

# PERRY CITY PLANNING COMMISSION REGULAR MEETING AGENDA

November 1, 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**-Blake Ostler
- B. **Pledge of Allegiance to the U.S.A.**-Michelle Drago
- 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** regarding Ordinance 18-E Amending the Business License and Appeals Authority Code.

B. **Public hearing** regarding Title 15 of the Perry Municipal Code regarding Lot Frontage Requirements.

## 3. Land Use Applications

A. Preliminary Approval for Pheasant Hollow Phase 3 Subdivision. Location: 3225 S. 1200 W. Perry UT. 84302. Applicant: Randy Matthews.

B. Final Approval and recommendation for Kerr Subdivision. Location: 2925 S Hwy 89. Applicant: Jeff Kerr.

C. Final Approval and recommendation for Wasatch Hills Lot Line Amendment Lot 11 & 12. Location: 500 W. Applicant: Brett Schofield.

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

A. Final Approval and recommendation for Ordinance 18-E Amending the Business License and Appeals Authority Code.

B. Final Approval and recommendation for Amending Title 15 of the Municipal Code regarding lot frontage requirements.

**5. Approval of the Minutes, Report, and Assignments**

- A. October 4, 2018 Regular Meeting Minutes
- B. Report by Commissioners regarding last Council Meeting.
- C. Make Assignments for Representative to attend City Council Meetings.  
(November 8, 2018).

**6. Discussion**

- A. Future Projects
- B. Report on past approved Planning Commission Agenda Items.

**7. Training**

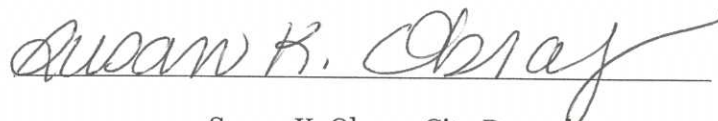
- A. Staff

**8. Review Next Agenda and Adjourn**

- A. Items for December 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 25<sup>th</sup> day of October 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

**NOTICE OF PUBLIC HEARINGS**  
**PERRY CITY PLANNING COMMISSION**

Notice is hereby given that 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., on Thursday, November 1, 2018, a public hearing to receive public comment regarding Ordinance 18-E Amending Business Licensing and Appeals Authority. Any individual requiring auxiliary services should contact the City offices at least 3 days in advance (1-435-723-6461). For other questions, please contact Susan K. Obrey, City Recorder.

Please publish October 24<sup>th</sup> and October 31<sup>st</sup>

**NOTICE OF PUBLIC HEARINGS**  
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Notice is hereby given that 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., on Thursday, November 1, 2018, a public hearing to receive public comment regarding Amending Title 15 of the Perry Municipal Code regarding lot frontage requirements. Any individual requiring auxiliary services should contact the City offices at least 3 days in advance (1-435-723-6461). For other questions, please contact Susan K Obray, City Recorder.

Please publish October 24<sup>th</sup> and October 31<sup>st</sup>

**APPLICATION FOR SUBDIVISION DEVELOPMENT**

STAFF ONLY	Date Application Received: <u>Oct 17, 18</u>	Application Received By:
Concept Fee Amount:	Date Fee Received	Fee Received By:
Preliminary Fee:	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)**

Jandy Matthews R+R Land  
Name (First and Last)

435-720-0654  
Phone Number

Fax Number

Email

2321 S. Linda Way  
Address

Dorsey  
City

84302  
Zip Code

**Authorized Agent Information (Contact Person)**

Brad Vukobratovic  
Name (First and Last)

801-430-0890  
Phone Number

Fax Number

Email

Address

City

Zip Code

**Engineer / Surveyor**

Jensen & Ass. (Greg Jensen)  
Name (First and Last)

Company Name

435-723-3191  
Phone Number

Fax Number

Email

538 N Main St  
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.

J Matthews

Applicant Signature (or Authorized Representative)

10/17/20/18  
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: Pheasant Hollow 3 8 Lots

# Pheasant Hollow Phase 3

## PROJECT NOTES

**CONSTRUCTION NOTES:**  
 ALL CONSTRUCTION TO BE TO PER CITY STANDARDS. IN THE EVENT THERE IS NO APPLICABLE STANDARD, CONTACT PROJECT ENGINEER / CITY ENGINEER. CONTRACTOR MUST ATTEND PRE-CONSTRUCTION CONFERENCE WITH CITY PRIOR TO COMMENCING WORK.

PRIOR TO CONSTRUCTION CONTRACTOR TO LOCATE ALL EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR UNCOVERING, VERIFICATION AND PROTECTION OF ALL EXISTING UTILITIES.

TRAFFIC CONTROL IS THE RESPONSIBILITY OF CONTRACTOR. TRAFFIC CONTROL PLAN AND CONSTRUCTION ROUTING TO BE DISCUSSED WITH PERRY CITY PRIOR TO COMMENCEMENT OF WORK.

SOILS TESTING TO BE PERFORMED ON PROJECT. ESPECIALLY FOR TRENCH BACKFILL. TRENCH BACKFILL WILL BE PAVING FOR SOILS TESTING BUT SUFFICIENT TO BE NEGOTIATED PRIOR TO INSTALLATION OF THE MAINS OWNER PAYS FOR ALL PASSING TESTS. CONTRACTOR FOR FAILING TESTS, ETC.)

**GRADING NOTES:**  
 ALL WORK TO BE DONE TO SPECIFICATIONS OF GEOTECHNICAL REPORT WHERE APPLICABLE.

WATER, FIRE HYDRANT'S ARE LOCATED NEARBY - CONTACT PERRY CITY AND BRIGHAM CITY FIRE DEPARTMENT FOR DETAILS/SIZE.

IF APPLICABLE, EXCESS SOILS TO BE SPOILED ON-SITE AND/OR AT DIRECTION OF OWNER.

OBTAIN APPROPRIATE SWPPP PERMIT PRIOR TO COMMENCEMENT OF WORK.

**IMPORTANT:** ALL UTILITY TRENCHES TO BE COMPACTED TO 98%. NOTE: CONTACT CITY TO DETERMINE TRENCH BACKFILL PROGRAM. IMPORTED STRUCTURAL FILL OR BACKFILL IS NOT ANTICIPATED PER STRICT APPLICATION OF PROPER BEDDING AND CONSTRUCTION TECHNIQUES - THE BACKFILL PROGRAM WILL BE FIELD DETERMINED IN CONJUNCTION WITH CITY INSPECTOR AND PUBLIC WORKS DIRECTOR.

**WATER / FIRE PROTECTION:**  
 SITE IS SERVED BY AN EXISTING 8-INCH C-900 DR 14 (CLASS 200) WATER MAIN IN 3225 SOUTH AND A 8-INCH WATER MAIN IN 1450 WEST - ON-SITE WATER MAIN WILL BE 8 INCHES C-900 DR 14 (CLASS 200) AND WILL LOOP PER THIS PHASE INTO WATER MAIN ON 1450 WEST. ALL TRENCHES SHALL BE 18" DEEP AT BOTH THE LOCATIONS IN ORDER TO ISOLATE PROJECT CULINARY WATER TO FACILITATE ON-SITE TESTING, AND TO NOT AFFECT EXISTING CHERRY RIDGE RESIDENTS.

WATER SERVICES WILL NEED TO BE INDIVIDUALLY TAPPED AT THE WATER MAIN SERVICES BY AT LOCATION SHOWN ON DRAWINGS, SEPARATED FROM SEWER LATERALS BY AT LEAST 10 FEET. PLACE WATER METERS IN LANDSCAPE STRIP AND EXTENDS TO A 1-INCH LINE BEYOND THE SIDEWALK.

FIRE HYDRANT LOCATIONS WILL BE PER BRIGHAM CITY FIRE DISTRICT DIRECTIVES. CONTACT MIKE YOUNG AT 435-226-1400 / 435-230-0685.

**SEWER:**  
 SEWER SYSTEM WILL DISCHARGE INTO EXISTING CITY SEWER SYSTEM GOING WEST UNDER THE TRACKS FROM 1450 WEST STREET. AND INVOLVES 8-INCH SDR-35 PVC PIPING.

CONTRACTOR TO START AT DOWNSTREAM END AND REPORT INVERT ELEVATION DATA TO PROJECT ENGINEER.

STUB ALL SEWER LATERALS BEYOND SIDEWALK AND MARK WITH GREEN-PAINTED POSTS.



- SHEET INDEX:**
1. PROJECT DATA
  2. UTILITIES OVERVIEW
  3. 3225 SOUTH PLAN AND PROFILE
  4. 1450 WEST PLAN AND PROFILE
  5. SEWER OUTFALL PLAN AND PROFILE
  6. SWPPP PLAN

**STORM DRAINAGE:**  
 THE SITE (FOR PHASE 1, 2 & 3) WILL UTILIZE A DETENTION POND TO BE LOCATED AT THE WEST END OF THE MASTER-PLANNED PROJECT. THE PHASE 2 TEMPORARY DETENTION POND WILL BE ABANDONED.

**IRRIGATION / SECONDARY WATER:**  
 PHEASANT HOLLOW LOT OWNERS WILL HAVE PRESSURIZED SECONDARY WATER FROM PINEVIEW. THERE IS AN EXISTING PINEVIEW 8-INCH SECONDARY WATER MAIN IN 1200 WEST STREET THAT SERVES CHERRY RIDGE - PROJECT WILL LOOP THIS LINE BETWEEN 1500 WEST STREET AND 1450 WEST STREET. ALL WORK TO BE IN ACCORDANCE WITH PINEVIEW WATER DISTRICT STANDARDS.

**ELECTRICAL:**  
 UNDERGROUND POWER TO BE PER ROCKY MOUNTAIN POWERS PLAN. TO BE EXTENDED ALONG 3225 SOUTH STREET. RESPONSIBLY AT APPROXIMATELY 2 FEET BEHIND THE BACK OF SIDEWALK. CONTRACT PERSON IS ROBERT THORNTON AT 801-625-4428 OR STEVE CLINGENFEL, AT 801-629-4431.

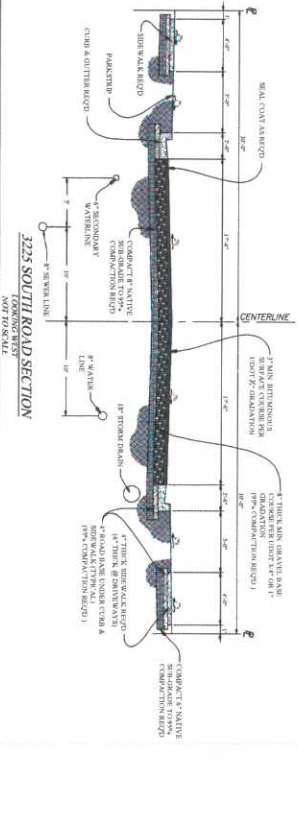
**TELEPHONE / CABLE:**  
 PROJECT WILL BE SERVED BY CENTURYLINK. PRESUMABLY WILL BE INSTALLED IN CONJUNCTION WITH ELECTRICAL INSTALLATION AT APPROXIMATELY 2 FEET BEHIND BACK OF SIDEWALK. CONTRACT PERSON IS MIKE BARROW AT 801-920-7675.

**GAS:**  
 GAS MAIN (PRESUMABLY) WILL RUN IN BOTH NORTH AND SOUTH SIDE OF ANTER STRIPS OF 3225 SOUTH STREET. CONTACT PERSON IS JORY MCCORMICK AT 801-710-9028.

**UTILITY CONTACTS:**  
 SEWER PERRY CITY: GREG BRADGGER - 435-723-6461 EXT. 110  
 FIRE PERRY CITY: GREG BRADGGER - 435-723-6461 EXT. 110  
 PUBLIC WORKS PERRY CITY: GREG BRADGGER - 435-723-6461 EXT. 110  
 STORM DRAINAGE: PERRY CITY: GREG BRADGGER - 435-723-6461 EXT. 110  
 FLOOD CONTROL: GREG HANSEN - 435-723-3491  
 PRIVATE IRRI: RANDY MATTHEWS - 435-720-6654  
 PINEVIEW IRRIGATION: TODD ADAMS - 801-621-6555

**PIPE TYPES:**  
 SEWER MAINS: SDR-35 PVC  
 WATER MAINS: C900 PVC DR-14  
 STORM DRAINAGE: RCP CLASS III  
 PINEVIEW IRRIGATION: C900 PVC DR-14

**STRUCTURAL SECTION:**  
 CONTRACTOR TO BID AN INITIAL MINIMUM STRUCTURAL SECTION OF 3 INCHES ASPHALT ON 8 INCHES BASECOURSE ON 8 INCHES OF COMPACTED NATIVE SILTCLAY. SUECI APPLIES TO ALL UTILITY CROSSINGS ALSO. ACTUAL STRUCTURAL SECTION TO BE UPDATED / CONFIRMED BY GEOTECHNICAL REPORT AND/OR OWNER.



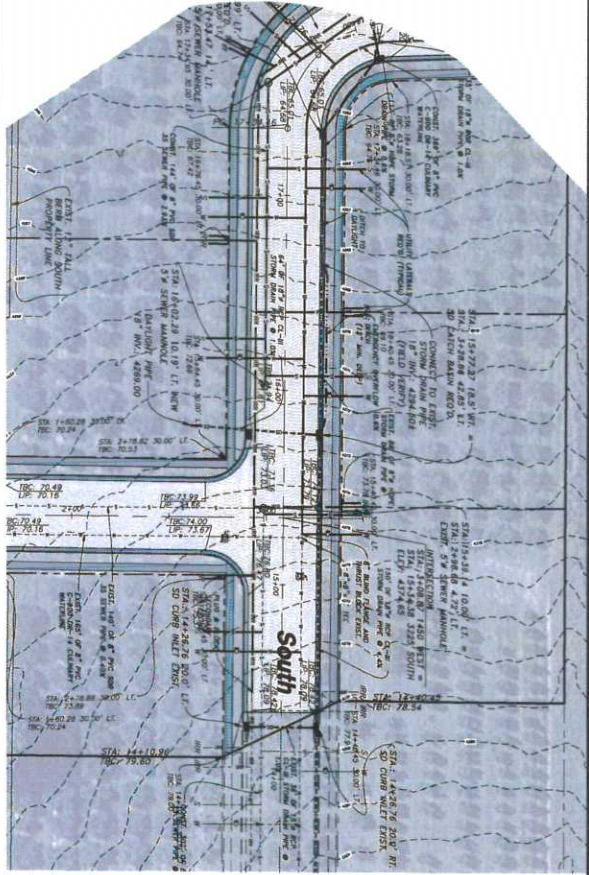
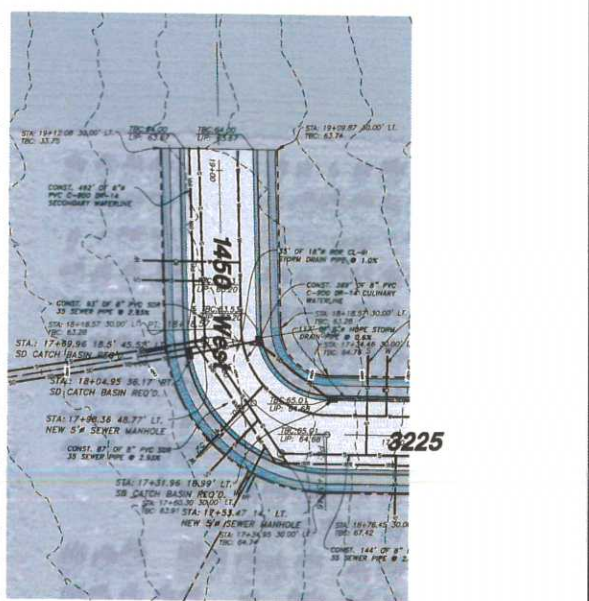
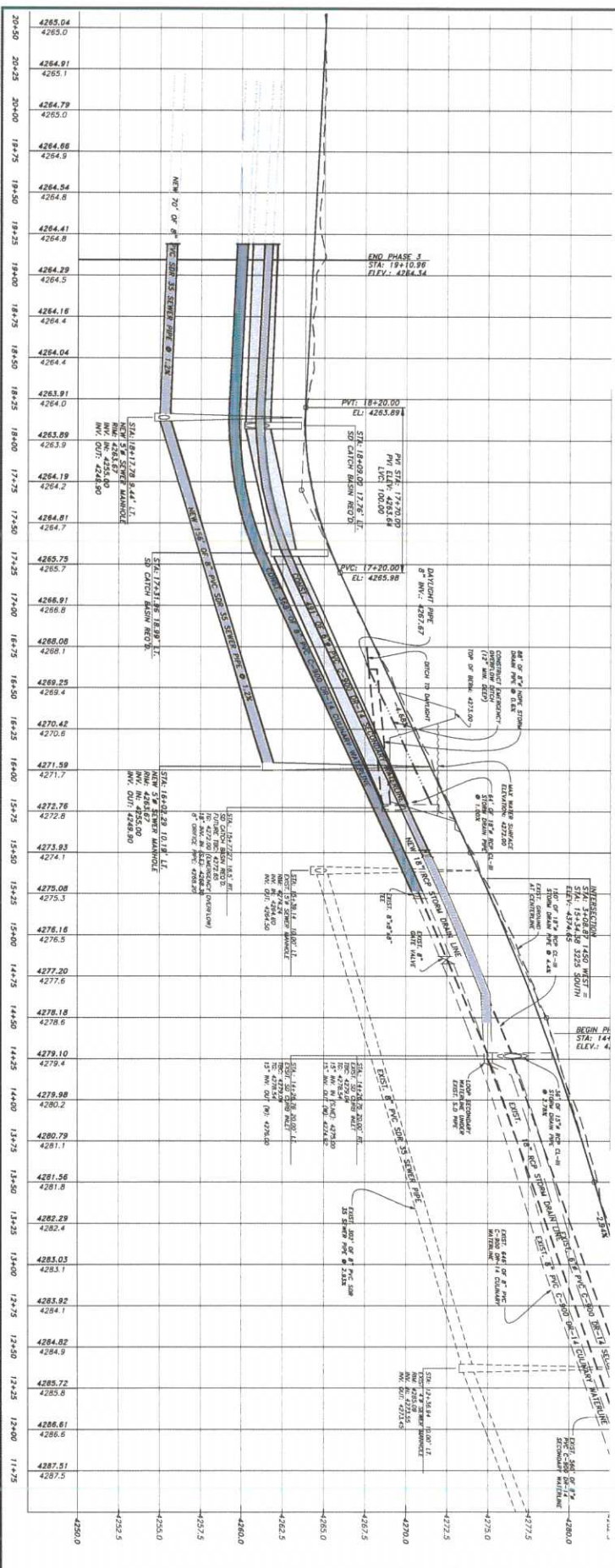
COVER SHEET FOR  
**Pheasant Hollow Phase 3**  
 3225 South 1200 West  
 Perry City, Box Elder County, Utah  
 A Part of the Southwest Quarter of Section 3,  
 and the Northeast Quarter of Section 10,  
 Township 8 North, Range 2 West, Soil Lake Base & Meridian

Drawn By: KE Date: 01/15/18  
 Designed By:  
 Checked By:  
 Approved By:  
 Scale:  
 Drawing Title: 18-118 V15 PP.DWG  
 JOB NUMBER: 18-118

**HANSEN & ASSOCIATES, INC.**  
 Consulting Engineers and Land Surveyors  
 538 North Main Street, Brigham, Utah 84302  
 Visit us at [www.hansen.net](http://www.hansen.net)  
 Brigham City Ogden Logan  
 (435) 723-3491 (801) 389-4805 (435) 752-8372



No.	Date	By	Revision



Sheet	3
of	6

PLAN AND PROFILE FOR  
**Pheasant Hollow Phase 3**  
 3225 South 1200 West  
 Perry City, Box Elder County, Utah

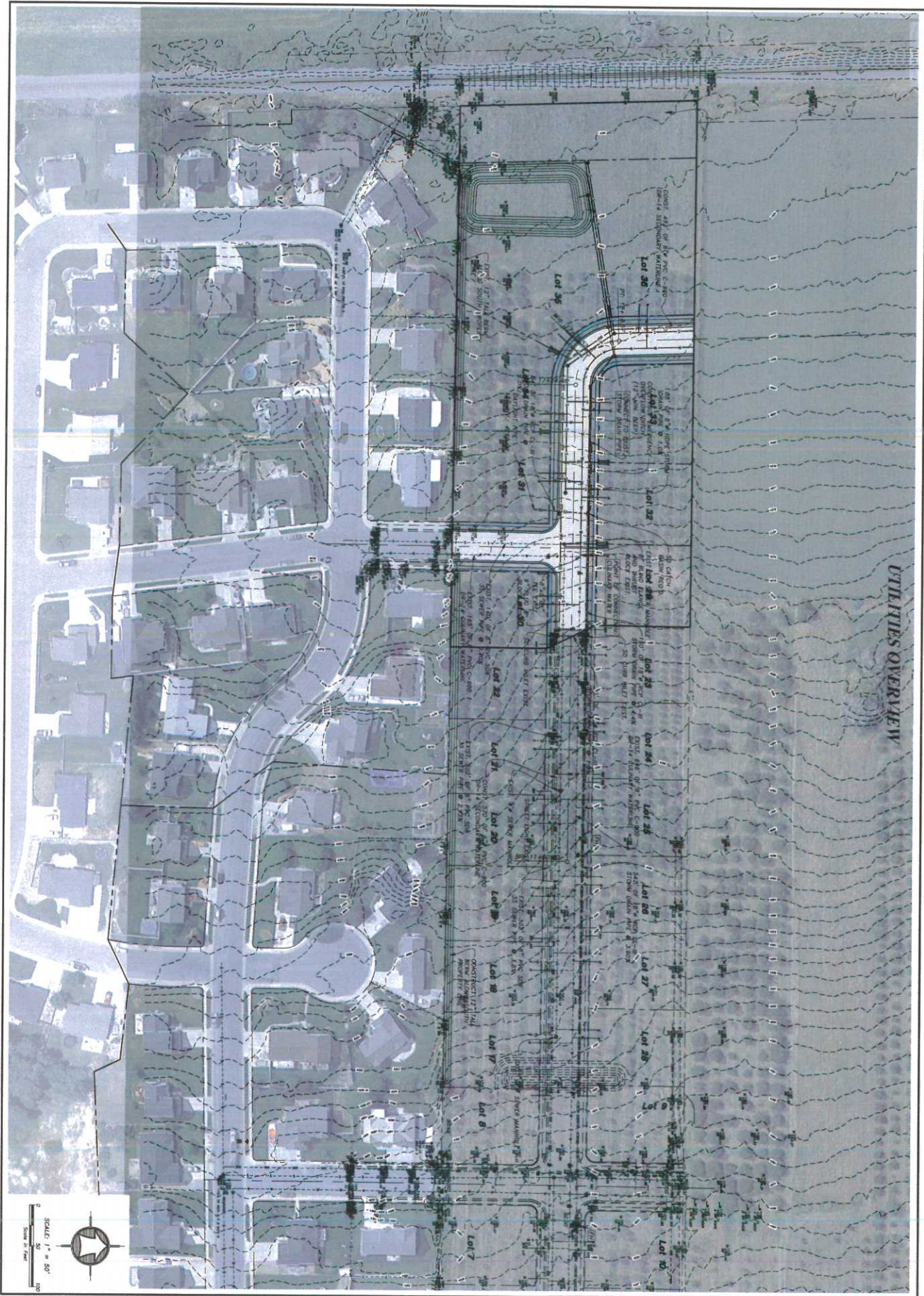
A Part of the Southeast Quarter of Section 3,  
 and the Northeast Quarter of Section 10,  
 Township 8 North, Range 2 West, Salt Lake Base & Meridian

Drawn By: KE Date: 01/15/18  
 Designed By: \_\_\_\_\_  
 Checked By: \_\_\_\_\_  
 Approved By: \_\_\_\_\_  
 Scale: 1" = 30'  
 Drawing File: 18-118\_V15\_PP.DWG  
 JOB NUMBER: 18-118

**HANSEN & ASSOCIATES, INC.**  
 Consulting Engineers and Land Surveyors  
 338 North Main Street, Brigham, Utah 84302  
 Visit us at [www.ha-inc.net](http://www.ha-inc.net)  
 Brigham City Ogden Logan

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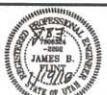
Sheet	6
of	2
DATE	

UTILITIES OVERVIEW FOR  
**Pheasant Hollow Phase 3**  
 3225 South 1200 West  
 Perry City, Box Elder County, Utah  
 A Part of the Southeast Quarter of Section 3,  
 and the Northwest Quarter of Section 10,  
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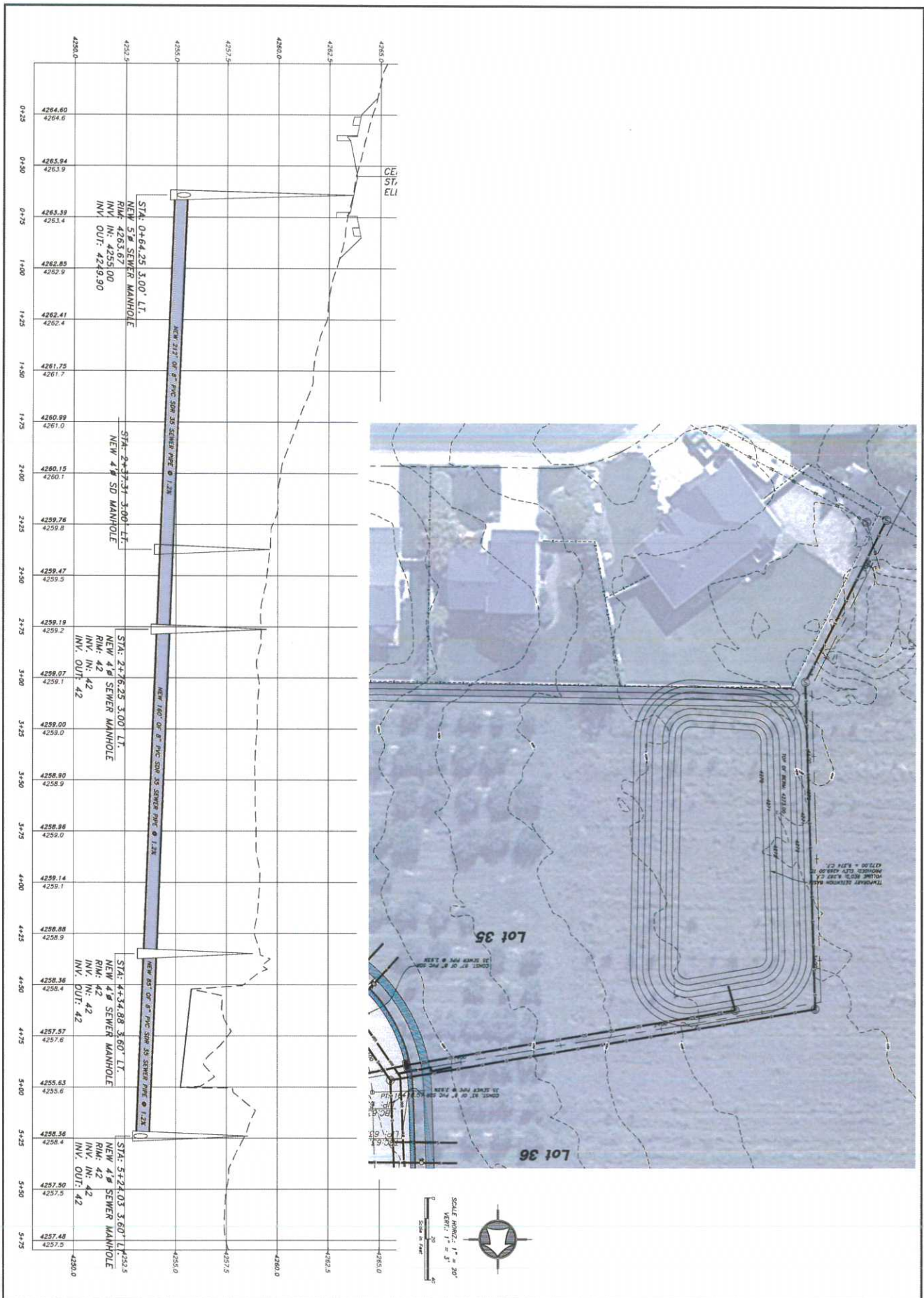
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 Checked By:  
 Approved By:  
 Scale: 1" = 40'  
 Drawing File: 18-118 V15 PP.DWG  
 JOB NUMBER: 18-118

**HANSEN & ASSOCIATES, INC.**  
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 439 North Main Street, Brigham City, Utah 84302  
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 (435) 733-3491 (801) 389-4905 (435) 732-8272

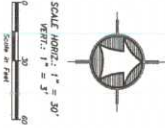
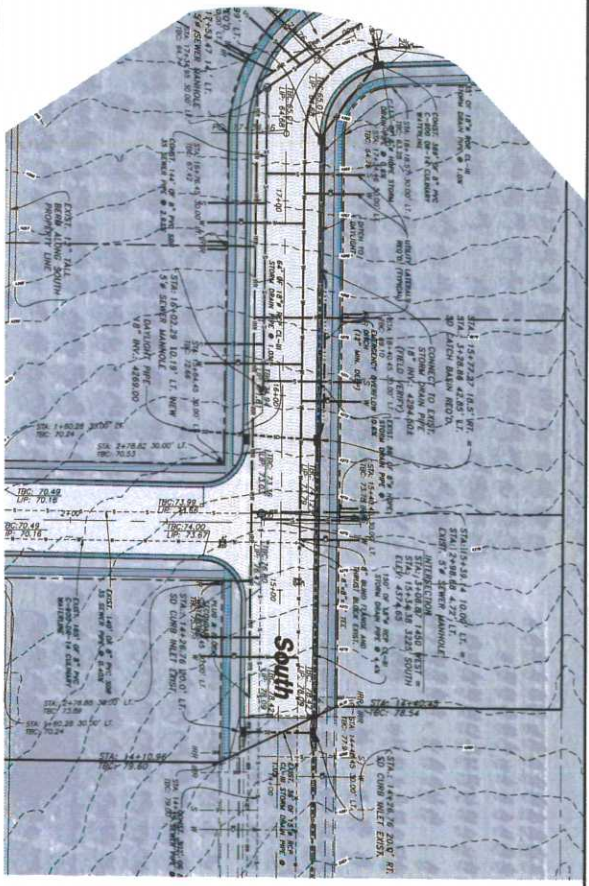
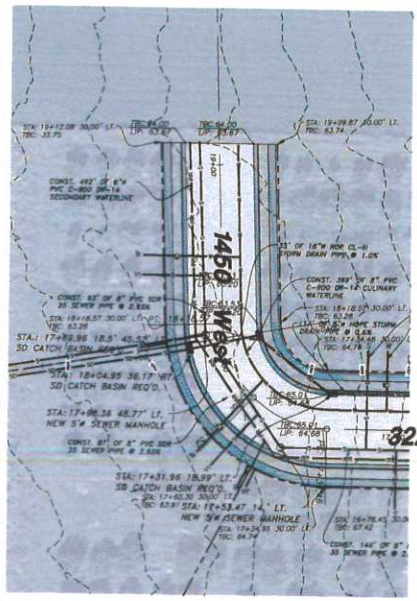
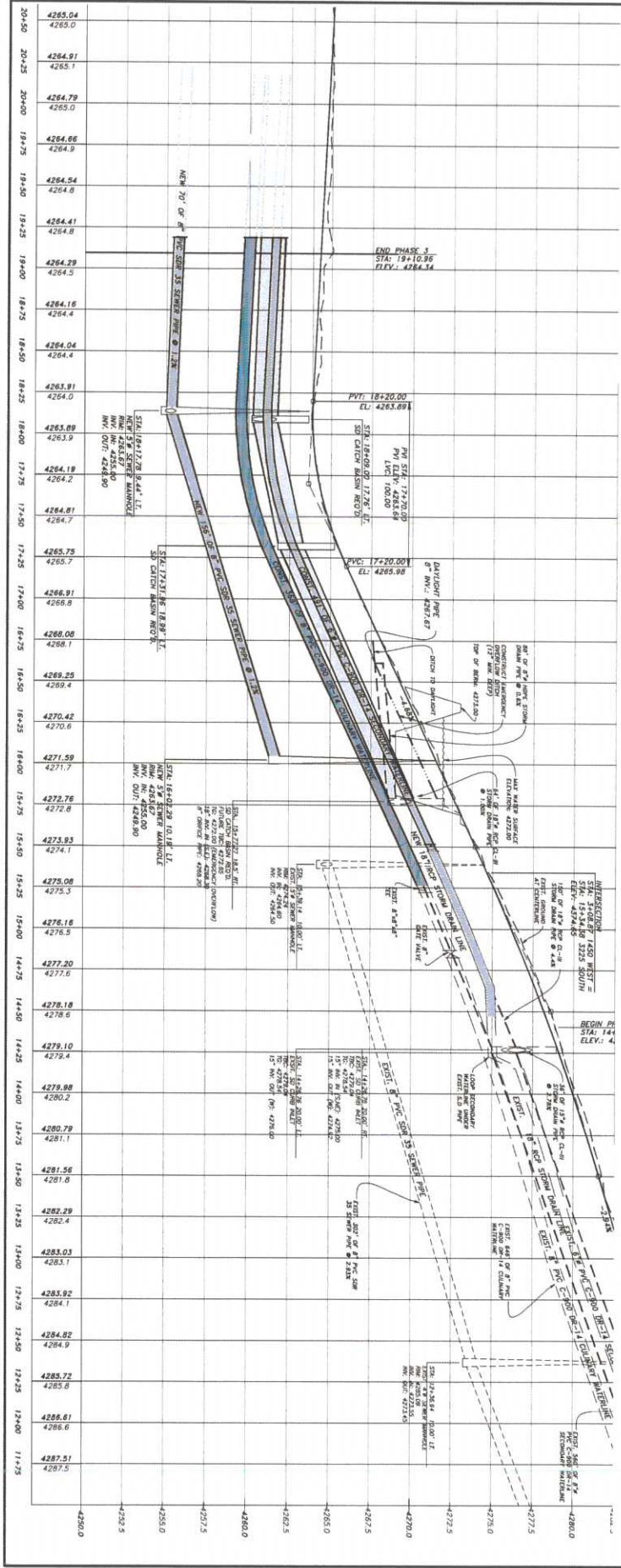
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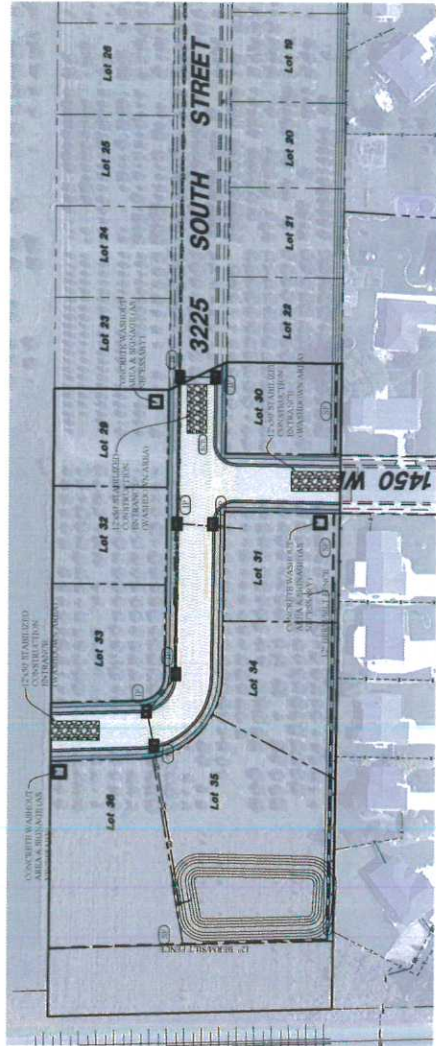


SHEET <b>6</b> OF <b>5</b> SHEET	PLAN AND PROFILE FOR <b>Pheasant Hollow Phase 3</b> 3223 South 1200 West Perry City, Box Elder County, Utah A Part of the Southeast Quarter of Section 3, and the Northeast Quarter of Section 10, Township 8 North, Range 2 West, Salt Lake Base & Meridian	Drawn By: <u>KE</u> Date: <u>5/15/18</u> Designed By: _____ Checked By: _____ Approved By: _____ Scale: 1" = 30' Drawing File: <u>_18-118_V15_PP.DWG</u> JOB NUMBER: <u>_18-118</u>	<b>HANSEN &amp; ASSOCIATES, INC.</b> Consulting Engineers and Land Surveyors 538 North Main Street, Brigham, Utah 84302 Visit us at <a href="http://www.hares.net">www.hares.net</a> Brigham City Ogden Logan (435) 733-1491 (801) 389-4905 (435) 752-6272		<table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>By</th> <th>Revision</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Date	By	Revision																
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# Pheasant Hollow Phase 2 SWPPP



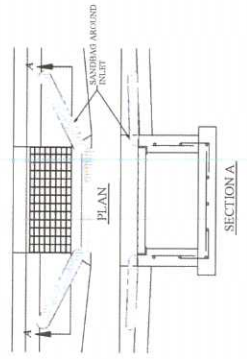
## LEGEND

- PROPERTY BOUNDARY LINE
- BELEM BEGID
- TRACKING PAD
- CONCRETE WASHOUT AREA & STORAGE

- (SF) SILT FENCE OR 12" BELEM
- (SE) STABILIZATION CONSTRUCTION ENTRANCE
- (SD) SILT PROTECTION

## QUANTITIES

- SILT FENCE/BELEM - 420 LF
- STABILIZED CONSTRUCTION ENTRANCE - 3
- INLET PROTECTION - 7
- WATTLES - 0

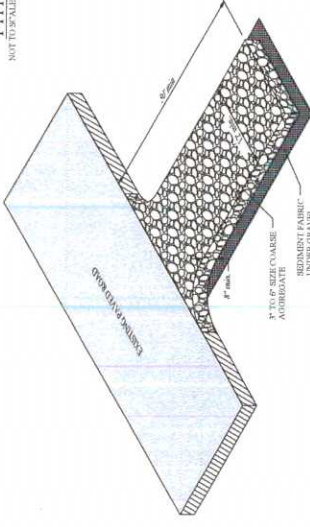


CURB INLET PROTECTION DETAIL  
NOT TO SCALE



TYPICAL WATTLE/FILTER SOCK  
NOT TO SCALE - MAY BE USED IN SUBJECT PLACES TO CONTROL EROSION

- ### STABILIZED CONSTRUCTION ENTRANCE
- NOT TO SCALE
1. STABILIZED CONSTRUCTION ENTRANCE SLOPE
  2. FILL AND COVER WITH GRANULAR MATERIAL TO PROVIDE MAXIMUM SLOPE OF 2%
  3. PLACE 6 INCHES OF 1/2\"/>
- LIMITATIONS
1. REQUIRE PROTECTIVE DRESSING WITH ADDITIONAL STORIES
  2. USE IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC ROADS OR HWY
- MAINTENANCE
1. INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP
  2. REMOVE BUILDUP IMMEDIATELY BY HAND OR BY USING A BROOM OR BRUSH
  3. REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL
  4. EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS



STABILIZED CONSTRUCTION ENTRANCE  
NOT TO SCALE

**DISTURBED AREAS:**  
90 BELT  
10 SIDINGS  
29 ACRES

**PROJECT AREA DISTURBANCE:**  
APPROXIMATE AREA:  
29 ACRES

**PERMEABLE AREA:**  
316,000 SQ. FT.  
7.2 ACRES

**WEIGHTED COEFFICIENT:**  
C = .642

**LOCATION:**  
LOCALITY: PERKY CITY, MISSOURI  
SECTION: 14, TOWNSHIP: 38 NORTH, RANGE: 10 WEST, SE 1/4 SW 1/4  
APPROXIMATE COORDINATES: 121°28'52\"/>

**PROJECT DATA:**  
PROJECT NO.: SWPPP-2024-001  
PARCEL ACREAGE: 13.8 ACRES  
PHEASANT HOLLOW PHASE 2  
3225 SOUTH 1350 WEST  
PERKY, UT 842

## OVERVIEW:

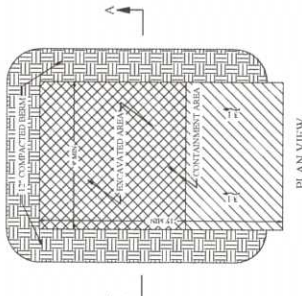
THE PROJECT CONSISTS OF STREET AND UTILITY INSTALLATION FOR THE CONSTRUCTION OF THE ROAD, SIDEWALK AND CURB & GUTTER ALONG THE SOUTH BOUNDARY OF THE PROJECT. CONCRETE WASHOUT AREAS ARE LOCATED NEAR THE ENTRANCE POINTS.

## MAINTENANCE/RECORD-KEEPING:

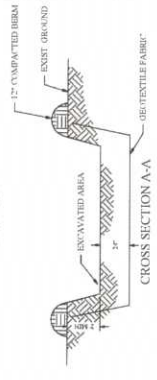
STREET RECORD-KEEPING IS NECESSARY. THE PROJECT WILL BE PERKY CITY. KEEP INSPECTION REPORTS FOR AS LONG AS SWPPP MUST BE CONDUCTED AT LEAST EVERY 14 DAYS AND AFTER ANY PRECIPITATION (2 INCHES OF RAINFALL OR MORE) OR AND/OR MODIFICATIONS TO EROSION MEASURES MUST BE CALLED IN BY PERKY CITY. WHO ADMINISTERS AND APPROVES STORMWATER MANAGEMENT ASPECTS AND PROCEDURES MAY BE OBTAINING PERKY CITY APPROVAL.

## SWPPP PHASING - ORDER OF WORK:

1. CONSTRUCTION OF STABILIZED CONSTRUCTION ENTRANCES, FENCES & BELEMS, AND INLET PROTECTION.
2. MAINTAIN STABILIZED CONSTRUCTION ENTRANCES, FENCES & BELEMS, AND INLET PROTECTION.
3. UPON ASPHALTING, REMOVE STABILIZED CONSTRUCTION ENTRANCES, FENCES & BELEMS, TEMPORARY SILT FENCES & BELEMS, AND INLET PROTECTION.



PLAN VIEW

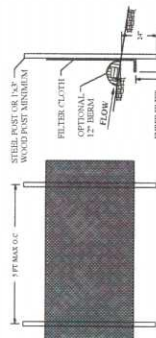


CROSS SECTION A-A  
NOT TO SCALE

**CONCRETE WASHOUT AREA**  
NOT TO SCALE

CONCRETE WASHOUT AREAS NOTES

INSTALLATION: PROPOSED BELEM OR 12\"/>



SILT FENCE DETAIL  
NOT TO SCALE

No.	Date	By	Revision



**HANSEN & ASSOCIATES, INC.**  
CONSULTING ENGINEERS AND LAND SURVEYORS  
530 North Main Street, Brigham, Utah 84302  
Utah State License No. 18118  
(435) 723-3481 (801) 309-4800 (435) 752-0272



**MSL**  
Checked By: MSL Date: 01/19/18  
Approved By: MSL  
Scale: 1" = 60'  
Drawing Title: 18-118 VIS PROJ

**SWPPP PLAN FOR Pheasant Hollow Phase 3**  
Drawn By: MSL Date: 01/19/18  
Checked By: MSL  
Approved By: MSL  
Scale: 1" = 60'  
Drawing Title: 18-118 VIS PROJ

Sheet 6 of 6  
Turnpage 3 North, Range 2 West, East Lake Base & Meridian  
A Part of the Southeast Quarter of Section 3,  
3225 South 1300 West  
Perky City, Box Elder County, Utah

# 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



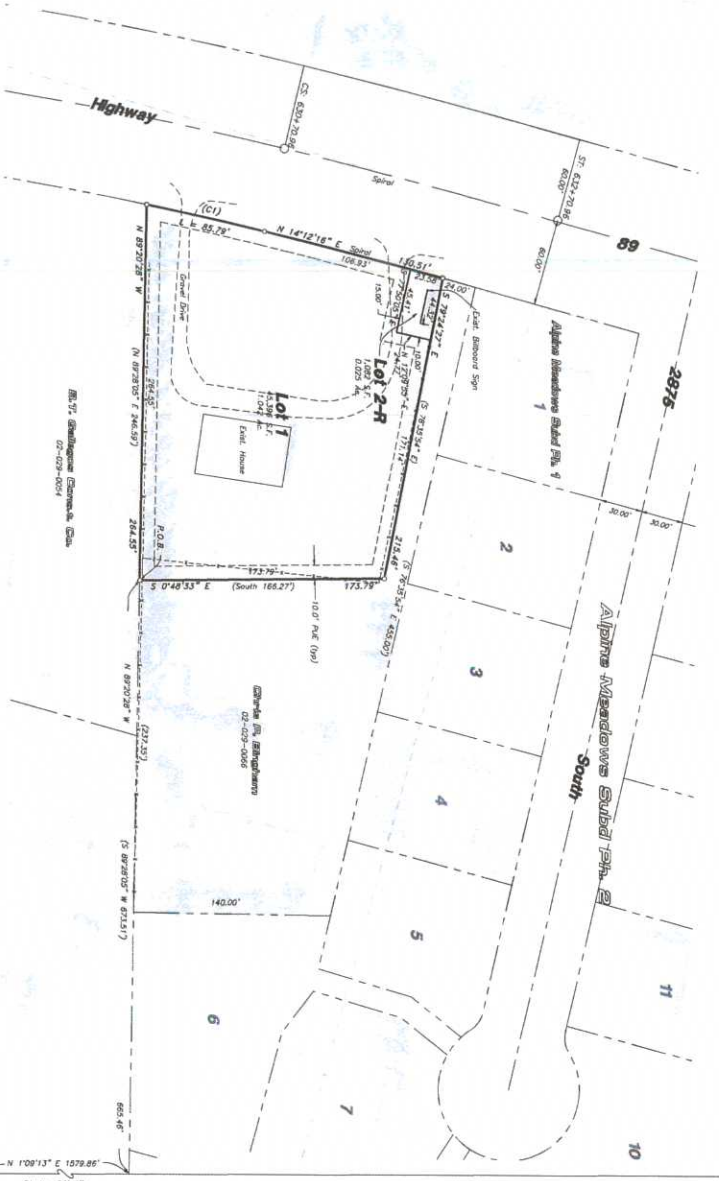
**LEGEND**

- Proposed Property Line
- Existing Property Line
- Public Utility Easement (P.U.E.)
- Condemned Property Line
- Right-of-Way (R.O.W.)
- Fenced Area (F.A.)
- 20' Roadway
- 50' 4/8" Road
- Station Center

**NOTES**

- As per public utility easements (P.U.E.) are shown on this plan.
- 2- Lot 2-R is a remainder. The 720' lot is permitted.
- See 4/27/2018 Survey with Station 1000.

**HANSEN & ASSOCIATES, INC.**  
 Land Title, Surveying and Planning  
 538 North Main Street, Ogden, Utah 84202  
 Phone: (435) 773-3431 Fax: (435) 733-4653  
 Website: www.hanseninc.com  
 Creating 90 Years of Business



**COUNTY SURVEYOR'S CERTIFICATE**  
 I, Harry Carter, find the Box Elder County, Utah, Surveyor's Office has duly performed its duties in accordance with the provisions of the Utah Subdivision Map Act. The approved map of this subdivision is on record in the County Clerk's Office. The approved map of this subdivision is on record in the County Clerk's Office. The approved map of this subdivision is on record in the County Clerk's Office. The approved map of this subdivision is on record in the County Clerk's Office.

**APPROVAL AS TO FORM**  
 APPROVED AS TO FORM THIS DATE OF 4.10.2018

**APPROVAL AND ACCEPTANCE**  
 APPROVED AS TO FORM THIS DATE OF 4.10.2018

**ENGINEER'S CERTIFICATE**  
 I CERTIFY THAT I HAVE HAD THE PLAN EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE PERMITS OFFICE.

**BOUNDARY DESCRIPTION**  
 A PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT LOCATED 1570.86 FEET NORTH 01°31'32" EAST (NORTH 1585.1 FEET BY RECORD) AND 864.84 FEET NORTH 89°20'28" WEST (SOUTH 1654.2 FEET BY RECORD) FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER...

**OWNER'S DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LOTS AS SHOWN ON THIS PLAN, HAVE SAID TRACT FROM SEVERAL YEARS AND HEREBY DEDICATED TO THE PUBLIC THE RIGHT OF WAY FOR THE ROADWAY AND PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAN. WE HAVE SAID TRACT FROM SEVERAL YEARS AND HEREBY DEDICATED TO THE PUBLIC THE RIGHT OF WAY FOR THE ROADWAY AND PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAN.

**TRUST ACKNOWLEDGMENT**  
 STATE OF UTAH  
 COUNTY OF BOX ELDER  
 I, KERR TRUSTEE, DO HEREBY ACKNOWLEDGE THAT TRUST DATED 08/27/2014...

**NARRATIVE**  
 The purpose of this survey was to establish and set the property corners of the two lots as shown on this plan. The purpose of this survey was to establish and set the property corners of the two lots as shown on this plan. The purpose of this survey was to establish and set the property corners of the two lots as shown on this plan.

**COUNTY RECORDER'S NO.**



PERRY CITY PLANNING COMMISSION

3005 South 1200 West

Perry Utah 84302

Lot Line Amendment

Applicant: TARGET HOMES - BRET SCOFFIELD

Phone: \_\_\_\_\_ Cell Phone: 435-730-3778

E-Mail: SCOFF1@COMCAST.NET Fax: \_\_\_\_\_

Mailing Address: 3055 SOUTH 1250 WEST

State: UTAH Zip: 84302

Property Owners: TARGET HOMES, INC.

KNOWLES-COLE, INC. - ROGER KNOWLES - ROBIL VENTURES

Property Owners Address: 3055 SOUTH 1250 WEST, PERRY, UT 84302

Property Address: 2275 SOUTH 560 WEST + 2259 SOUTH 560 WEST

Names Of Subdivision: WASATCH HILLS Lot #'s 11 + 12

Parcel Numbers: 03-246-0026 + 03-246-0027

Engineering/Surveyor (Name or Firm): HANSEN AND ASSOCIATES

Mailing Address: 538 NORTH MAIN, BRIGHAM CITY, UTAH 84302

Phone: 435-773-3471 Fax: \_\_\_\_\_

Fee: \$400.00 paid: Rec'd by Lisa 9/19/18 in name of Jason Oracy #413.25

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: [Signature] Date 9/15/18

of records, Inc 9/19/18  
Robil Ventures, Inc

We are requesting to change the lot line between lot #11 and lot #12 back to the original recording.



# Final Plat WASATCH HILLS ESTATES

PERRY, BOY ELDER COUNTY, UTAH  
A PART OF THE SOUTHEAST QUARTER OF SECTION 35,  
TOWNSHIP 9 NORTH, RANGE 2 WEST, S.L.B. & M.

**SURVEYOR'S CERTIFICATE**

I, K. GREG HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 187819 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBMITTED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: WASATCH HILLS ESTATES AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

**BOUNDARY DESCRIPTION**

A PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE SALT LAKE BASIN AND MERRIDIAN. WASATCH SUBDIVISION PHASE 35, BEING A POINT LOCATED NORTH 07°19'50" WEST 866.58 FEET ALONG THE EAST BOUNDARY OF SAID SUBDIVISION, COMMENCING AT A POINT 600.57 FEET FROM THE SOUTHWEST CORNER OF SAID SUBDIVISION. BEING ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE AT AN ANGLE OF 195.11 DEGREES. THENCE SOUTH 87°28'11" WEST 428.97 FEET ALONG THE NORTH BOUNDARY OF SAID SUBDIVISION. THENCE SOUTH 07°19'50" WEST 866.58 FEET ALONG THE WEST BOUNDARY OF SAID SUBDIVISION. THENCE NORTH 07°28'11" WEST 428.97 FEET ALONG THE NORTH BOUNDARY OF SAID SUBDIVISION. THENCE NORTH 87°28'11" WEST 866.58 FEET ALONG THE WEST BOUNDARY OF SAID SUBDIVISION. THENCE SOUTH 07°28'11" WEST 428.97 FEET ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION. THENCE SOUTH 07°28'11" WEST 428.97 FEET ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION. THENCE SOUTH 07°28'11" WEST 428.97 FEET ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION. THENCE SOUTH 07°28'11" WEST 428.97 FEET ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION. THENCE SOUTH 07°28'11" WEST 428.97 FEET ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION. CONTAINING 4.533 ACRES AND 12 LOTS.

Curve Table

Curve	Station	Bearing	Distance	Angle	Station	Bearing	Distance	Angle
C1	0+00.00	N 87°28'11" W	428.97	195.11	1+00.00	S 87°28'11" W	428.97	195.11
C2	1+00.00	N 87°28'11" W	428.97	195.11	2+00.00	S 87°28'11" W	428.97	195.11
C3	2+00.00	N 87°28'11" W	428.97	195.11	3+00.00	S 87°28'11" W	428.97	195.11
C4	3+00.00	N 87°28'11" W	428.97	195.11	4+00.00	S 87°28'11" W	428.97	195.11
C5	4+00.00	N 87°28'11" W	428.97	195.11	5+00.00	S 87°28'11" W	428.97	195.11
C6	5+00.00	N 87°28'11" W	428.97	195.11	6+00.00	S 87°28'11" W	428.97	195.11
C7	6+00.00	N 87°28'11" W	428.97	195.11	7+00.00	S 87°28'11" W	428.97	195.11
C8	7+00.00	N 87°28'11" W	428.97	195.11	8+00.00	S 87°28'11" W	428.97	195.11
C9	8+00.00	N 87°28'11" W	428.97	195.11	9+00.00	S 87°28'11" W	428.97	195.11
C10	9+00.00	N 87°28'11" W	428.97	195.11	10+00.00	S 87°28'11" W	428.97	195.11
C11	10+00.00	N 87°28'11" W	428.97	195.11	11+00.00	S 87°28'11" W	428.97	195.11
C12	11+00.00	N 87°28'11" W	428.97	195.11	12+00.00	S 87°28'11" W	428.97	195.11
C13	12+00.00	N 87°28'11" W	428.97	195.11	13+00.00	S 87°28'11" W	428.97	195.11
C14	13+00.00	N 87°28'11" W	428.97	195.11	14+00.00	S 87°28'11" W	428.97	195.11
C15	14+00.00	N 87°28'11" W	428.97	195.11	15+00.00	S 87°28'11" W	428.97	195.11
C16	15+00.00	N 87°28'11" W	428.97	195.11	16+00.00	S 87°28'11" W	428.97	195.11

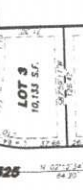
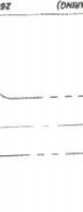


Address Table

1	1277 South 552 West
2	1281 South 552 West
3	1285 South 552 West
4	1289 South 552 West
5	1293 South 552 West
6	1297 South 552 West
7	1301 South 552 West
8	1305 South 552 West
9	1309 South 552 West
10	1313 South 552 West
11	1317 South 552 West
12	1321 South 552 West

Line Table

Line	Bearing	Distance	Station
L1	N 07°00'00" E	13.87'	1+00.00
L2	S 87°28'11" W	13.37'	1+13.87
L3	N 07°00'00" E	13.37'	1+27.24
L4	S 87°28'11" W	13.37'	1+40.61



**OWNER'S DEDICATION**

I, THE UNDERSIGNED, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HEREBY DEDICATE TO THE PUBLIC THE STRIPS OF LAND SHOWN ON THIS PLAT AND MAKE SAID PUBLIC STRIPS OF LAND AVAILABLE AS STRIPS OF LAND TO BE USED AS PUBLIC STRIPS AS CASEMENTS FOR PUBLIC UTILITY AND DAMAGE PURPOSES. I HEREBY CERTIFY THAT I AM THE OWNER OF SAID TRACT OF LAND AND THAT I AM A RESIDENT OF SAID COUNTY, UTAH. I HEREBY CERTIFY THAT I AM THE OWNER OF SAID TRACT OF LAND AND THAT I AM A RESIDENT OF SAID COUNTY, UTAH. I HEREBY CERTIFY THAT I AM THE OWNER OF SAID TRACT OF LAND AND THAT I AM A RESIDENT OF SAID COUNTY, UTAH.

**APPROVAL AND ACCEPTANCE**

I, THE UNDERSIGNED, THE PLATEEY, DO HEREBY ACCEPT AND APPROVE OF THIS PLAT AND THE SUBDIVISION THEREON AS SHOWN ON THIS PLAT AND MAKE SAID PUBLIC STRIPS OF LAND AVAILABLE AS STRIPS OF LAND TO BE USED AS PUBLIC STRIPS AS CASEMENTS FOR PUBLIC UTILITY AND DAMAGE PURPOSES. I HEREBY CERTIFY THAT I AM THE OWNER OF SAID TRACT OF LAND AND THAT I AM A RESIDENT OF SAID COUNTY, UTAH.

**ENGINEER'S CERTIFICATE**

I, THE UNDERSIGNED, ENGINEER AND PLATEEY, DO HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF UTAH AND THAT I AM THE ENGINEER OF RECORD FOR THIS PLAT. I HEREBY CERTIFY THAT I HAVE CONDUCTED A REASONABLE INVESTIGATION OF THE TRACT AND THE SUBDIVISION THEREON AND THAT I AM Satisfied THAT THE INFORMATION CONTAINED ON THIS PLAT IS CORRECT AND ACCURATE. I HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR THIS PLAT.

**ACKNOWLEDGMENT**

STATE OF UTAH

COUNTY OF BOY ELDER

ON THIS 14th DAY OF April, 2008, I, the undersigned, do hereby certify that I am the owner of the above described tract of land and that I am a resident of said county, Utah. I hereby certify that I am the owner of said tract of land and that I am a resident of said county, Utah.

**PLANNING COMMISSION APPROVAL**

I, THE CHAIRMAN OF THE PLANNING COMMISSION, DO HEREBY APPROVE OF THIS PLAT AND THE SUBDIVISION THEREON AS SHOWN ON THIS PLAT AND MAKE SAID PUBLIC STRIPS OF LAND AVAILABLE AS STRIPS OF LAND TO BE USED AS PUBLIC STRIPS AS CASEMENTS FOR PUBLIC UTILITY AND DAMAGE PURPOSES.

**APPROVAL AS TO FORM**

STATE OF UTAH

COUNTY OF BOY ELDER

ON THIS 14th DAY OF April, 2008, I, the undersigned, do hereby certify that I am the owner of the above described tract of land and that I am a resident of said county, Utah. I hereby certify that I am the owner of said tract of land and that I am a resident of said county, Utah.

**HANSEN & ASSOCIATES, INC.**

Consulting Engineers and Land Surveyors

509 North Main Street, Suite 200

Provo, Utah 84601

(801) 734-0000 (fax) 734-0000

**COUNTY RECORDER'S NO. 21448643**

STATE OF UTAH, COUNTY OF BOY ELDER, RECORDED AND INDEXED IN THE PUBLIC RECORDS OF SAID COUNTY, UTAH, ON THIS 14th DAY OF April, 2008. I, the undersigned, do hereby certify that I am the County Recorder of said county, Utah, and that I have recorded this plat and the subdivision thereon as shown on this plat and make said public strips of land available as strips of land to be used as public strips as caseaments for public utility and damage purposes.





**SECTION 1: AMENDMENT** “15.07.110.1 Requirements For A, Es, Al, And R1a Zones” of the Perry Municipal Code is hereby *amended* as follows:

AMENDMENT

15.07.110.1 Requirements For A, Es, Al, And R1a Zones

REQUIREMENTS	ZONES		
	A and ES	AL	R 1 A
<b>Minimum LOT AREA</b>	5 Acres	2 Acres	1 Acre
<b>Minimum FRONTAGE*</b>	200 Feet	150 Feet	120 Feet
<b>Main Buildings</b>			
<b>Minimum FRONT SETBACK</b>	30 Feet <i>at building setback line</i>	30 Feet <i>at building setback line</i>	30 Feet <i>at building setback line</i>
<b>Minimum REAR SETBACK</b>	20 Feet	20 Feet	20 Feet
<b>Minimum STREET SIDE SETBACK (Corner Lot)**</b>	20 Feet	20 Feet	20 Feet
<b>Min. INTERIOR SIDE SETBACK</b>	8 ft. on one side; min. 22 ft. both sides	8 ft. on one side; min. 22 ft. both sides	8 ft. on one side; min. 22 ft. both sides
<b>Maximum HEIGHT</b>	50 Feet	35 Feet	35 Feet
<b>Accessory Buildings</b>			
<b>Minimum FRONT SETBACK</b>	30 Feet at building setback line	30 Feet at building setback line	30 Feet at building setback line
<b>Minimum REAR SETBACK</b>	4 Feet	4 Feet	1 Foot
<b>Minimum STREET SIDE SETBACK (Corner Lot)**</b>	20 Feet	20 Feet	20 Feet
<b>Min. INTERIOR SIDE SETBACK</b>	4 ft. if located 6 ft. or > behind main bldg.; 8 ft. if < 6 ft. behind main bldg	4 ft. if located 6 ft. or > behind main bldg.; 8 ft. if < 6 ft. behind main bldg	4 ft. if located 6 ft. or > behind main bldg.; 8 ft. if < 6 ft. behind main bldg
<b>Maximum HEIGHT</b>	50 Feet	35 Feet	35 Feet

\* Measured thirty (30) feet back from the lot frontage.

\*\*Corner 40 feet site triangle ordinance (in PMC Title 14) applies.

**SECTION 2:**     AMENDMENT “15.07.110.2 Requirements For RE 1/2, R 1/2, And R3MHP/R3MHS Zones” of the Perry Municipal Code is hereby *amended* as follows:

A M E N D M E N T

15.07.110.2 Requirements For RE 1/2, R 1/2, And R3MHP/R3MHS Zones

**REQUIREMENTS**

**ZONES**

	RE 1/2	R 1/2	R3MHP/R3MHS
<b>Minimum LOT AREA</b>	20,000 sq. ft.; 1 acre if septic tank+	20,000 sq. ft.; 1 acre if septic tank+	MHP – 5000 sq. ft. MHS – 6000 sq. ft. Corner Lot–7000 s.f. Sep.tank not allowed
<b>Minimum FRONTAGE*</b>	80 Feet Corner Lot – 90 ft.	80 Feet Corner Lot – 90 ft.	60 Feet Corner Lot – 70 ft
<b>Main Buildings</b>			
<b>Minimum FRONT SETBACK</b>	30 Feet <del>at building setback line</del>	30 Feet <del>at building setback line</del>	30 Feet <del>at building setback line</del>
<b>Minimum REAR SETBACK</b>	20 Feet	20 Feet	20 Feet
<b>Minimum STREET SIDE SETBACK (Corner Lot)**</b>	20 Feet	20 Feet	20 Feet
<b>Min. INTERIOR SIDE SETBACK</b>	8 ft. on one side; min. 22 ft. both sides	8 ft. on one side; min. 22 ft. both sides	8 ft. on one side; min. 22 ft. both sides
<b>Maximum HEIGHT</b>	35 Feet	35 Feet	MHP – 14 Feet MHS – 35 Feet
<b>Accessory Buildings</b>			
<b>Minimum FRONT SETBACK</b>	30 Feet at building setback line	30 Feet at building setback line	30 Feet at building setback line
<b>Minimum REAR SETBACK</b>	1 Foot	1 Foot	1 ft.; 5 ft. if back of bldg. is against side yard of adjacent lot
<b>Minimum STREET SIDE SETBACK (Corner Lot)**</b>	20 Feet	20 Feet	20 Feet
<b>Min. INTERIOR SIDE SETBACK</b>	4 Feet	4 ft. if located 6 ft. or > behind main bldg.; 8 ft. if < 6 ft. behind main bldg	4 Feet
<b>Maximum HEIGHT</b>	25 Feet	25 Feet	MHP – 15 Feet MHS – 20 Feet

\*Measured thirty (30) feet back from the lot frontage.

\*\*Corner 40 feet site triangle ordinance (in PMC Title 14) applies.+See PMC 15.07.110.6 regarding septic tanks.

**SECTION 3: AMENDMENT** “15.07.110.3 Requirements For R 1/3, R1, And R2 Zones” of the Perry Municipal Code is hereby *amended* as follows:

AMENDMENT

15.07.110.3 Requirements For R 1/3, R1, And R2 Zones

REQUIREMENTS ZONES

	R 1/3	R 1	R 2
Minimum LOT AREA	15,000 sq. ft.; 1 acre if septic tank+	10,000 sq. ft.; 1 acre if septic tank+	8,000 sq. ft. for SFD 5,000 sq. ft. per unit for multi-family; 1 acre if septic tank+
Minimum FRONTAGE <sub>—</sub> *	80 Feet	80 Feet	80 ft. for SFD, 2DS, 3FD, or 4FD; +10 ft. for corner lot
Main Buildings			
Minimum FRONT SETBACK	30 Feet <del>at building setback line</del>	30 Feet <del>at building setback line</del>	30 Feet <del>at building setback line</del>
Minimum REAR SETBACK	20 Feet	20 Feet	20 Feet
Minimum STREET SIDE SETBACK (Corner Lot)** <sub>—</sub>	20 Feet	20 Feet	20 Feet
Min. INTERIOR SIDE SETBACK	8 ft. on one side; min. 22 ft. both sides	8 ft. on one side; min. 22 ft. both sides	8 ft. on one side; min. 22 ft. both sides
Maximum HEIGHT	35 Feet	35 Feet	35 Feet
Accessory Buildings			
Minimum FRONT SETBACK	30 Feet at building setback line	30 Feet at building setback line	30 Feet at building setback line
Minimum REAR SETBACK	1 Foot	1 Foot	1 Foot
Minimum STREET SIDE SETBACK (Corner Lot)** <sub>—</sub>	20 Feet	20 Feet	20 Feet
Min. INTERIOR SIDE SETBACK	1 ft. if located 6 ft. or > behind main bldg.; 8 ft. if < 6 ft. behind main bldg.	1 ft. if located 6 ft. or > behind main bldg.; 8 ft. if < 6 ft. behind main bldg.	1 ft. if located 6 ft. or > behind main bldg.; 8 ft. if < 6 ft. behind main bldg.
Maximum HEIGHT	25 Feet	25 Feet	25 Feet

\*Measured thirty (30) feet back from lot the frontage.

\*\*Corner 40 feet site triangle ordinance (in PMC Title 14) applies.+See PMC 15.07.110.6 regarding septic tanks.

**SECTION 4: AMENDMENT “15.07.110.4 Requirements For M/I, M/I L, Mixed Use IC, C, C1, NC2, And NC3 Zones” of the Perry Municipal Code is hereby *amended* as follows:**

**A M E N D M E N T**

15.07.110.4 Requirements For M/I, M/I L, Mixed Use IC, C, C1, NC2, And NC3 Zones

<b>REQUIREMENTS</b>	<b>ZONES</b>		
	<b>M/I and M/IL</b>	<b>Mixed Use Zones; IC, C, and C1</b>	<b>NC2 and NC3***</b>
<b>Minimum LOT AREA</b>	By Design Review	By Design Review	By Design Review
<b>Minimum FRONTAGE****</b>	By Design Review	By Design Review	By Design Review
<b>Main Buildings</b>			
<b>Minimum FRONT SETBACK</b>	20 Feet <b>at building setback line</b>	20 Feet <b>at building setback line</b>	20 Feet <b>at building setback line</b>
<b>Minimum REAR SETBACK</b>	By Design Review **	By Design Review **	By Design Review **
<b>Minimum STREET SIDE SETBACK (Corner Lot)*</b>	By Design Review **	By Design Review **	By Design Review **
<b>Min. INTERIOR SIDE SETBACK</b>	By Design Review **	By Design Review **	By Design Review **
<b>Maximum HEIGHT</b>	35 Feet (> w/ Fire Marshal approval)	35 Feet (> w/ Fire Marshal approval)	35 Feet (> w/ Fire Marshal approval)
<b>Accessory Buildings</b>			
<b>Minimum FRONT SETBACK</b>	20 Feet at building setback line	20 Feet at building setback line	20 Feet at building setback line
<b>Minimum REAR SETBACK</b>	By Design Review **	By Design Review **	By Design Review **
<b>Minimum STREET SIDE SETBACK (Corner Lot)*</b>	By Design Review **	By Design Review **	By Design Review **
<b>Min. INTERIOR SIDE SETBACK</b>	By Design Review **	By Design Review **	By Design Review **
<b>Maximum HEIGHT</b>	35 Feet (> w/ Fire Marshal approval)	35 Feet (> w/ Fire Marshal approval)	35 Feet (> w/ Fire Marshal approval)

\*Corner 40 feet site triangle ordinance (in PMC Title 14) applies.

\*\*Subject to design review imposing more stringent requirements, any commercial, manufacturing, industrial, institutional, public, or similar use(s) (collectively “commercial”) approved adjacent to a residential/agricultural use(s) shall have: (1) a six feet high full privacy fence (compliant with PMC 15.23 and PMC 15.25, Landscaping and Fences) along the property lines adjacent to the residential/agricultural use(s); and (2) rear and side setbacks adjacent to the residential/agricultural use(s) that are at least:

- (a) 25 feet, where a single level commercial floor height does not exceed 12 feet above grade; or
- (b) 25 feet, plus an another ½ foot for every additional foot of height of the structure above grade, for multiple floors or for where the single level floor height exceeds 12 feet above grade; and
- (c) Any measurement is from the lowest point of the roofline nearest to the residential property.

\*\*\* Additional requirements for residential uses allowed (by the Land Use Chart, PMC 15.07.100) in the NC2/NC3 Zones are set forth in PMC 15.07.060 and PMC 15.07.070 (“In-fill Development” Ordinance).

\*\*\*\*Measured thirty (30) feet back from lot the frontage

1 **October 4, 2018**  
2 **Planning Commission Meeting**  
3 **3005 South 1200 West Perry UT 84302**  
4 **7:00 p.m.**  
5

6 **Commissioners Present:** Chairman/Commissioner Stuart Grover, Commissioner Michelle Drago,  
7 Commissioner Jan Kerr, and Commissioner Nicole Butler  
8

9 **Commissioners Excused:** Commissioner Blake Ostler and Commissioner Tresa Peterson  
10

11 **City Staff Present:** Susan K. Obray: City Recorder  
12 Bob Barnhill: City Planner  
13 Tyra Bischoff: Office Assistant  
14

15 **Others Present:** Bret Scoffield and Mike Jensen  
16

17 **1. 7:00 p.m. - Call to Order and Opening Ceremonies**

18 **A. Invocation-**

19 Jan Kerr- Did a reading from The Four Agreements.

20 **B. Pledge of Allegiance to the U.S.A-**

21 Commissioner Grover led the Pledge of Allegiance.

22 **C. Declare Conflict of Interest, if any-**

23 Jan Kerr said she did not have a conflict of interest because the Planning Commission did not have  
24 the quorum necessary to act on her subdivision.  
25

26 **2. Public Hearings**

27 **A. Public hearing for the Kerr Subdivision, Location: 2925 S Hwy 89 Perry, Applicant: Jeff Kerr**

28 There were no public comments.  
29

30 **B. Public hearing regarding Ordinance 18-F Emergency Access Ordinance for Subdivisions.**

31 There were no public comments.  
32

33 **3. Land Use Applications**

34 **A. Final Approval and recommendation for Application for Kerr Subdivision, Location: 2925 S**  
35 **Hwy 89 Perry, Applicant Jeff Kerr Trustee.**

36 Jan Kerr discussed her lot and power access for the billboard. Commissioner Drago felt there was a  
37 need for a reciprocal access easement for both lots. Mrs. Kerry said she would record a permanent  
38 easement for the lot and power access on for the smaller parcel where billboard is located. Robert  
39 Barnhill discussed whether UDOT would require additional access and recommended that the a  
40 reciprocal access easement be shown on the site plan and that it should be recorded with the plat.  
41 Commissioner Grover wondered about a revision of the drawing and from the code standpoint and  
42 what the minimum area requirement are is. The Planning Commission tabled this issue due to the lack  
43 of a quorum. Mrs. Kerr okay said she would have the plat amended to include the reciprocal access  
44 easement so it could be approved to have access ensured for vote next month.  
45

46 **B. Approval and recommendation for Lot Line Amendment for Wasatch Hills Lots 11&12.**



1 Bret Scoffield addressed the Commission regarding the lot line between Lots 11 & 12. Bob gave a back  
2 ground on the two lots. He showed the original layout between of the two lots and the current layout.  
3 He also discussed the setback line in the cul-de-sac and found the frontage measurement is not to code  
4 his finding that the frontage measurement did not comply with the City's Code as it was currently written.  
5 Bob's recommendation, after talking to both the City Engineering and City Attorney, engineering the  
6 group and attorney is was to table this item for a month. Next and come back next month with a code  
7 amendment to resolve due to the cul-de-sac frontage issue would be presented to the Planning  
8 Commission. Bret discussed that the proposed plat is was what was originally approved and wanted by  
9 current interested clients. Bret spoke with Greg Hansen of Hansen Associates. Greg Hansen and he  
10 suggested vacating the current plat and going back to original plat. Bob said that it would be a viable  
11 option. However, it would require to vacate and revert back to the original subdivision. There was  
12 discussion of an additional application needed to be filled out by the property owner. The other option  
13 was that he could reapply to change the lot line between the two lots. It The Planning Commission was  
14 proposed that an amendment to the Code needed to be made regarding the definition and set back line  
15 definition for cul-de-sac frontage. He Mr. Schofield would not need to fill out an application for new lot  
16 line if the code is was amended. Commissioner Grover brought up the City Engineer's comment  
17 regarding the northwest corner of lot 12 may residing in the NC2 zone according to engineers. As the  
18 Planning Commission viewed an enlarged copy of the Zoning Map, it was noted that the other two vacant  
19 lots in the cul-de-sac had an NC2 zoning rather than residential. Bret then commented about the  
20 commercial zoning that had been put in place and is was now affecting his other two lots in the same cul-  
21 de-sac. His concern was that it the subdivision was had been approved before the commercial zoning  
22 was put in place. Bret asked if his lots would about what is considered to be grandfathered in, regarding  
23 the lots 13 & 14 that he owns in the subdivision that are affected. Bob explained that it is grandfathering  
24 was decided by the use of the property. If it is a use was vacated for a year, it loses lost its grandfathered  
25 status. Bob advised Bret to come into his office, and that they would discuss options regarding the zoning  
26 on for the two lots. It was also The Planning Commission decided to table the approval for the lot line  
27 amendment on Lots 11 & 12 while they the City worked on changing the ordinance.

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

##### A. Final Approval and recommendation for Ordinance 18-F Emergency Access.

31 Bob explained that the Land Use Authority can could look at the layout and of streets as a whole and  
32 can could require things such as stub roads, additional access into developments, or adjustments to the  
33 street layout so that the entire community can could be connected. The reason for this would be for  
34 public safety and emergency access. Two routes should be required when dwelling units exceed thirty,  
35 and when there is was a development that extended more than 1800 feet from a connecting street. Bob  
36 stated that Craig Hall, City Attorney, had concerns with the latter. He because there may might be  
37 unanticipated consequences with this revision. For ,for example: If someone wanted to build in the hills  
38 or agricultural area, they could possibly be that was possibly 2000 feet off the road. Bob stated that  
39 there weren't very many places that this would be a concern, possibly in some undeveloped areas on  
40 the east side. The City Attorney He also suggested that points of access be increased from 500 to 600  
41 feet due to 600 feet being to comply with the UDOT standard, where more than one means of access is  
42 required. Bob stated that there aren't very many places that this would be a concern, possibly in some  
43 undeveloped areas on the east side. Commissioner Grover brought up the exception clause and asked if  
44 that would cover possible issues that may might come up in future. Bob stated that if there is was an  
45 unintended consequence where no second access is was available that the exception clause may might  
46 be able to cover that.

1 **Motion:** Commissioner Butler approved and recommended to City Council ordinance 18F with minor  
2 edits noted. Commissioner Kerr seconded the motion. Roll call vote.

3  
4 **Commissioner Drago, Yes**      **Commissioner Grover, Yes**  
5 **Commissioner Butler, Yes**      **Commissioner Kerr, Yes**  
6

7 **5. Approval of the Minutes**

8 **(a) August 2, 2018 Regular meeting minutes**

9 **Motion:** Commissioner Kerr moved to approve the August 2, 2018 Regular Meeting Minutes with the  
10 notes that were sent to be incorporated. Commissioner Butler seconded the motion. Roll call vote.

11  
12 **Commissioner Drago, Yes**      **Commissioner Grover, Yes**  
13 **Commissioner Butler, Yes**      **Commissioner Kerr, Yes**  
14

15 **(b) September 6, 2018 Regular meeting minutes**

16 **Motion:** Commissioner Kerr moved to approve the September 6, 2018 Regular Meeting Minutes with  
17 the notes that were sent to be incorporated. Commissioner Butler seconded the motion. Roll call vote.

18  
19 **Commissioner Drago, Yes**      **Commissioner Grover, Yes**  
20 **Commissioner Butler, Yes**      **Commissioner Kerr, Yes**  
21

22 **(c) Report by Commissioner regarding last Council Meeting**

23 Commissioner Butler reported that the City Council on September 13, 2018 had a presentation given by  
24 the Utah Geologic Survey about the geology of our area, fault lines, and where they are located. It was  
25 also discussed that we have radon was present in Perry, and Commissioner Kerr had suggested the idea  
26 of purchasing kits for radon testing and making them available to the public at cost to have their homes  
27 tested. Attorney Craig Hall had issues with appeal authorities needing to be amended and wanted them  
28 done at the same time as the Business License Ordinance. He suggested that the Planning Commission  
29 work on the Special Uses and Appeals Authority Ordinance first. The Perry City Council gave Mayor  
30 Jeppsen authority to work with the broker regarding the Point Perry property. The city council passed  
31 the Stokes lot line amendment.  
32

33 **(d) Make Assignments for Representative to Attend City Council Meetings (October 11, 2018 and**  
34 **October 25, 2018)**

35 Commissioner Drago and Commissioner Kerr will volunteered to attend the October 11, 2018 meeting;  
36 and Commissioner Grover volunteered to will attend the October 25, 2018 meeting.  
37

38 **6. Discussion**

39 **A. Future Projects**

40 Discussed staff report to be included for feedback. Commissioner Grover had compiled a list of ideas  
41 that had been discussed in past including:

- 42 -PMC clean-up
  - 43 -Planning-Zoning forms clean-up
  - 44 -Business Licenses
  - 45 -Subdivision Application Process
  - 46 -General Plan support
  - 47 -Ideas from the proposed General Plan
- 48

1     **7. Training**

2         **A. Staff**

3 Bob Barnhill, Perry City Planner, presented a training video on affordable housing by Brent Bateman, the  
4 Property Right on Budsman.

5

6     **8. Review Next Agenda and Adjourn**

7         **A. Items for November agenda**

8             **(1)** Final for Kerr subdivision

9             **(2)** Final for Wasatch lot line amendment and ordinance

10            **(3)** Results of general plan meeting

11            **(4)** Future projects

12

13         **B. Motion to Adjourn**

14 **Motion:** Commissioner Kerr moved to adjourn. All commissioners were in favor.

15

16

17

1 **October 4, 2018**  
2 **Planning Commission Meeting**  
3 **3005 South 1200 West Perry UT 84302**  
4 **7:00 p.m.**

5  
6 **Commissioners Present:** Chairman/Commissioner Stuart Grover, Commissioner Michelle Drago,  
7 Commissioner Jan Kerr, and Commissioner Nicole Butler

8  
9 **Commissioners Excused:** Commissioner Blake Ostler and Commissioner Tresa Peterson

10  
11 **City Staff Present:** Susan K. Obray: City Recorder  
12 Bob Barnhill: City Planner  
13 Tyra Bischoff: Office Assistant

14  
15 **Others Present:** Bret Scoffield and Mike Jensen

16  
17 **1. 7:00 p.m. - Call to Order and Opening Ceremonies**

18 **A. Invocation-**

19 Jan Kerr- Did a reading from The Four Agreements.

20 **B. Pledge of Allegiance to the U.S.A-**

21 Commissioner Grover led the Pledge of Allegiance.

22 **C. Declare Conflict of Interest, if any-**

23 None

24  
25 **2. Public Hearings**

26 **A. Public hearing for the Kerr Subdivision, Location: 2925 S Hwy 89 Perry, Applicant: Jeff Kerr**

27 There were no public comments.

28  
29 **B. Public hearing regarding Ordinance 18-F Emergency Access Ordinance for Subdivisions.**

30 There were no public comments.

31  
32 **3. Land Use Applications**

33 **A. Final Approval and recommendation for Application for Kerr Subdivision, Location: 2925 S**  
34 **Hwy 89 Perry, Applicant Jeff Kerr Trustee.**

35 Jan Kerr discussed her lot and power access for the billboard. She would record a permanent easement  
36 for the lot and power access on smaller parcel where billboard is located. Robert Barnhill discussed  
37 whether UDOT would require additional access and recommended that the easement be shown on the  
38 site plan and that it should be recorded with the plat. Commissioner Grover wondered about a revision  
39 of the drawing and from the code standpoint and what the minimum area requirement are. The  
40 planning commission tabled this issue due to the lack of a quorum. Mrs. Kerr ~~okays to have access~~  
41 ~~ensured for vote~~ concurred with tabling the application next month.

42  
43 **B. Approval and recommendation for Lot Line Amendment for Wasatch Hills lots 11&12.**

44 Bret Scoffield addressed the commission regarding the lot line between lots 11 & 12. Bob ~~gave approved~~ <sup>approved</sup>  
45 back-ground information on the two lots. He showed the original layout between the two lots and the  
46 current layout. He also discussed the setback line in cul-de-sac and found the frontage measurement is  
47 not to code. Bob's recommendation after talking to engineering the group and attorney is to table this

1 item for a month and come back next month with a code amendment due to the cul-de-sac frontage  
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3 interested clients. Bret spoke with Greg Hansen of Hansen Associates and he suggested vacating the  
4 current plat and going back to original plat. Bob said that it would be a viable option to vacate and revert  
5 back to the original subdivision. There was discussion of an additional application needed to be filled out  
6 by the property owner. The other option was that he could reapply to change the lot line between the  
7 two lots. It was proposed that an amendment to the code needed to be made regarding the definition  
8 and set back line definition for cul-de-sac frontage. He would not need to fill out an application for new  
9 lot line if the code is amended. Commissioner Grover brought up the northwest corner of lot 12 may  
10 reside in NC2 zone according to engineers. Bret then commented about the commercial zoning that has  
11 been put in place and is now affecting his other two lots in the same cul-de-sac. His concern was that it  
12 had been approved before the commercial zoning was put in place. Bret asked about what is considered  
13 to be grandfathered in, regarding the lots 13 & 14 that he owns in the subdivision that are affected. Bob  
14 explained that it is decided by the use of the property, if it is vacated for a year, it loses its grandfathered  
15 status. Bob advised Bret to come into his office and that they would discuss options regarding the zoning  
16 on the two lots. It was also decided to table the approval for the lot line Amendment on lots 11 & 12  
17 while they work on an changing the ordinance to change the frontage requirements.

18  
19 **4. Land Use Ordinances, Zoning, Design Guidelines, General Plan, Etc.**

20 **A. Final Approval and recommendation for Ordinance 18-F Emergency Access.**

21 Bob explained the land use authority can look at the layout and streets as a whole and can require  
22 things such as stub roads, additional access into developments, or adjustments to the street layout so  
23 that the entire community can be connected. The reason for this would be for public safety and  
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25 a development that extends more than 1800 feet from connecting street. Bob stated that Craig Hall, city  
26 attorney, had concerns with the latter because there may be unanticipated consequences with this  
27 revision, for example, if someone wanted to build in the hills or agricultural area that was possibly 2000  
28 feet off the road. He also suggested that points of access be increased from 500 to 600 feet due to 600  
29 feet being the UDOT standard, where more than one means of access is required. Bob stated that there  
30 aren't very many places that this would be a concern, possibly in some undeveloped areas on the east  
31 side. Commissioner Grover brought up the exception clause and asked if that would cover possible  
32 issues that may come up in future. Bob stated that if there is an unintended consequence where no  
33 second access is available that the exception clause may be able to cover that.

34  
35 **Motion:** Commissioner Butler approved and recommended to City Council ordinance 18F with minor  
36 edits noted. Commissioner Kerr seconded the motion. Roll call vote.

37  
38 **Commissioner Drago, Yes**                      **Commissioner Grover, Yes**  
39 **Commissioner Butler, Yes**                    **Commissioner Kerr, Yes**

40  
41 **5. Approval of the Minutes**

42 **(a) August 2, 2018 Regular meeting minutes**

43 **Motion:** Commissioner Kerr moved to approve the August 2, 2018 Regular Meeting Minutes with the  
44 notes that were sent to be incorporated. Commissioner Butler seconded the motion. Roll call vote.

45  
46 **Commissioner Drago, Yes**                      **Commissioner Grover, Yes**  
47 **Commissioner Butler, Yes**                    **Commissioner Kerr, Yes**

1           **(b) September 6, 2018 Regular meeting minutes**

2 **Motion:** Commissioner Kerr moved to approve the September 6, 2018 Regular Meeting Minutes with  
3 the notes that were sent to be incorporated. Commissioner Butler seconded the motion. Roll call vote.  
4

5           **Commissioner Drago, Yes           Commissioner Grover, Yes**  
6           **Commissioner Butler, Yes       Commissioner Kerr, Yes**  
7

8           **(c) Report by Commissioner regarding last Council Meeting**

9 Commissioner Butler reported that the City Council on September 13, 2018 had a presentation given by  
10 the Utah Geologic Survey about the geology of our area, fault lines, and where they are located. It was  
11 also discussed that we have radon present in Perry and Commissioner Kerr suggested the idea of  
12 purchasing kits for radon testing and making them available to the public at cost to have their homes  
13 tested. Attorney Craig Hall had issues with appeal authorities needing to be amended and wanted them  
14 done at the same time as business license ordinance. He suggested that the Planning Commission work  
15 on the special uses and appeals authority ordinance first. The Perry City Council gave Mayor Jeppsen  
16 authority to work with the broker regarding the Pointe Perry property. The city council passed the  
17 Stokes lot line amendment.  
18

19           **(d) Make Assignments for Representative to Attend City Council Meetings (October 11, 2018 and**  
20           **October 25, 2018)**

21 Commissioner Drago and Commissioner Kerr will attend the October 11, 2018 meeting and  
22 Commissioner Grover will attend the October 25, 2018 meeting.  
23

24           **6. Discussion**

25           **A. Future Projects**

26 The commissioners discussed adding a staff report section to future agendas, to be included allow for  
27 news and for feedback. Commissioner Grover had compiled a list of ideas that had been discussed in  
28 past including:

- 29           -PMC clean-up
  - 30           -Planning-Zoning forms clean-up
  - 31           -Business Licenses
  - 32           -Subdivision Application Process
  - 33           -General Plan support
  - 34           -Ideas from the proposed General Plan
- 35

36           **7. Training**

37           **A. Staff**

38 Bob Barnhill, Perry City Planner, presented a training video on affordable housing by Brent Bateman, the  
39 Property Right Ombu~~en~~Budsman.  
40

41           **8. Review Next Agenda and Adjourn**

42           **A. Items for November agenda**

- 43           **(1)** Final for Kerr subdivision
  - 44           **(2)** Final for Wasatch Hills lots 11 & 12 lot line amendment and ordinance
  - 45           **(3)** Results of ~~general~~General plan Plan meeting
  - 46           **(4)** Future projects
- 47

48           **B. Motion to Adjourn**

1 **Motion:** Commissioner Kerr moved to adjourn. All commissioners were in favor.

2

3

4

## Future Projects

### PMC clean-up

→Action: Design and implement a standardized, easy-to-read format for all zones in the PMC. Define permitted uses, area, frontage, setbacks etc., in a single place for each zone. Rationale: Better understand current condition and de-conflict PMC.

### Planning-Zoning forms clean-up

→Action: Revise agenda template and planning-zoning forms to standardize look and add new logo; support initiative to implement web forms for future applications instead of paper forms.

### Business Licenses

→Action: Continue to support the Business License Ordinance as needed

### Subdivision Application Process

→Action: Improve procedures for subdivision applications (PMC 14.x) and review/approval thereof

### General Plan support

→Action: Support finalization of the General Plan; assign sections to Commissioners for review

### Ideas from the proposed General Plan

“Objective B: Preserve and enhance Perry’s small-town feel.

Strategy 1: Adhere to a high-quality pedestrian environment when updating all zoning code, infrastructure standards, and transportation plans.”

→Action: review and improve upon pedestrian access standards in the PMC.

“Strategy 2: Standards for community place making such as uniform signage, lighting, street trees and landscaping”

→Action: review and improve design standards for street signs, lighting, and landscaping in the PMC

“Objective C: Establish a walkable, Village Center along the new right-of-way of XXXXX in order to provide a location for economic development, community activity, and a timeless destination in Perry.

The future land use map, the preferred path for Perry’s growth, will guide future development in Perry, and be used as a reference in reviewing all land use changes.

Strategy 1: Update zoning to allow for small-format commercial development. Zoning should allow for alternate housing choices (such as townhomes), small format entertainment, and community amenities.

Strategy 2: Focus housing choices, such as townhomes and senior housing, near this center, increasing patrons for small-format commercial success and housing choices.

Strategy 3: Prioritize the pedestrian when designing the cross section for the new road (the continuation of 775 W connecting 1700 S and Maddox Ln.) –ref. *PMC 10.02.030 Transportation Plan*

Strategy 4: Encourage local retail and service to locate within this mixed-use center.

Strategy 5: Draft and adopt mandatory design standards for the town center.

a. Potential standards include pedestrian orientation of sign and entrance, provide for public amenities such as street trees and lighting, require surface parking to be placed behind buildings, and unite the overall architectural design.

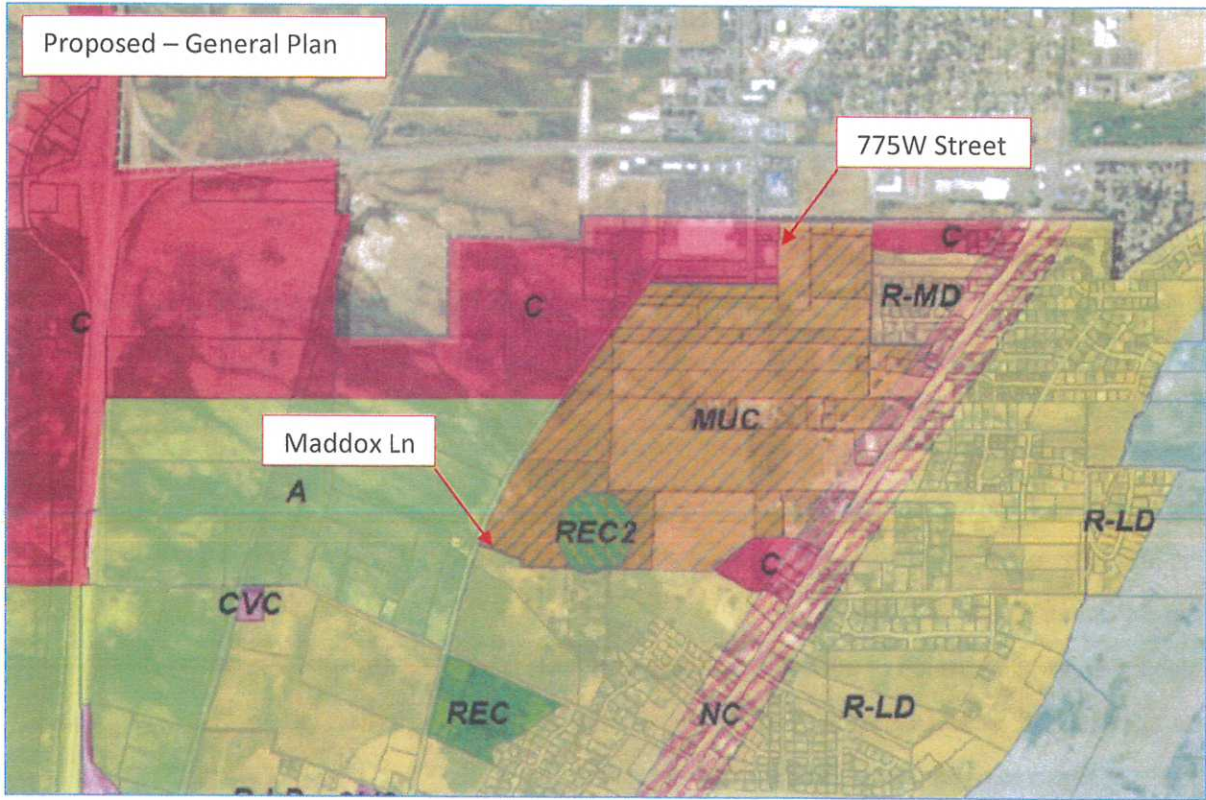
Strategy 6: Address mixed-use zone; consider a form-based district.”

→Action: Create a “Village Center” zone, or revise existing zones, to establish form-based design standards for a walkable village center (bike, car and pedestrian friendly). Should include alternate housing and a mixed retail environment (e.g. apartments, townhomes, small format retail and entertainment, amenities, and senior housing).

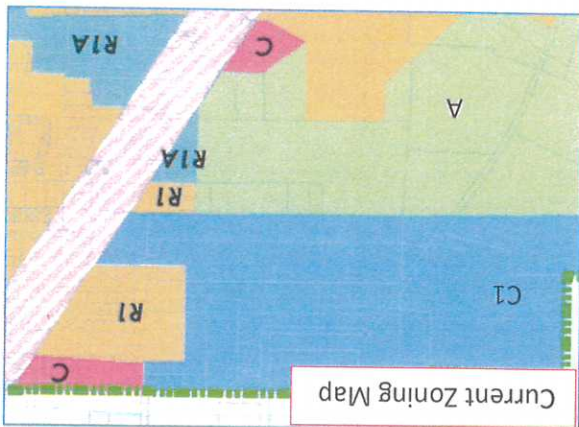
→Action: Implement similar standards in the NCx zones along Highway 89?

→Action: Create a civic or rec zone at or near the perceived center for future town hall?





Reference: PMC Zoning Map, sourced 1 Oct 2018



Reference: <http://gis.boxeldercounty.org/webmap/>

