

PERRY CITY PLANNING COMMISSION

REGULAR MEETING AGENDA

September 6, 2018
7:00 pm regular meeting
3005 S 1200 W Perry, UT

Agenda items may vary depending on length of discussion, cancellation of scheduled items, or agenda alteration. Action on public hearing(s) will be later in the same meeting or at a subsequent meeting.

1. **7:00 p.m.- Call to Order and Opening Ceremonies**
 - A. **Thought, Reading, or Invocation**-Tresa Peterson
 - B. **Pledge of Allegiance to the U.S.A.**-Stuart Grover
 - C. **Declare Conflicts of Interest, If any**

2. **Public Hearings**

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.

- A. **Public hearing** Business License application approval and recommendation for Peach Tree Family Wellness, Location: 39 E 1500 S Perry, Applicant: Valerie Neslen.
- B. **Public hearing** for a Business License application approval and recommendation for Speaking of SLP Services, Location: 893 W 2325 S Perry, Applicant: Sharon Fairbourn.

Land Use Applications

- A. Business License approval and recommendation for Peach Tree Family Wellness, Location: 39 E 1500 S Perry, Applicant: Valerie Neslen.
- B. Business License approval and recommendation for Speaking of SLP Services, Location: 893 W 2325 S Perry, Applicant: Sharon Fairbourn.
- C. Final approval for Lot Line Amendment and Site Plan for DRL Stokes Investments, Located: 2825 S. Hwy 89 Perry, Applicant: Ryan Stokes, Dean Stokes, and Lance Stokes
- D. Application for Preliminary approval Kerr Subdivision, Location: 2925 S Hwy 89 Perry, Applicant: Jeff Kerr Trustee.

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

- A. Discussion on Title 14 Emergency Access in Subdivisions
- B. Discussion/Action regarding the Business License Ordinance

5. Approval of the Minutes

- A. August 2, 2018 Regular Minutes
- B. Report by Commissioner regarding last Council Meeting
- C. Make Assignments for Representative to Attend City Council Meetings (September 27, 2018)

6. Discussion

- A. Emergency Access
- B. Future Projects

7. Training

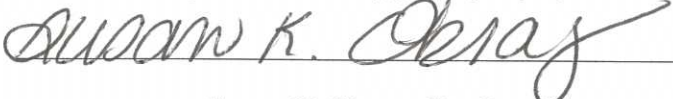
- A. Staff

8. Review Next Agenda and Adjourn

- A. Items for next agenda
- 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 three locations: The Perry City Offices, Centennial 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 August 2018. 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



FOR OFFICE USE ONLY	
Zone _____	Use: P* P C N
Issued _____	Approved _____
Business License No. _____	
License Fee \$ _____	Date Rec'd _____
Receipt # _____	
<input type="checkbox"/> Check # _____	<input type="checkbox"/> Cash <input type="checkbox"/> Other _____

BUSINESS LICENSE APPLICATION

Check all that Apply:

Original application Renewal Application

Change of: Address Ownership Business name

Business Information – Please type or print clearly:

Applicant's Name Sharon Fairbourn

Business Name Speaking of SLP Services

Business Address 893 W 2325 S Perry City, UT 84302

What type of building is this? Home Commercial Other

Will you have visiting clientele at this address? Yes No

Mailing Address 893 W 2325 S City Perry State UT Zip 84302

Bus. Phone (435) 553-5276 Business Start Date 3/2/2018

Email Address: fairlyspeakingenterprises@gmail.com (required) Sales Tax # 14595524-002-STC

Website Address: N/A

Is the Applicant the Property Owner? Yes No

If No, Property Owner's Name N/A Phone () N/A

Describe Business: Provide speech and language therapy services

Check all that Apply:

- | | | |
|--|---|--|
| 1. <input checked="" type="checkbox"/> Professional Services \$34 | 8. <input type="checkbox"/> Food /Fruit Sales \$125 | 15. <input type="checkbox"/> Truck Stop \$2,608 |
| 2. <input type="checkbox"/> Home Business \$30 | 9. <input type="checkbox"/> Large Scale Constr. \$2,359 | 16. <input type="checkbox"/> Restaurant \$125 |
| 3. <input type="checkbox"/> Wholesale/Retail Bus. \$30 | 10. <input type="checkbox"/> Live Performance \$125 | 17. <input type="checkbox"/> Temporary \$34 |
| 4. <input type="checkbox"/> Big Box \$5,000 | 11. <input type="checkbox"/> Movie Theater \$125 | 18. <input type="checkbox"/> Amusement Machines \$30 |
| 5. <input type="checkbox"/> Construction \$125 | 12. <input type="checkbox"/> Public Lodging \$34 | 19. <input type="checkbox"/> Vending Machines \$5 |
| 6. <input type="checkbox"/> Automotive \$34 | 13. <input type="checkbox"/> Rental \$41 (+\$10/unit) | 20. <input type="checkbox"/> Class A Beer \$225 |
| 7. <input type="checkbox"/> Gas Station/Conv. Store \$125 | 14. <input type="checkbox"/> Storage Units \$125 | 21. <input type="checkbox"/> Public Exhibitions \$30/day |
| 22. <input type="checkbox"/> Solicitors \$38 per person (ID required for all participants) | | |

All Licenses expire December 31st. No pro ration for a partial year.

Perry City Contact:

Robin Matthews, Utility, Permit, & Licensing Clerk

435-723-6461 ext.103

robin.matthews@perrycity.org

NOTICE OF PUBLIC HEARINGS PERRY CITY PLANNING COMMISSION

Notice is hereby given that on September 6, 2018 the Perry City Planning Commission will hold, in the City Council Chambers at 3005 South 1200 West in Perry, as part of its regular meeting (which starts at approx. 7:00 p.m.) a public hearing to receive public comment regarding an in home business for Speaking of SLP Services, Applicant, Sharon Fairbourn, Location, 893 W 2325 S Perry. The public hearings will commence at approx. 7:15 p.m. Any individual requiring auxiliary services should contact the City office at least 3 days in advance (1-435-723-6461) for other questions please contact Susan K. Obray, City Recorder.

Please publish in the August 29, 2018 Box Elder News Journal



FOR OFFICE USE ONLY	
Zone _____	Use: P* P C N
Issued _____	Approved _____
Business License No. _____	
License Fee \$ _____	Date Rec'd _____
Receipt # _____	
<input type="checkbox"/> Check # _____	<input type="checkbox"/> Cash <input type="checkbox"/> Other _____

BUSINESS LICENSE APPLICATION

Check all that Apply:

Original application Renewal Application

Change of: Address Ownership Business name

Business Information – Please type or print clearly:

Applicant's Name Valerie Nesten

Business Name Peach Tree Family Wellness

Business Address 39 E 1500 S Perry City, UT 84302

What type of building is this? Home Commercial Other

Will you have visiting clientele at this address? Yes No

Mailing Address same City _____ State _____ Zip _____

Bus. Phone (435) 720-2439 Business Start Date July 2018 or ASAP

Email Address: v.nesten@byu.net (required) Sales Tax # 18507669

Website Address: _____

Is the Applicant the Property Owner? Yes No

If No, Property Owner's Name _____ Phone () _____

Describe Business: Nutritional Therapy Practitioner, one-on-one consults with clients. Occasional small classes

Check all that Apply:

- | | | |
|--|---|--|
| 1. <input type="checkbox"/> Professional Services \$34 | 8. <input type="checkbox"/> Food /Fruit Sales \$125 | 15. <input type="checkbox"/> Truck Stop \$2,608 |
| 2. <input type="checkbox"/> Home Business \$30 | 9. <input type="checkbox"/> Large Scale Constr. \$2,359 | 16. <input type="checkbox"/> Restaurant \$125 |
| 3. <input type="checkbox"/> Wholesale/Retail Bus. \$30 | 10. <input type="checkbox"/> Live Performance \$125 | 17. <input type="checkbox"/> Temporary \$34 |
| 4. <input type="checkbox"/> Big Box \$5,000 | 11. <input type="checkbox"/> Movie Theater \$125 | 18. <input type="checkbox"/> Amusement Machines \$30 |
| 5. <input type="checkbox"/> Construction \$125 | 12. <input type="checkbox"/> Public Lodging \$34 | 19. <input type="checkbox"/> Vending Machines \$5 |
| 6. <input type="checkbox"/> Automotive \$34 | 13. <input type="checkbox"/> Rental \$41 (+\$10/unit) | 20. <input type="checkbox"/> Class A Beer \$225 |
| 7. <input type="checkbox"/> Gas Station/Conv. Store \$125 | 14. <input type="checkbox"/> Storage Units \$125 | 21. <input type="checkbox"/> Public Exhibitions \$30/day |
| 22. <input type="checkbox"/> Solicitors \$38 per person (ID required for all participants) | | |

All Licenses expire December 31st. No pro ration for a partial year.

Perry City Contact:

Robin Matthews, Utility, Permit, & Licensing Clerk

435-723-6461 ext.103

robin.matthews@perrycity.org

*Sept 6th
Pd. 100.⁰⁰*

NOTICE OF PUBLIC HEARINGS PERRY CITY PLANNING COMMISSION

Notice is hereby given that on September 6, 2018 the Perry City Planning Commission will hold, in the City Council Chambers at 3005 South 1200 West in Perry, as part of its regular meeting (which starts at approx. 7:00 p.m.) a public hearing to receive public comment regarding an in home business for Peach Tree Family Wellness, Applicant, Valerie Neslen, Location, 39 E 1500 S Perry. The public hearings will commence at approx. 7:10 p.m. Any individual requiring auxiliary services should contact the City office at least 3 days in advance (1-435-723-6461) for other questions please contact Susan K. Obray, City Recorder.

Please publish in the August 29, 2018 Box Elder News Journal

PERRY CITY PLANNING COMMISSION

3005 South 1200 West

Perry Utah 84302

Lot Line Amendment

Applicant: DRL Stokes Investments

Phone: _____ Cell Phone: 435-730-4334

E-Mail: DSC Ryan Stokes@gmail.com Fax: _____

Mailing Address: 38 West 1550 South

State: Ut Zip: 84302

Property Owners: Ryan Stokes, Lance Stokes
Dean Stokes

Property Owners Address: 38 West 1550 South

Property Address: 2825 South Hwy 89

Names Of Subdivision: _____ Lot #'s _____

Parcel Numbers: 02-029-0113

Engineering/Surveyor (Name or Firm): Hanson & Associates

Mailing Address: 538 N Main St Brigham City

Phone: 435-723-3491 Fax: _____

Fee: \$400.00-paid: _____

The regular meeting of the Planning Commission is held on the first Thursday of each month at 7:00 p.m. in the Perry City Office Building. Applicants will be notified of the meeting changes. Applications with accompanying material, maps, plans and fees must be submitted fourteen (14) days prior to the meeting.

The signature given below is certification that the owner(s) of record has knowledge of and consents to the filing of this application and supporting data. All representations made and materials submitted with this application are true and correct to the best of my knowledge. Applicant
Signature: Ryan Stokes Date: 8/14/2015

STOKES DANCE ACADEMY / RETAIL



SHEET INDEX:

- 1 GENERAL PROJECT NOTES
- 2 LOT LINE AMENDMENT
- 3 SITE PLAN
- 4 DRAINAGE PLAN
- 5 LANDSCAPING PLAN

PROJECT OVERVIEW:
THE PROJECT CONSISTS OF A SITE PLAN FOR AN EXISTING DANCE ACADEMY (9,000 SF) WITH A PROPOSED FRONT SIDE (HIGHWAY - WEST SIDE) RETAIL ADDITION (2,000 SF). THE SITE HAS EXISTING ASPHALT IMPROVEMENTS - THE PRIMARY PROJECT MATTERS ARE PARKING, LANDSCAPING & DRAINAGE.

DEAN STOKES OWNS THREE PERTINENT PARCELS THAT ARE ADDRESSED AS 2825 S. HIGHWAY 89. THE WESTERLY PARCEL IS 02-029-0113 (3.64 ACRES), UPON WHICH THE DANCE ACADEMY IS SITUATED. THE EASTERLY PARCEL 02-209-0114 (1.25 ACRES) BOUNDARY LINE TRAVERSES THROUGH THE EASTERLY PERSONAL PROPERTY OF DEAN STOKES. THE NORTHWEST CORNER TIA IS ESSENTIALLY PART OF 02-209-0113. INHERENT WITH THIS SITE PLAN IS THE NEED TO CULMATE A LOT LINE ADJUSTMENT THAT WOULD SEPARATE THE DANCE ACADEMY FROM THE EASTERLY PRIVATE STORAGE BUILDING.

ACCESSES:
THE SITE HAS THREE EXISTING ACCESS LOCATIONS: ONE FROM THE HIGHWAY AND TWO FROM 2820 SOUTH STREET. ALL ACCESS LOCATIONS WILL REMAIN AS-BUILT. PARKING TRAFFIC FLOW IS PREPARED ACCESSIBLE, BUILT WIDE ASLEWAYS AND ONE-WAY TRAFFIC HAS 15-FOOT PASSAGE. THE SITE REQUIRES SPECIFIC ONE-WAY DIRECTIONAL DEPICTION.

THE SOMEWHAT UNIQUE ROUTING FEATURE INVOLVES THE UNLOADING ZONE NEXT TO THE BUILDING WHICH WORKS WELL FOR THE DANCE STUDIO. THE PARKING STALL LAYOUT IS BASED ON MAINTAINING THIS FEATURE.

THE ASPHALT WILL BE EXPANDED ON THE SOUTH SIDE OF THE BUILDING TO ACCOMMODATE TWO-WAY TRAFFIC AND TO MEET FIRE ACCESSIBILITY STANDARDS OF A MINIMUM OF 20 FEET.

PARKING:
THE DANCE ACADEMY HAS A PEAK USAGE OF APPROXIMATELY 28 VEHICLES. THE PROPOSED 2,000 SF OF RETAIL AT 1 STALL PER 300 SQUARE FEET EQUATES TO TEN MORE STALLS FOR A TOTAL OF 38 STALLS - THE SITE PLANS SHOWS 38 STALLS PROVIDED, TWO OF WHICH ARE HANDICAP LOCATIONS.

UDOT:
THE EXISTING UDOT ENTRANCE WILL REMAIN PRECISELY AS IT CURRENTLY OPERATES. A UDOT ENCROACHMENT PERMIT WILL BE NECESSARY FOR ANY WORK WITHIN THE HIGHWAY RIGHT-OF-WAY - THIS WILL LIKELY INVOLVE WATERLINE INSTALLATION FOR A NEW FIRE HYDRANT AND POSSIBLY ALSO FOR A SECONDARY WATER PINEVIEW CONNECTION.

LANDSCAPING:
PERRY CITY STANDARDS REQUIRE 15% LANDSCAPING - SITE LANDSCAPING AS DEPICTED ACCOMPANIES THIS PERCENTAGE. THE SOUTHERLY PARKING STALLS ARE TO BE BUILT WITH PERFORATED METAL CURBS. THE DRAINAGE POND WILL BE LANDSCAPED BUFFER BORDERING THE STALLS. THE DRAINAGE POND WILL BE GRASS-LANDSCAPED AND PRIVATELY MAINTAINED. PER GENERAL APPROVAL OF THE SITE PLAN, A LANDSCAPING PLAN WILL BE DEVELOPED. IT IS ADVANCED TO LEAVE THE EXISTING HIGHWAY FRONTAGE RAISED-ROCK LANDSCAPING AREAS AS-IS.

DRAINAGE:
THE SITE CURRENTLY HAS NO INTENTIONAL DETENTION. A VALLEY GUTTER WILL BE INSTALLED ACROSS THE WEST PORTION OF THE EXISTING PARKING LOT TO COLLECT STORM WATER AND CONDUCT IT SOUTHWARD TO THE PROPOSED ON-SITE DETENTION POND. THE POND WILL DETAIN THREE FLOWS: (1) FLOWS FROM THE DANCE ACADEMY BUILDING AND PARKING LOT IMPROVEMENTS. (2) FLOWS FROM THE EASTERLY PRIVATE STORAGE BUILDING. (3) TO THE SOUTH OF THE STOKES PROPERTY IS THE EXISTING ALPINE CREEK. THE POND WILL BE SITUATED TO RECEIVE FLOWS FROM THE CREEK AND TO THE NORTHWARD THROUGH THE WEST SIDE OF THE STOKES PROPERTY AND TO THE HIGHWAY STORM DRAINAGE SYSTEM. THIS EXISTING POND WILL BE FLEMINGATED AND THE FLOWS INCORPORATED INTO THE NEW STOKES POND. THE POND WILL BE PRIVATELY MAINTAINED.

WATER / FIRE PROTECTION:
THERE IS AN EXISTING WATER MANHOLE NEAR THE WEST ENTRANCE THAT PRESUMABLY HAS A LARGE (1-2" OR 2-INCH) METERED SERVICE. SUCH IS SUFFICIENT FOR THE DANCE ACADEMY AND PROPOSED RETAIL OPERATIONS. PER DISCUSSION WITH THE FIRE MARSHAL, THE CLOSEST FIRE HYDRANTS (SOUTH ON HIGHWAY 89 - EAST ON 2820 SOUTH) ARE TOO DISTANT AND A NEW FIRE HYDRANT FOR THIS SITE PLAN WILL NEED TO BE INSTALLED. A NEW 8" WATERMAIN AND FIRELINE WILL BE INSTALLED FROM 2820 SOUTH STREET. THE WATERMAIN WILL BE INSTALLED IN THE FUTURE SOUTHWARD AND CONNECT INTO 2875 SOUTH STREET. ACCESS AROUND THE BUILDING IS TO BE A MINIMUM WIDTH OF 20 FEET AND CAPABLE OF SUPPORTING A 75,000W FIRE TRUCK.

SECONDARY WATER:
THE EXISTING ORCHARD HAS IRRIGATION SHARES AND IS IRRIGATED BY FLOOD IRRIGATION ON A ROTATING SCHEDULE. FLOWS ARE RELEASED BY PINEVIEW EAST OF THE SITE. THE LANDSCAPE IMPROVEMENTS WILL BE SPRINKLERED THROUGH A PRESSURIZED PINEVIEW CONNECTION - DETAILS ARE CURRENTLY BEING INVESTIGATED (FROM 2820 SOUTH STREET OR 2875 SOUTH STREET).

SEWER:
SEWERS TYPICALLY FLOW BETTER WITH INCREASED FLOWS. THE EXISTING SEWER LINE FOR THE BUILDING WILL BE 18" IN DIAMETER AND THE FLOWS FROM THE PROPOSED RETAIL WILL BE INCORPORATED INTO THE EXISTING SEWER LATERAL.

ELECTRICAL / TELEPHONE / GAS:
DRY UTILITIES WILL BE INVESTIGATED IN THE FUTURE FOR SPECIFIC LOAD REQUIREMENTS REGARDING THE PROPOSED RETAIL AREA. THE EXISTING SERVICES ARE ADEQUATE FOR THE DANCE ACADEMY. GAS ENTERS THE BUILDING AT THE SOUTHWEST CORNER OF THE DANCE ACADEMY.



HANSEN & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
538 North Main Street, Brigham, Utah 84302
Utah License No. 1564
Professional Engineer License No. 25267
(435) 733-2441 (Fax) (435) 733-6732
Celebrating 60 Years of Business

Drawn By: MBL Date: 08/19/18
Checked By:
Approved By:
Scale: 1/2" = 1'-0"
Drawing No: 18-5-11
JOB NUMBER: 18-5-11

COVER SHEET FOR
Stokes
Dance Academy / Retail
2825 South Highway 89
Perry City, Box Elder County

Sheet	1
of	5

No.	Date	By	Revision

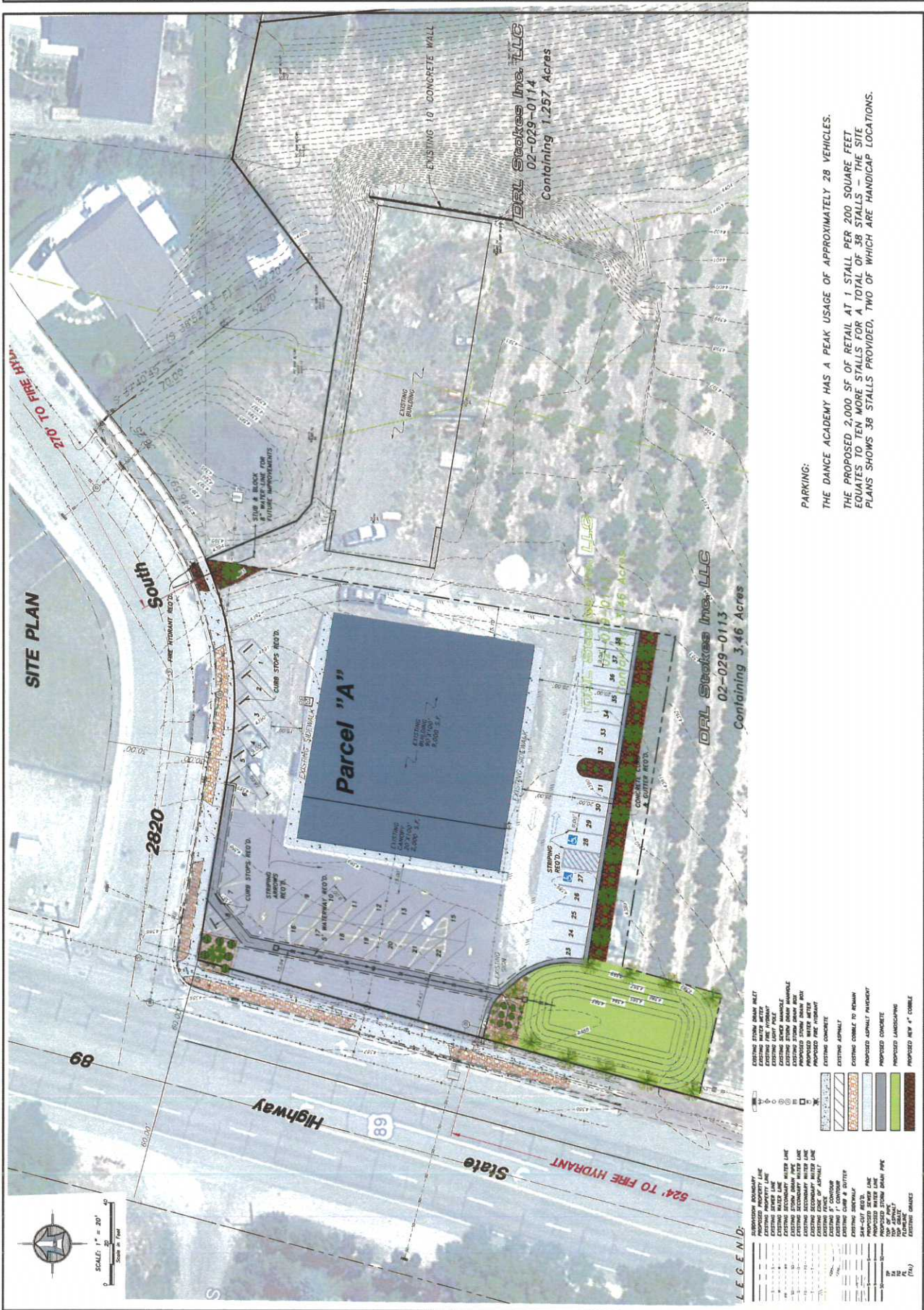
HANSEN & ASSOCIATES, INC.
 Consulting Engineers and Land Surveyors
 536 North Main Street, Brighton, Utah 84302
 (801) 399-9900 (Fax) 392-4272
 Celebrating 60 Years of Business



Drawn By: SMI Date: 08/16/18
 Checked By: SMI
 Approved By: SMI
 Project No.: 18-5-11 081812.00
 Job Number: 18-5-11

Stokes Dance Academy / Retail
 SITE PLAN FOR
 2825 South Highway 89
 Perry City, Box Elder County

Sheet	5
Stakes	57



PARKING:
 THE DANCE ACADEMY HAS A PEAK USAGE OF APPROXIMATELY 28 VEHICLES.
 THE PROPOSED 2,000 SF OF RETAIL AT 1 STALL PER 200 SQUARE FEET
 EQUATES TO TEN MORE STALLS FOR A TOTAL OF 38 STALLS - THE SITE
 PLANS SHOWS 38 STALLS PROVIDED, TWO OF WHICH ARE HANDICAP LOCATIONS.

LEGEND:

---	DISPERSSION BOUNDARY	---	EXISTING STORM DRAIN DUCT
---	EXISTING WATER METER	---	EXISTING WATER METER
---	EXISTING LIGHT POLE	---	EXISTING LIGHT POLE
---	EXISTING STORM DRAIN MANHOLE	---	EXISTING STORM DRAIN MANHOLE
---	EXISTING WATER METER	---	EXISTING WATER METER
---	EXISTING CONCRETE	---	EXISTING CONCRETE
---	EXISTING ASPHALT	---	EXISTING ASPHALT
---	PROPOSED ASPHALT PAVEMENT	---	PROPOSED ASPHALT PAVEMENT
---	PROPOSED CONCRETE	---	PROPOSED CONCRETE
---	PROPOSED LANDSCAPE	---	PROPOSED LANDSCAPE
---	PROPOSED RET. 4" CORNER	---	PROPOSED RET. 4" CORNER
---	EXISTING 4" CONDUIT	---	EXISTING 4" CONDUIT
---	EXISTING CURB & GUTTER	---	EXISTING CURB & GUTTER
---	EXISTING DRIVEWAY	---	EXISTING DRIVEWAY
---	PROPOSED DRIVEWAY	---	PROPOSED DRIVEWAY
---	EXISTING STORM DRAIN PIPE	---	EXISTING STORM DRAIN PIPE
---	PROPOSED STORM DRAIN PIPE	---	PROPOSED STORM DRAIN PIPE
---	EXISTING 6" ASPHALT	---	EXISTING 6" ASPHALT
---	PROPOSED 6" ASPHALT	---	PROPOSED 6" ASPHALT
---	EXISTING 8" ASPHALT	---	EXISTING 8" ASPHALT
---	PROPOSED 8" ASPHALT	---	PROPOSED 8" ASPHALT
---	EXISTING 12" ASPHALT	---	EXISTING 12" ASPHALT
---	PROPOSED 12" ASPHALT	---	PROPOSED 12" ASPHALT
---	EXISTING 18" ASPHALT	---	EXISTING 18" ASPHALT
---	PROPOSED 18" ASPHALT	---	PROPOSED 18" ASPHALT

NO.	DATE	BY	REVISION

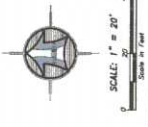
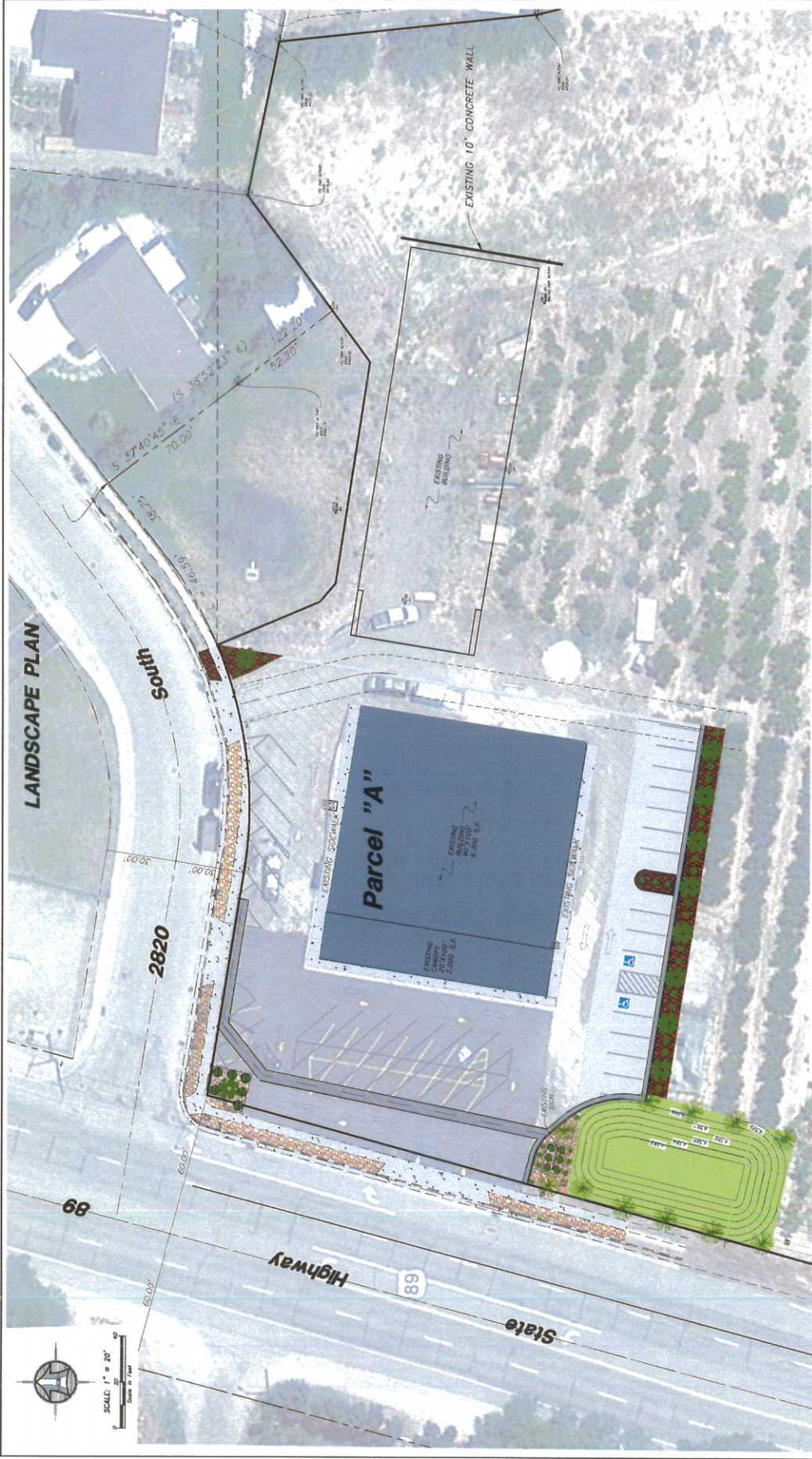
HANSEN & ASSOCIATES, INC.
 Celebrating 60 Years of Business
 528 North Main Street, Brigham, Utah 84302
 Consulting Engineers and Land Surveyors
 License No. 12001
 Phone: (435) 732-2441
 Fax: (435) 732-4072

Drawn By: SMH Date: 08/15/18
 Checked By: JAG
 Approved By: JAG
 Scale: 1" = 20'
 Drawing File: 18-05-11 (2) 1812.DWG
 Job Number: 18-05-11



LANDSCAPE PLAN FOR
Stokes
Dance Academy / Retail
 2825 South Highway 89
 Perry City, Box Elder County

Sheet	5
of	5



LEGEND

	SUBDIVISION BOUNDARY		EXISTING STORM DRAIN INLET		ROYAL FERN SMOKE TREE (10)
	EXISTING PROPERTY LINE		EXISTING FIRE HYDRANT		OREGON GREEN AUSTRIAN PINE (11)
	EXISTING WATER LINE		EXISTING SIDEWALK		BRIPE AUSTRIAN PINE (11)
	EXISTING STORM DRAIN MANHOLE		PROPOSED STORM DRAIN		DAMIANC CANAD MCKAY (6)
	EXISTING SECONDARY WATER LINE		PROPOSED STORM DRAIN BOX		SHRUB (18)
	EXISTING WATER METER		PROPOSED WATER METER		NODUS, FERNS & OTHER (9)
	EXISTING FIRE HYDRANT		EXISTING CONCRETE		
	EXISTING CURB & GUTTER		EXISTING ASPHALT		
	EXISTING SIDEWALK		EXISTING CURB TO REMAIN		
	PROPOSED STORM DRAIN PIPE		PROPOSED ASPHALT DRIVEWAY		
	PROPOSED STORM DRAIN PIPE		PROPOSED CONCRETE		
	PROPOSED STORM DRAIN PIPE		PROPOSED LANDSCAPING		
	PROPOSED STORM DRAIN PIPE				

LANDSCAPE AREA REQUIREMENTS
 TOTAL LOT AREA: 1.0M ACRES (42,000 SQ FT)
 REQUIRED LOT AREA: 1.0M ACRES (42,000 SQ FT)
 LANDSCAPE PERCENTAGE REQUIRED: 15% OF SITE
 TOTAL LANDSCAPE PROVIDED: 4,111 SQ FT
 TREES REQUIRED (10) TREE PER CANOPY: 30-40 FEET
 TREES PROVIDED: 21 TREES
 SHRUBS PROVIDED: 41 SHRUBS

APPLICATION FOR SUBDIVISION DEVELOPMENT

STAFF ONLY	Date Application Received: <u>aug 15, 18</u>	Application Received By: <u>Robin Matthews</u>
Concept Fee Amount:	Date Fee Received	Fee Received By:
Preliminary Fee: <u>500.00</u>	Date Fee Received	Fee Received By:
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)

Jeff Kerr Trustee
Name (First and Last)

435-734-0086 435-723-2086 cheerful@xmission.com
Phone Number Fax Number Email

665 W. 2650 S. Perry 84302
Address City Zip Code

Authorized Agent Information (Contact Person)

Jan Kerr
Name (First and Last)

435-734-0086 435-723-2086 cheerful@xmission.com
Phone Number Fax Number Email

665 W. 2650 S. Perry 84302
Address City Zip Code

Engineer / Surveyor

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

435-723-3491 _____ _____
Phone Number Fax Number Email

538 N. Main St Brigham City 84302
Address City 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.

Jan Kerr 8/15/2018
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:
02-029-0036 2925 S. Hwy 89, Perry, 84302

Kerr Subdivision

Perry City, Box Elder County, Utah
A Part of the Southwest Quarter of Section 2,
Township 8 North, Range 2 West, Salt Lake Base & Meridian

- LEGEND**
- - - - - Subject Property Line
 - - - - - Interior Lot Line
 - - - - - Adjoining Property Line
 - - - - - Previous Property Line
 - - - - - Centerline
 - - - - - Public Utility Easement (PUE)
 - - - - - Felt Seasonable Line
 - - - - - Fence Line (Fence or Hay)
 - - - - - Shared Measurement
 - o Found minor not to affect
 - o Found not to affect
 - o Section Corner
- NOTE:**
- 1 - All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.



SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 50, Chapter 22, Professional Engineers and Professional Land Surveyors and that by the authority of the owner, I have completed a survey of the property described and shown herein this plan in accordance with section 17-22(1) and have verified all measurements and have hereby Subdivided said tract into two (2) lots, to-wit: as set forth Subdivision and that the same has been represented and measurements have been located on/ or placed on the ground as shown on this plan.

Signed this _____ day of _____, 2018.

K. Greg Hansen P.L.S.
Utah Land Surveyor License No. 162919

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT LOCATED 1679.89 FEET NORTH BY 070°11'1" EAST (NORTH 1683.3 FEET BY RECORD) AND 848.48 FEET NORTH BY 070°28' WEST (SOUTH BY 070°28' WEST 833.3 FEET BY RECORD) FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER;

RUNNING THENCE NORTH BY 070°28' WEST 244.55 FEET SOUTH BY 070°28' WEST 248.28 FEET BY RECORD TO THE EASTERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 88; THENCE ALONG SAID EASTERN RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) IN A NORTHERLY DIRECTION TO THE LEFT OF A NON-TANGENT BOUNDARY CURVE, A DISTANCE OF 80.79 FEET; CHORD BEARS NORTH 12°17'41" EAST 80.79 FEET, HAVING A CENTRAL ANGLE OF 07°43'38" TO THE BEGINNING OF A SPIRAL CURVE TO THE LEFT AND (2) ALONG THE CHORD OF SAID SPIRAL CURVE NORTH 14°15'1" EAST 130.51 FEET; THENCE SOUTH BY 070°28' EAST (SOUTH BY 070°28' EAST BY RECORD) 215.48 FEET; THENCE SOUTH BY 070°28' EAST 173.79 FEET (SOUTH 188.27 FEET BY RECORD) TO THE POINT OF BEGINNING, CONTAINING 1.687 ACRES.

OWNER'S DEDICATION

HAVE ALL MEN BY THESE PRESENTS that we, the undersigned OWNERS of the ABOVE DESCRIBED TRACT of LAND herein called the same to be SUBDIVIDED INTO LOTS AND ALONG THE EAST AND WEST BOUNDARIES OF SAID TRACT TO HAVE CERTAIN STEPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAID TO BE USED FOR THE PUBLIC USE, SUBDIVISION AND DEDICATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS SET BY AUTHORITY OF PERRY CITY, FRONTS AND OTHER INTERESTS OF OTHER TRACTS OF LAND ADJACENT AS BEING DEICATED AND/OR DEEDS TO PERRY CITY FOR ROAD, OPEN SPACE, OR OTHER PURPOSES, USES, IS HEREBY REQUESTED AND DEED TO PERRY CITY, IN WITNESS WHEREOF WE HAVE SIGNED THIS _____ DAY OF _____, 2018.

JEFFREY S. KERR TRUSTEE OF THE JEFFREY S. KERR REVOCABLE TRUST DATED 08/15/2014

TRUST ACKNOWLEDGMENT

State of Utah
County of Box Elder

Do hereby certify that on _____, 2018, Jeffrey S. Kerr Trustee for the Jeffrey S. Kerr Revocable Living Trust dated August 1, 2014, personally appeared before me, the undersigned Notary Public in and for said county of Box Elder, in the State of Utah, the signer of the attached conveyance instrument, who is known to me only as being the person who signed it, and who voluntarily and for the purposes therein mentioned on behalf of said trust.

Notary Public

NARRATIVE

The purpose of this survey was to establish and set the property corners of the two (2) lots shown on above and attached herein. The intent of this subdivision is to separate the existing driveway from the residential lot. This survey was ordered by the owner. The entire area is within the property corners as shown on this plan. This survey is in accordance with the provisions of the Utah Subdivision Act, Title 50, Chapter 22, Section 17-22(1), U.S.C. The basis of bearing is the South line of the Southwest Quarter of said Section which bears North 070°28' West, Utah North State Plane, Colorado NAD83 Bearing.

COUNTY RECORDER'S NO. _____

State of Utah, County of Box Elder, Recorded and Filed of the Request of _____

Date _____ Time _____ Fee _____

Subscribed _____

Filed on _____ File of Plans _____

County Recorder _____

COUNTY SURVEYOR'S CERTIFICATE

I, Hansen & Associates, Inc. do hereby certify that the Box Elder County Surveyor's Office has reviewed this plan for mathematical correctness, Section Corner Joints, and for harmony with lines and monuments on record in County Offices. The approval of this plan by the Box Elder County Surveyor does not release the Licensed Land Surveyor who Executed this Plan from the Responsibility and/or Liability associated Therewith.

County Surveyor _____ Date _____

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 2018

ATTEST: _____

ATTORNEY

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE READ THIS PLAN EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE AT THE PERRY CITY OFFICE.

DATE _____

ENGINEER _____

PLANNING COMMISSION APPROVAL

PRESENTED TO THE _____ BY THE _____ A.D. 2018

AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CHAIRMAN _____

MEMBER _____

APPROVAL AND ACCEPTANCE

PRESENTED TO THE _____ BY _____ A.D. 2018

AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: _____

RECORDER _____

MEMBER _____

DATE _____

ENGINEER _____

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE READ THIS PLAN EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE AT THE PERRY CITY OFFICE.

DATE _____

ENGINEER _____



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
530 North Main Street, Brigham, Utah 84302
1501 East of Main Street, Ogden
4343 720-2461 (801) 226-8889 (435) 783-8272
Celebrating 80 Years of Business



CONSULTING ENGINEERS

MEMORANDUM

TO: Perry City Mayor and City Council
Robert Barnhill, Perry City Planner
Susan Obray, Perry City Recorder

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

RE: **KERR SUBDIVISION – Preliminary Plat Review**

Date: August 29, 2018

Our office has completed a review of the preliminary plat received on August 24th for the proposed Kerr Subdivision located at 2925 South Highway 89. The following comments reflect the items our office has noted relative to the site plan received:

1. The south lot line distance shown as 264.59' on the plat should be 246.59'.
2. We recommend the applicant verify that the easements shown on the draft plat are adequate for the billboard company to maintain their sign and Rocky Mountain Power to maintain their power lines without requiring the use of UDOT's right-of-way.

Should you have further questions, please let us know.