

**Perry City Planning Commission
3005 South 1200 West
7:00 PM August 4, 2016**

Members Present: Chairman Blake Ostler, Commissioner Vicki Call, Commissioner Devin Miles, and Commissioner Lawrence Gunderson

Members Excused: Vice Chairman Travis Coburn

Others Present: Greg Westfall, Perry City Administrator; Susan K. Obray, Minutes Clerk; Deloris Dorius, Rachel Jones, Sydney Hendricks, Harry Trease, Carol Huff, Stuart Grover, and Richard Nuffer

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

Chairman Ostler welcomed and called the August 4, 2016 meeting to order.

A. Invocation- Vice Chairman Coburn

The Invocation was given by Commissioner Miles.

B. Pledge Allegiance to the U.S. Flag- Blake Ostler

The Pledge of Allegiance was led by Chairman Ostler.

C. Declare Conflicts of Interest, If any

Conflicts of interest will be addressed on each item. None noted.

D. Review and Adopt the Agenda

MOTION: Commissioner Call moved to adopt the agenda as written.

Commissioner Gunderson seconded the motion. Roll call vote.

Commissioner Call Yes

Commissioner Gunderson Yes

Chairman Ostler Yes

Commissioner Miles Yes

Motion Approved: 4 Yes 0 No

E. Approval of the July 7, 2016 Minutes

Chairman Ostler stated that in Item D it states that Vice Chairman Coburn seconded the motion but was not present at the meeting. He said on page 3 line 28 “moved” instead of move. On page 4 item 6A should be the General Plan instead of Land Use Chart.

MOTION: Commissioner Miles moved to approve the July 7, 2016 minutes with the corrections. Commissioner Call seconded the motion. Roll call vote.

Commissioner Call Yes

Commissioner Gunderson Yes

Chairman Ostler Yes

Commissioner Miles Yes

Motion Approved: 4 Yes 0 No

F. Make Assignments for Representatives to attend City Council

Meeting(s)(August 11, 2016 and August 25, 2016)

Chairman Ostler will attend the August 11, 2016 meeting and Commissioner Call will attend the August 25, 2016 meeting.

2. Approx. 7:10 p.m. Public Hearings(If Listed Below) and Public Comments

A. 7:10-Public Hearing Regarding an Application for a home business with visiting clientele for Carol Huff. Business name: Carol Huff Foot Zoning. Location: 1317 W. 3050 S. Perry.

MOTION: Commissioner Call moved to close the regular meeting and open the public hearing. Commissioner Gunderson seconded the motion. Roll call vote.

Commissioner Call	Yes	Commissioner Gunderson	Yes
Chairman Ostler	Yes	Commissioner Miles	Yes

Greg Westfall stated that this is a home business with visiting clientele. Chairman Ostler asked if there were any public comments. There were no public comments regarding this business license application.

MOTION: Commissioner Call moved to close the public hearing and open the regular Planning Commission meeting. Commissioner Miles seconded the motion. Roll call vote.

Commissioner Call	Yes	Commissioner Gunderson	Yes
Chairman Ostler	Yes	Commissioner Miles	Yes

Motion Approved: 4 Yes 0 No

B. Public Comments

Deloris Dorius stated that she is here because she is interested in the concept plan for Beehive Homes.

Greg Westfall stated that when a Concept application comes before the Planning Commission it is presented to see if the application fits the zoning and can a business like that be in the zone. He said in another meeting there will be a Preliminary application and then a Final application for the last meeting. Greg Westfall stated that in one of those meetings there will be a public hearing for the public to come and put their input in. He said if it is recommended for approval by this board then it goes to City Council for approval.

3. Land Use Applications

A. Business License Approval and Recommendation to City Council

for Carol Huff, Carol Huff Foot Zoning located at 1317 W 3050 S Perry
Chairman Ostler asked Carol Huff to address the Planning Commission regarding her Foot Zoning business. Mrs. Huff stated that foot zoning is a

where you are hitting trigger points to bring balance to the body. She said there would be one client at a time and five clients a day. Commissioner Gunderson asked how she gets her clientele. Carol Huff stated that it is by word of mouth. She said Foot Zoning is so popular that she has a four week waiting list. There will be no signage. She said in the winter she is asking that they park in her driveway, right now they are parking in front of her home. Commissioner Call asked what the hours of operation were. Mrs. Huff stated from 9:30 am to 8:00 pm. Commissioner Call asked if there was a special area designated for that and if she has had all the inspections. Mrs. Huff stated that she is going to call and schedule a fire inspection tomorrow. She said there is a designated room as you walk into her home. There is no requirement for a health inspection just a fire inspection. Commissioner Call asked if it was by conditional permit. Chairman Ostler stated that it was by conditional use permit. Chairman Ostler stated that it fits within the zone and the hours are permitted within our ordinance. Conditions can be imposed if complaints come in from neighbors.

MOTION: Commissioner Call moved to approve to the City Council a conditional use permit for Carol Huff Foot Zoning with the conditions that a fire inspection is approved. Commissioner Miles seconded the motion. Roll call vote.

Commissioner Call	Yes	Commissioner Gunderson	Yes
Chairman Ostler	Yes	Commissioner Miles	Yes

Motion Approved: 4 Yes 0 No

B. Concept Approval for Beehive Homes of Perry #2 Applicant: Richard Nuffer, Location: 143 W 1550 S Perry.

Richard Nuffer stated that the proposed property is directly south of the existing facility. He said the main facility is the same floor plan as the existing facility. Mr. Nuffer stated that it would still be the memory care level 2 assisted living. He said the addition to this building is the difference between the existing & proposed duplexes on the upper lot. Those would be 55+ independent living homes. Mr. Nuffer explained that the independent living duplexes work hand in hand with the care facilities. He said that often times someone will have a loved one in the facility and they don't want to be far away and it makes it convenient for them. Mr. Nuffer stated that their current building has a large waiting list.

Mr. Nuffer stated that technically it is two lots. He said the facility is on one lot and the duplexes are on the second lot. He stated that he needs to make

sure that the duplexes are approved with having two duplexes on one lot. Chairman Ostler stated that it is one lot. Susan Obray confirmed that it was one lot and not two. Chairman Ostler stated that the resident next door appears to have two lots and has combined them.

Greg Westfall stated that Perry City does not have a PUD ordinance for the duplexes. He said that Perry City actually doesn't allow PUD's anymore. Mr. Westfall stated if it was going to be allowed in this nature then it would be disallowed. Mr. Nuffer stated that it would be in conjunction with the assisted living facility. Greg Westfall stated that if the duplexes were on a separate parcel that would raise a few red flags and it would be easily able to transition in to multi-family dwellings. Mr. Nuffer stated that if it was two parcels he was going to request to go the direction to make it one parcel. He said he would rather have it one parcel for the sake of the business. Commissioner Call asked if signage, parking, lighting were the same as the existing facility.

Mr. Nuffer stated that the intent will be the same. He said the exterior will mirror the other building. He said interior wise there will be a few modifications.

He said there will be added lighting because of the walking trail to connect the independent living duplexes to the assisted living. Commissioner Call asked what kind of landscaping they will have. Greg Westfall stated that at the Preliminary stage all these items will be addressed. Mr. Nuffer stated that it will be 100% landscaped. He said they will have 8 foot street lights. Commissioner Call asked if they were going to have a fence. Mr. Nuffer stated that they will have a fence around the assisted living facility. He explained that the front doors will connect to the independent living duplexes. Chairman Ostler asked if the access point to the facility was it off 1550 south coming off of Hwy 89. Mr. Nuffer stated that it was. He said it is not directly across from the other facility. He said it may change. Greg Westfall stated that we will have to wait and see what the City Engineer comments are. Chairman Ostler asked how many parking spots. Mr. Nuffer stated that there are 7 parking stalls against the building and then up above there are additional stalls. Chairman Ostler asked how many rooms. Mr. Nuffer stated that there are 16 rooms. Chairman Ostler asked if there were 16 parking stalls. Mr. Nuffer stated that there were not. He said residents of an assisted living don't usually drive. Chairman Ostler stated that it states in Perry City Ordinance that there is one parking stall per bed. Chairman Ostler asked if the assisted facility building and duplexes were single story buildings. Mr. Nuffer explained that the main building will have a second

story for management and owners only, but is not tied to the main building. The duplexes will be single story. Chairman Ostler stated that there is plenty of room for emergency access. Commissioner Gunderson asked how many employees the facility will have. Mr. Nuffer stated that they will have 15-16 employees total. He said that there are four employees there at a time except for shift change then there will be six employees. Commissioner Gunderson expressed concern for the amount of traffic that goes down 1550 south. Commissioner Call said regarding the duplexes that they are for self sufficient people so they would be driving. Mr. Nuffer stated that they could be driving; there would be a garage for each unit.

Greg Westfall stated that the main two concerns the Staff has are the duplexes; there are a few more questions that need to be answered and we need to do a little bit more research. The other one is accessing it from 125 west instead of 1550 south. Greg Westfall stated that access would be left for the Police Chief, Fire Marshall, and the City Engineer. He said as far as the duplexes, there needs to be more research on that. Chairman Ostler stated that the question you need to ask for concept approval is does it fit the zone. Greg Westfall stated that he would be comfortable in recommending concept approval based on the fact that the use that is being asked for is permitted.

Mr. Nuffer stated that if we get down the road and it is not permissible to the council to do the duplexes the duplexes can go away. He said the concept is to have this second facility with the amount of land they would like to fully utilize it all. Mr. Nuffer stated it is a huge benefit to the residents to have a loved one nearby. Greg Westfall stated that he would not recommend giving preliminary approval because that is not fair to the applicant because there has to be some time and money for the next step. He said before preliminary is given that question needs to be addressed regarding the duplexes. Commissioner Gunderson stated that regarding the duplexes why it couldn't be single family. Greg Westfall stated that he will keep that in mind. He said from a City standpoint it is something that we don't have worked out. Chairman Ostler asked what surrounds the other facilities that Mr. Nuffer has. Mr. Nuffer stated that they are surrounded by a neighborhood. Mr. Nuffer stated that all of his assisted facilities are in residential areas. Greg Westfall asked what other communities are they in. Mr. Nuffer stated Lehi, Price, Elmo, and Moab. Greg Westfall stated that he would contact the City Managers of these cities. Commissioner Call asked if duplexes were allowed in the NC2 zone. Greg Westfall explained they are allowed if they have existing like uses on two adjacent properties.

Commissioner Call stated that one of her concerns would be if something happened to Beehive Homes and someone came in and wanted to parcel it off, what would happen. Greg Westfall stated that if it was an existing facility and someone wanted to come in and parcel it off it would not be allowed. He stated that he is comfortable giving them concept approval from an administrative standpoint. Commissioner Call asked how big the parcel is with the duplexes. Mr. Nuffer stated it is 1/3 acre and the facility is on an acre. Greg Westfall stated that the next step to meet preliminary they would have to have fairly specific drawings. He said that the city needs to have the plans 2 weeks before the meeting.

MOTION: Commissioner Miles moved to approve the concept of Beehive Homes of Perry #2. Commissioner Call seconded the motion. Roll call vote.

Commissioner Call	Yes	Commissioner Gunderson	Yes
Chairman Ostler	Yes	Commissioner Miles	Yes

Motion Approved: 4 Yes 0 No

Commissioner Call stated that the City owe the applicant a timely answer whether our ordinances allow duplexes or not. Commissioner Call stated that they will come sometime during the month and want to know if the duplexes are allowed.

Land Use Ordinances, Zoning, Design Guidelines, General Plan, Etc.

A. General Plan Discussion

Chairman Ostler stated that there is an opportunity for the Planning Commission to assist with the updating or the complete rewriting of the General Plan. Chairman Ostler stated that the purpose of the General Plan is to lay out the city and how we see it in the future and how to get there in the future. He said it establishes our intentions and our goals for the future. Chairman Ostler stated that this is an intentionally generic document that lays out the goals and intentions and the ordinances are how you carry it out. Chairman Ostler asked why they thought Perry City's General Plan needs up dating. Greg Westfall stated that Perry's General Plan is 10 years old. He said certain things have changed in our community such as speed of growth. He said it also takes in account water development and sewer development. Greg explained that speed of growth has changed those needs. He said that the State requires that the General Plan be updated every five years. Greg stated that it is a suggestion, but you start getting

letters if your plan is over 5 years. Greg Westfall stated that we can learn a lot by looking at our old plan. Chairman Ostler stated that reading through our current General Plan we are not too far off. Chairman Ostler reported that Perry City has grown about 500 residents in the past four years. He said that is 10% growth. He stated that the State has grown 8.4%. Greg Westfall reported that Perry City has had 40 building permits since January 2016. Chairman Ostler asked if we have something guiding our growth or are we just reacting to it. Commissioner Call stated that we are reacting to our growth.

Greg Westfall stated that it is very challenging to not get caught in doing a big General Plan. He said that he has seen that some General Plans that are two binders thick and no one will look at them. Commissioner Gunderson stated that we need to keep the General Plan small and usable. Chairman Ostler stated that the current plan is 24 pages with big font. Commissioner Call asked if natural resources were added in the General Plan. Greg Westfall stated that it should. Greg Westfall stated that water will pay a big part in the General Plan. Chairman Ostler stated that he got online and looked about Envision Utah. He said that Utah got surveys from 54,000 Utah residents. Chairman Ostler stated that basically it is a State General Plan. He said that they narrowed it down to 11 different focus areas and natural resources were one of areas.

Chairman Ostler reported that the Mayor said where the Planning Commission can help is to do their due diligence, research and proposal of recommendations. He explained that the Planning Commission can have a high level of communication and collaboration with the City Council.

Chairman Ostler stated that the Mayor has put together a timeline. October 5th and 6th from 6:00 pm to 8:00 pm Community input nights, October 13th City Council only, October 20th Planning Commission and City Council joint meeting at 7:00 pm. Chairman Ostler stated then in November the Planning Commission will put it together.

Chairman Ostler stated that it will take about 6months to a year to get it all together. Where is it going to be held? He recommended holding it at the Three Mile Creek Elementary. Greg Westfall stated that is where Mayor Cronin had planned to hold the meeting.

Chairman Ostler asked his wife what would make you want to come to this meeting and what would make you excited to come. He said that she said

number one awareness. Chairman Ostler stated that there needs to be other avenues of advertisement. He said we also need to educate the residents. He said also having photos of different places in the city at the meeting. Chairman Ostler stated interaction, the way it looks during the meeting and have breakout sessions. He suggested engaging the youth (Youth Council), use Facebook and Instagram. Chairman Ostler said how do we manage this project? Is there a way to organize it? He said that he thought about using project planning software. Commissioner Miles stated that we will have a lot of people that won't be able to be at the meeting. He asked is there a way for them to share their thoughts and ideas? Greg Westfall stated that we can use the Perry City Website. Commissioner Miles stated that when he goes to a big corporate meeting they have mikes and you have to come forward and present your ideas. He said it is a good organizational piece. Greg Westfall stated that he likes the breakout sessions. Commissioner Call stated that you can also organize it according to topics. She said that we need to educate the public what the current General Plan is and then they can make suggestions of what the changes could be. Chairman Ostler stated that we need to make the current General Plan available for people to access.

Chairman Ostler asked the Commissioners to get their ideas and recommendations together regarding the structure, organization, awareness etc. of the General Plan meetings to him by August 10th and he will pass them along to the Mayor. Greg Westfall stated anything the Planning Commission wants to weigh in on.

4. Training

A. None

5. Review Next Agenda and Adjourn

A. Review Agenda Items for Thursday, September 1, 2016

(1) Beehive Homes #2 Preliminary

(2) Zone Change

B. Motion to Adjourn

MOTION: Commissioner Call moved to adjourn. Commissioner Miles seconded the motion. All in favor.