Requested by Planning Commission
 - C. 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 three locations: The Perry City Offices, Dale Young Park, Perry City Park; and faxed to the Ogden Standard-Examiner, Box Elder News Journal; and posted on the State Website; on this 30th day of December

2014. Any individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461).


Susan K. O'Bray, City Recorder

MEMO

TO: PLANNING COMMISSION MEMBERS
FROM: SUSAN
SUBJECT: SUMMARY OF AGENDA ITEMS
DATE: DECEMBER 30, 2014

Item 2. There will be an annual sexual harassment training given by Shanna Johnson Human Resource Director.

Item 4(a) Taylor Cove Subdivision is a Subdivision that was given final approval by the Planning Commission on May 15, 2014, and final approval by the City Council on June 12, 2014. This subdivision was not recorded. She has changed her layout to 1/3 acre lots (old plan was ¼ acre lots). Brett Jones, Perry City Engineer will be at the meeting to explain or answer any questions The Planning Commission may have. The Planning Commission will not take action on this. The City Council will take action on January 8, 2015.

Item 4(b) Randy Matthews is the applicant for the Sunridge Subdivision 5. This is on for Preliminary approval.

Item 4(a) There will be some discussion on the land use chart R2 Zone regarding the removal of the Conditional Use for Large animals.

APPLICATION FOR SUBDIVISION DEVELOPMENT

STAFF ONLY	Date Application Received:	Application Received By:
Concept Fee Amount:	Date Fee Received	Fee Received By:
Preliminary Fee: <u>\$200.00</u>	Date Fee Received <u>12.23.14</u>	Fee Received By: <u>ALMAN</u>
Final Fee Amount:	Date Fee Received	Fee Received By:
Construction Fee:	Date Fee Received	Fee Received By:
	Public Hearing Date:	

Complete all sections below. Please print legibly

Applicant Information (Property Owner)

Kandy Matthews
Name (First and Last)

435-720-0654 Phone Number Fax Number
2321 S. Linda Way Address Perry City City 84302 Zip Code

Authorized Agent Information (Contact Person)

Brad Wilkinson
Name (First and Last)

801-430-0890 Phone Number Fax Number Email

Address City Zip Code

Engineer/Surveyor

Greg Hansen Hansen & Associates
Name (First and Last) Company Name

435-723-3491 Phone Number Fax Number Email

538 N. Main Address Brigham City, UT. City 84302 Zip Code

APPLICANT SIGNATURE

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

[Signature] 12 23 2014
Applicant Signature (or Authorized Representative) Date

- (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) Complete documentation must be submitted to the City 14 days in advance of any meeting.
 - (4) The applicant (or a representative) must be present at a meeting for action to be taken.
- See Perry Municipal Code 42.07, 43.04.030, 43.04.035, Title 52 and Title 54.

Parcel Number(s) & Address(es) effected by subdivision:

4B



CONSULTING ENGINEERS

MEMORANDUM

To: Perry City Planning Commission
Cc: Mayor Karen Cronin, Acting City Administrator
Susan Obray, City Recorder

From: Brett M. Jones, P.E., City Engineer
Jones & Associates Consulting Engineers

RE: SUNRIDGE SUBDIVISION PLAT 5 – Preliminary Plat Review

Date: December 23, 2014

Our office's comments from review of the preliminary plat for the Sunridge Subdivision Plat 5 are as follows:

1. The Developer's engineer should verify the adjacent property owners names and update the plat.
2. The radius of the road's centerline (C2) meets design standards as defined in city code. However, as designed, the speed limit of this curve will need to be limited to 20 mph. This is not necessarily unsatisfactory, but we have included it for informational purposes to consider by the planning commission. The curve radius would need to be substantially larger to accommodate a 25 mph speed limit and would likely significantly affect lots in the proposed subdivision.
3. It is not clear from the submitted plat exactly how the developer intends to address storm water runoff. City code requires the developer to detain storm water from the development. Options for handling storm water can be further discussed with the developer and his engineer.

One option may be to utilize the existing storm drain easement shown on the preliminary plat to convey water for the Sunridge 5 development and future developments east of the property to the west and construct a large detention basin there prior to discharging water across US-89. This could potentially eliminate the need for additional basins east of the development. Our office suggests a meeting with the developer and his engineer to discuss satisfactory options for both storm water and irrigation water conveyance for this and future subdivisions.

5A

15.07.100.4 Additional Information ("Notes") Regarding Land Use Chart

The following is additional information regarding the land use chart:

1. For any lot in the RE ½ Zone or for 40,000 square feet or larger lots in the R1/2, R1/3, R1A, R1 or R2 zones, domesticated animals shall be permitted, by Conditional Use Permit, with an annual review, or as needed.
 - a. One (1) large animal or nine (9) small animals/fowl per 20,000 square feet of property may be kept. Portions of less than 20,000 square feet, will not be considered acceptable.
 - b. Large animals are considered: Horses, Cattle, Sheep, goats, llamas, or pigs. Large animals must have a corral or fence. They may not be fenced in the front yard.
 - c. Small animals/fowl are considered: Chickens, ducks, geese, pigeons, peacocks, rabbits and other small fur bearing animals.
 - d. Special conditions that will be considered to allow more small animals would include but not be limited to: housing or shelters available (coops, barns, pens, etc.) fencing, control of animals/fowl, complaints, and/or written consent of neighbors. A request for more than nine (9) small animals/fowl will be allowed only by Planning Commission approval of a Conditional Use Permit with a yearly review.
2. Sale of firearms and alcohol shall not be permitted within 1000 feet of any school or place of worship. A hotel or motel may have an "on premises" consumption of alcohol use that does not require more than seven percent (7%) of the floor space of the hotel or motel. Restaurants with "on premises" consumption of alcohol use are also permitted by conditional use in certain zones, as per the land use chart. Other than for a hotel/motel or a restaurant, as designated on the Land Use Chart, "on premises" consumption of alcohol is not available for any other business in any zone. No "on premises" alcohol business shall be permitted until a specific "on premises" alcohol business license ordinance has been adopted. Minimum of fifty units or more.
3. Storage Units shall not be defined as allowing "junk", surplus or other various accumulations of items, supplies or materials. Only supplies directly related to daily business of a construction yard may be stored at the site. All other items, supplies and materials must be stored within designated storage units.
4. In the NC2 and NC3 zones, only Single Family Dwellings existing as of December 11, 2008 will be permitted for Boarding, Bed and Breakfast as a Conditional Use. In the MUC, MU-O, MU-R zones, this type of use will be permitted by Design Review.
5. For the C1 Commercial Zone and the Mixed Use Zones, Professional Office Space may only occupy a maximum of 25 per cent of the total floor space of any development.

15A

PERRY CITY LAND USE CHART

PAGE 1

	A	AL	R 1 A	RE 1/2	R 1/2	R 1/3	R1	R2	ES	C	CI	NC2	NC3	MU-C	MU-O	MU-R	M/L	M/I
Agricultural Uses	P	P	P*	P*														
Accessory Uses & Buildings	P*	P*															P*	P*
Agricultural Experiment Station	P*																	
Animal Hospital	P*																	
Animal Kennel/ Cattery Breeding																		
Establishments	P*	P*																
Animal Training Schools	P*	P*																
Apiaries	P	P							P*									
Aviaries	P	P	P*						P*									
Dairy or Creamery	P*																	
Domesticated Animals, Family Food-																		
Production/Pleasure (See Note 1)*	P	P	P	C														
Egg Candling & Sales																		
Fertilizer & Soil Condition																		
Manufacturing & Sales	P*																	
Field Crops, Row Crops, Orchards,																		
Hay Chopping	P	P	P*															
Grazing	P	P	P*															
Fruit & Vegetable- Wholesale	P	P																
Fruit & Vegetable Stands- Retail	P	P																
Fruit & Vegetable long-term Storage	P*	P*																
Greenhouses & Nurseries- Commercal	P*	P*	P*															
Livestock Feed or Sales Yard	P*																	
Milk Processing Plant	P*																	
Soil Composting, Manufacturing, & S	P*																	
Stock Yard	P*																	

P*- Use Permitted by Design Review P- Use Permitted in Zone C-Conditional Use

*Notes-see Section 45.20.040

Use not Permitted

Residential Uses	A	AL	R1A	RE 1/2	R 1/2	R 1/3	R1	R2	ES	C	C1	NC2	NC3	MU-C	MU-O	MU-R	M/L	M/L	M/L
Accessory Buildings (See Area Requirements Chart)	P	P	P	P	P	P	P	P*	P*	P	~	P*	P*	~	~	P*	~	~	~
Apartment Buildings (5 or more units)	~	~	~	~	~	~	~	~	~	~	~	~	~	P*	P*	P*	~	~	~
Boarding House, Bed/ Breakfast note 4	~	~	~	~	~	~	~	~	~	~	~	~	~	P*	P*	P*	~	~	~
Condominiums, Town Houses (5+ un	~	~	~	~	~	~	~	~	~	~	~	~	~	P*	P*	P*	~	~	~
Duplex, Tri-plex, Four-plex	~	~	~	~	~	~	~	P*	~	~	~	~	~	C	C	C	~	~	~
Home Occupations w/o visiting client	P	P	P	P	P	P	P	P	P*	~	~	P	P	P	P	P	~	~	~
Home Occupations w/ visiting client	C	C	C	C	C	C	C	C	C	~	~	C	C	C	C	C	~	~	~
Household Pets	P	P	P	P	P	P	P	P	P	~	~	P	P	P	P	P	~	~	~
Modular/Manufactured Homes	P	P	P	P	P	P	P	P	~	~	~	~	~	~	~	~	~	~	~
Single Family Homes	P	P	P	P	P	P	P	P	P*	~	~	~	~	~	~	~	~	~	~
Zero-lot Line Home	~	~	~	~	~	~	~	P	~	~	~	~	~	P*	P*	P*	~	~	~
Model Home	~	~	C	C	C	C	C	C	~	~	~	~	~	C	C	C	~	~	~

Municipal Uses

Animal Pound	P*	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	P*
Cemetery	P*	P*	P*	P*	P*	P*	P*	P*	~	~	~	~	~	~	~	~	~	~	~	~
Garbage Transfer	P	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	P*
Public Building or Utility	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Public Park	P	P	P	P	P	P	P	P	P	~	~	C	C	P	P	P	P	P	P	P
Sewage Disposal and/or Treatment Pl	P*	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	P

P*- Use Permitted by Design Review P- Use Permitted in Zone
 C-Conditional Use ~ Use not Permitted

*Notes-see Section 45.20.040

Recreational Uses	A	AL	R.1 A	RE 1/2	R. 1/2	R. 1/3	R1	R2	ES	C	C1	NC2	NC3	MU-C	MU-O	MU-R	MIL	M/I
Dude Ranch	P*	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Campground Commercial or Recreati	P*	P*	~	~	~	~	~	~	P*	~	~	P*	~	~	~	~	~	~
Golf Course	P*	P*	P*	P*	P*	P*	P*	P*	P*	~	~	~	~	~	~	~	~	~
Golf Driving Range	P*	P*	P*	~	~	~	~	~	P*	~	~	~	~	~	~	~	~	~
Gun Club	P*	~	~	~	~	~	~	~	P*	~	~	~	~	~	~	~	P*	~
Ice Rink	P*	P*	~	~	~	~	~	~	~	~	C	~	~	~	~	~	~	~
Private Park	P	P	P	P	P	P	P	P	P	~	~	~	~	P*	~	P*	~	P
Public Stable	P*	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Riding Academy	P*	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	P*	~
Rodeo Grounds	P*	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Skeet Shooting Range	P*	~	~	~	~	~	~	~	P*	~	~	~	~	~	~	~	P*	~

Educational & Religious Uses

Art Gallery	~	~	~	~	~	~	~	~	~	P*	P*	P*	P*	P*	~	~	~	~
Place of Worship	P*	P*	P*	P*	P*	P*	P*	P*	P*	~	~	~	~	~	~	P*	~	~
College, University, Trade, Tech. Sch	P*	~	~	~	~	~	~	~	~	P*	P*	P*	P*	P*	~	~	~	~
Day Care Center-Commercial	P*	P*	~	~	~	~	~	~	~	P*	P*	P*	P*	P*	~	~	~	~
Fraternity-Sorority	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Library	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Museum	~	~	~	~	~	~	~	~	~	C	P*	P*	P*	P*	~	~	~	~
Private School	P*	P*	P*	P*	P*	P*	P*	P*	~	~	C	C	C	P*	P*	P*	~	~
Wedding Reception Center	~	~	~	~	~	~	~	~	~	~	C	C	C	~	~	~	~	~

P*- Use Permitted by Design Review P- Use Permitted in Zone

C- Conditional Use

*Notes-see Section 45.20.040

~ Use not Permitted

Medical Uses	A	AL	R 1	A	RE 1/2	R 1/2	R 1/3	R 1	R 2	ES	C	C 1	NC 2	NC 3	MU-C	MU-O	MU-R	M/L	M/I
Assisted Living	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Clinic	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Rehabilitation Center	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Hospital	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Rest Home	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Sanitarium	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Commercial Uses																			
Body & Fender Shop	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Cabinet Shop	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Vehicle Repair	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Vehicle Sales	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Vehicle Wash	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Construction Yard (See Note #3)*	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Firearms Retail/Repair (See Note #2)*	C	C	C	C	C	C	C	C	C	~	~	~	~	~	~	~	~	~	~
Fix It Shop	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Grocery Store	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Laundromat/ Dry Cleaners	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Machine Shop	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Mortuary	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Nursery (Plants)	P	P	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Planing Mill or Welding Shop	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Sexually Oriented Business	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Wholesale Outlet	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Small Retail (Less than 20,000 sq.ft)	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Large Retail (more than 20,000 sq. ft)	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~

P*- Use Permitted by Design Review P- Use Permitted in Zone
 C-Conditional Use ~ Use not Permitted

*Notes-see Section 45.20.040

Special Commercial Uses	A	AL	R1A	RE1/2	R1/2	R1/3	RI	R1	R2	ES	C	C1	NC2	NC3	MU-C	MU-O	MU-R	M/U	M/I
Alcohol Retail, off premises, Note 2	~	~	~	~	~	~	~	~	~	~	P*	P*	C	C	~	~	~	~	~
Hotel/ Motel (w/or w/o Alcohol), Note	~	~	~	~	~	~	~	~	~	~	C	C	~	C	~	~	~	~	~
Restaurant w/on prem. alcohol, Note	~	~	~	~	~	~	~	~	~	~	C	C	C	C	~	~	~	~	~
Restaurant without on prem. alcohol	~	~	~	~	~	~	~	~	~	~	P*	P*	C	C	P*	P*	P*	P*	P*
Other Alcohol on premises, business	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Light Commercial Uses																			
Athletic Club	~	~	~	~	~	~	~	~	~	~	P*	P*	C	C	P*	P*	P*	~	~
Bakery	~	~	~	~	~	~	~	~	~	~	P*	P*	P*	P*	P*	P*	P*	~	~
Bike Shop	~	~	~	~	~	~	~	~	~	~	P*	P*	P*	P*	P*	P*	P*	~	~
Book Store	~	~	~	~	~	~	~	~	~	~	P*	P*	P*	P*	P*	P*	P*	~	~
Convenience Store	~	~	~	~	~	~	~	~	~	~	P*	P*	C	C	P*	P*	P*	~	~
Gift Shop	~	~	~	~	~	~	~	~	~	~	P*	P*	P*	P*	P*	P*	P*	~	~
Hardware Store	~	~	~	~	~	~	~	~	~	~	P*	P*	P*	P*	~	~	~	~	~
Professional Office Space	~	~	~	~	~	~	~	~	~	~	~	P*	P*	P*	P*	P*	P*	~	~
Recreation Center	~	~	~	~	~	~	~	~	~	~	~	P*	C	C	P*	P*	P*	~	~
Fast Food Restaurant	~	~	~	~	~	~	~	~	~	~	P*	P*	C	C	P*	P*	P*	P*	P*
Fuel Stop	~	~	~	~	~	~	~	~	~	~	P*	P*	C	C	P*	P*	P*	P*	P*
Upholstery Shop- Retail	~	~	~	~	~	~	~	~	~	~	~	~	C	C	~	~	~	~	~
Check Cashing Serv./Car Title Loans	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~

P*- Use Permitted by Design Review P- Use Permitted in Zone

C-Conditional Use

*Notes-see Section 45.20.040

~ Use not Permitted

Manufacturing- Industrial Uses	A	AL	R 1 A	RE 1/2	R 1/2	R 1/3	R1	R2	ES	C	C1	NC2	NC3	MU-C	MU-O	MU-R	MILL	M/I
Asphalt Plant	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
Fabrication Processes	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	P*	P*
Milling & Machinery Facilities	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	P*	P*
Packaging Processes	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	P*	P*
Printing Processes	?	?	?	?	?	?	?	?	?	?	P*	C	C	?	?	?	P*	P*
Product Development	?	?	?	?	?	?	?	?	?	?	?	C	C	P*	P*	?	P*	P*
Product Distribution	?	?	?	?	?	?	?	?	?	?	?	?	?	C	C	?	P*	P*
Research & Development Facilities	?	?	?	?	?	?	?	?	?	?	?	C	C	P*	P*	?	P*	P*
Storage Units-N of 3000 S (N #3) *	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	P*	P*
S.U.-S of 3000 S (See Note #3) *	?	?	?	?	?	?	?	?	?	?	P*	?	?	?	?	?	P*	P*
Warehousing/ Large Scale Distributio	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	P*	P*
Gravel Pits	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?

P*- Use Permitted by Design Review P- Use Permitted in Zone

C-Conditional Use

*Notes-see Section 45.20.040

Use not Permitted