

Perry City is inviting you to a scheduled Zoom meeting.

Topic: Planning Meeting

Time: Jul 13, 2023 07:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89493394211?pwd=eDFKVUQrbEhWVUprS2xVYnJldkp5dz09>

Meeting ID: 894 9339 4211

Passcode: 703196

One tap mobile

+12532158782,,89493394211#,,,,*703196# US (Tacoma)

+13462487799,,89493394211#,,,,*703196# US (Houston)

Dial by your location

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

Meeting ID: 894 9339 4211

Passcode: 703196

Find your local number: <https://us02web.zoom.us/j/89493394211?pwd=eDFKVUQrbEhWVUprS2xVYnJldkp5dz09>

PERRY CITY PLANNING COMMISSION

REGULAR MEETING AGENDA

July 13, 2023

7:00 pm regular meeting

3005 S 1200 W Perry, UT

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

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

- 1. 7:00 p.m. – Call to Order and Opening Ceremonies**
 - A. Declare Conflicts of Interest, If any**
- 2. Action Items**
 - A. Site Plan Application; Heritage Chrysler Dodge Ram Jeep located at approximately 1155 S 1600 W Parcel #03-236-0041 Applicant: Dave Whitaker**
 - B. Ordinance 23-E Landscaping Regulations**
- 3. Approval of the Minutes**
 - A. June 1, 2023, Regular Planning Meeting**
- 4. Discussion**
 - A. Future Projects**
 - B. Report on past-approved Planning Commission Agenda Items**
 - C. Report from Commissioner regarding previous Council Meetings**
 - D. Make Assignments for Representative to Attend City Council Meetings (July 27th)**
- 5. Public Comment**
- 6. Training**
 - A. Staff**
- 7. Review Next Agenda and Adjourn**
 - A. Items for August agenda (next meeting August 3rd, 2023)**
 - B. Motion to Adjourn**

Certificate of Mailing

The undersigned duly appointed official hereby certifies that a copy of the foregoing agenda was sent to each member and alternate member of the Planning Commission and other designated City Officials and was posted in these locations: The Perry City Offices, Centennial Park, Perry City Park; Box Elder News Journal; Perry City Website; and State Website; on this 26th day of June 2023. Any individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461).

Tyra Bischoff, Planning Secretary

Rules for Public Hearings/Comments:

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

Staff Report

July 13, 2023

Perry City Planning Commission

Commercial Site Plan – Heritage Chrysler, auto dealership located at 1127 S 1600 W

Summary

The proposed development is in the Interstate Commercial Zone on approximately 5.8 acres. The plans include a sales office, service bays, display parking, and landscaping among other improvements. Many of the required improvements adjacent to the site, such as asphalt and utilities, have already been installed. When the property owner amended the subdivision they signed a deferral agreement to install the remaining infrastructure at the time of development.

Code Compliance

Memos from the city planning staff and engineer are attached to this staff report and has been provided to the applicant. We have asked for additional site information and some changes to the landscaping plan among other items. Generally speaking, the project appears to be heading the right direction for approval, but a few updates are needed.

The property has previously received permits through the Army Corps of engineers and wetlands have been mitigated. Our engineer has requested a soils report. An overall site plan has also been included. The full set of construction drawings are available for review.

Considerations and Recommendations

This is an administrative item and the decision from Planning Commission will be a recommendation to City Council.

Until an updated site plan has been provided and reviewed, staff recommends tabling this application.

COMBINED REVIEW MEMO

PROJECT: Heritage Chrysler
APPLICATION: Site Plan
DATE: June 25, 2023



You will find the following attached:

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

Sincerely,

A handwritten signature in dark ink, which appears to read "Robert Barnhill". The signature is fluid and cursive, written in a professional style.

Robert Barnhill
City Administrator
Perry City
435.723.6464

PLANNING COMMENTS

Corrections:

1. Additional trees are required:
 - a. 3 trees/1,000 sf of required landscaping (10% of total site) = 75 trees
 - b. Street trees are required with a minimum of 1 tree per 35' of frontage.
2. No plants are shown on the east side of the site. A planted landscape buffer is required.
3. Visually delineate the customer parking from sales parking on the plans. When this is provided we can verify the required parking meets our standards.
4. Provide a dumpster enclosure detail that matches the color and materials of the building.
5. Provide details about the proposed signage on the property including locations and dimensions.
6. Geotechnical soils study is needed (see engineering comments).
7. Include City standard details for all work within the City Rights of Way (see engineering comments).
8. Architecture: I believe the proposed architecture meets or exceeds the city's expectations, although the materials don't technically conform to our requirements. I would like to present this to Planning Commission and City Council as a architecture that exceeds our standards, but please know that this may be a discussion item among the boards.

MEMORANDUM

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

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



RE: **HERITAGE AUTO DEALERSHIP - Preliminary Site Plan Review**

Date: June 27, 2023

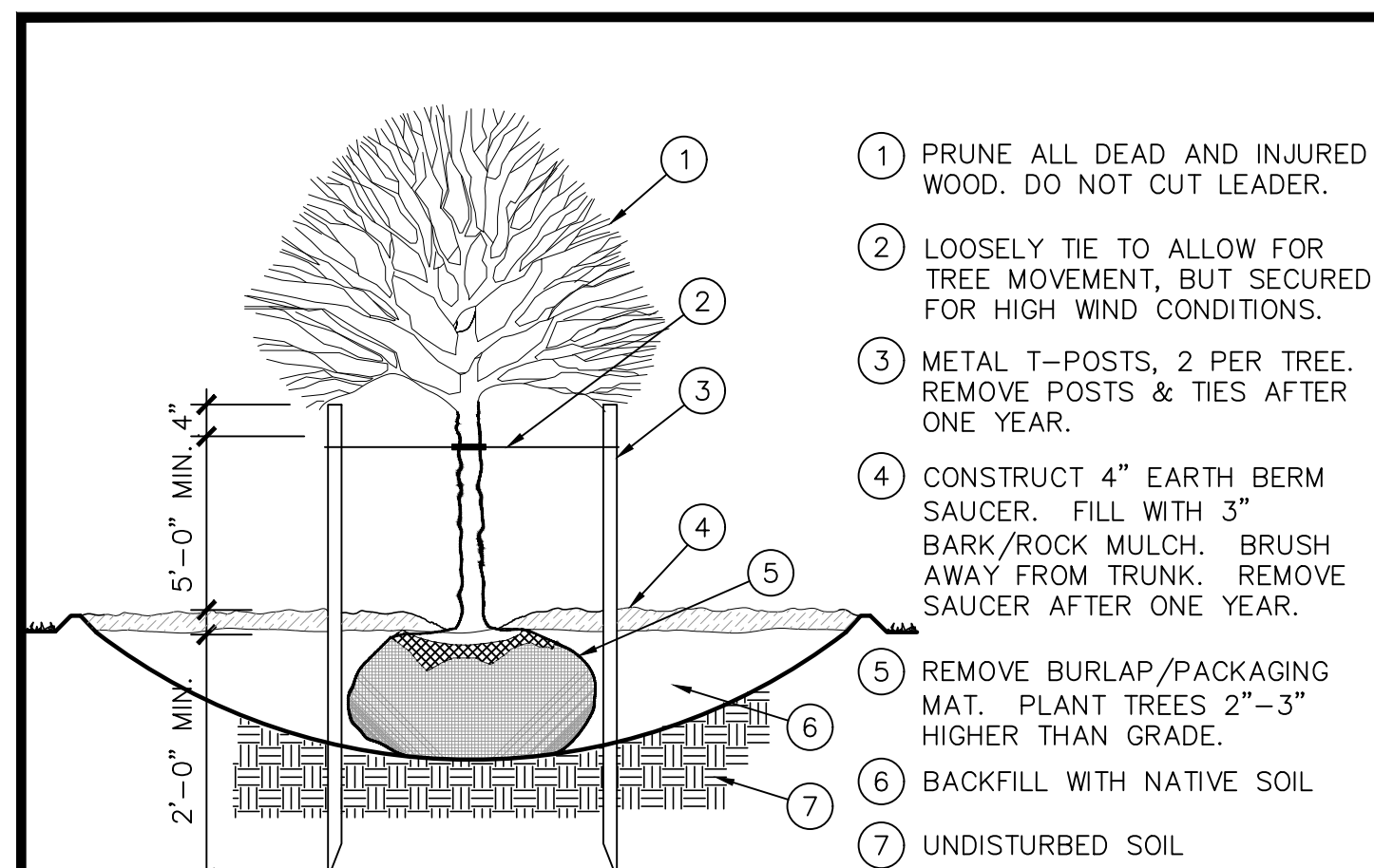
Our office has completed a review of the preliminary site plan for the proposed Heritage Auto Dealership located at 1127 South 1600 West. Our comments are:

1. Please include applicable details from the Perry City Public Works Standards for sidewalks, drive approaches, curb and gutter, ADA ramps, water meters, fire hydrants, sewer manholes, etc. within the City's right-of-way. The standards can be downloaded at: <https://jonescivil.com/clients/perry-city/>
2. Sheet C1 references a geotechnical report for the site. This report should address groundwater levels, soil types for installation of the StormTech system, parking lot paving section recommendations assuming heavier vehicle delivery trucks, and building footing/foundation recommendations. Please provide a copy for review.
3. Please show an asphalt paving section for the site parking lot in the plans.
4. The City's water system can provide a fire flow of 2,300 gpm at this location with a residual pressure of 20 psi. The 29,863 sf dealership building with Type IIB construction and a fire suppression system requires a fire flow of 1,875 gpm for 1 hour so the existing water infrastructure appears to be adequate.
5. There are 3 fire hydrants within 250 feet of the proposed building which should provide adequate flow considering the building's fire suppression system.
6. Our records show the waterline in 1600 West as 12". Please update.
7. The fire line connection to the main in 1600 West needs to be at least 15' from the water meter connection. The lines can converge and be closer together as they enter the site.
8. Please show a water meter size and associated detail from the Public Works Standards.
9. We assume irrigation for the site will come from the culinary water system. If so, a reduced-pressure backflow assembly will need to be shown on the plans and installed downstream of the water meter at the irrigation connection. Details can be found in the Public Works Standards (Sheet CS-13).
10. Our records show the sewer main in 1600 West as 10". Please update.
11. The City's sewer lift station northwest of Tractor Supply has adequate capacity for this development.
12. We checked the peak inflow for the northerly branch of the site storm drain piping. We estimate a peak flow for a 10-year storm at about 6 cfs. The drainage report on Sheet C6 shows peak runoff at 6.34 cfs. A 12" main at 0.4% has a capacity of about 2.3 cfs. Please check each segment of the site

pipings for capacity concerns. It is likely that the pipes will need to be greater than 12" diameter between CB#3/CB#13 and the StormTech system.

13. The storm water detention calculations on Sheet C6 are for a 100-year, 24-hour storm event with an allowable release rate of 0.2 cfs. Perry City's standard for local developments is a 10-year storm with a release rate of 0.1 cfs. Our office estimates the required detention at 12,730 cubic feet. If desired, the developer may consider reducing the StormTech system non-LID volume from 23,848 cf to 12,730 cf. Calculations should be updated.
14. The 15" HDPE outlet pipe from the StormTech system to 1600 West needs to be RCP CI-III per the Public Works Standards.
15. At 0.1 cfs release rate, we calculated the orifice size at 3.6". Please review and revise calculations.

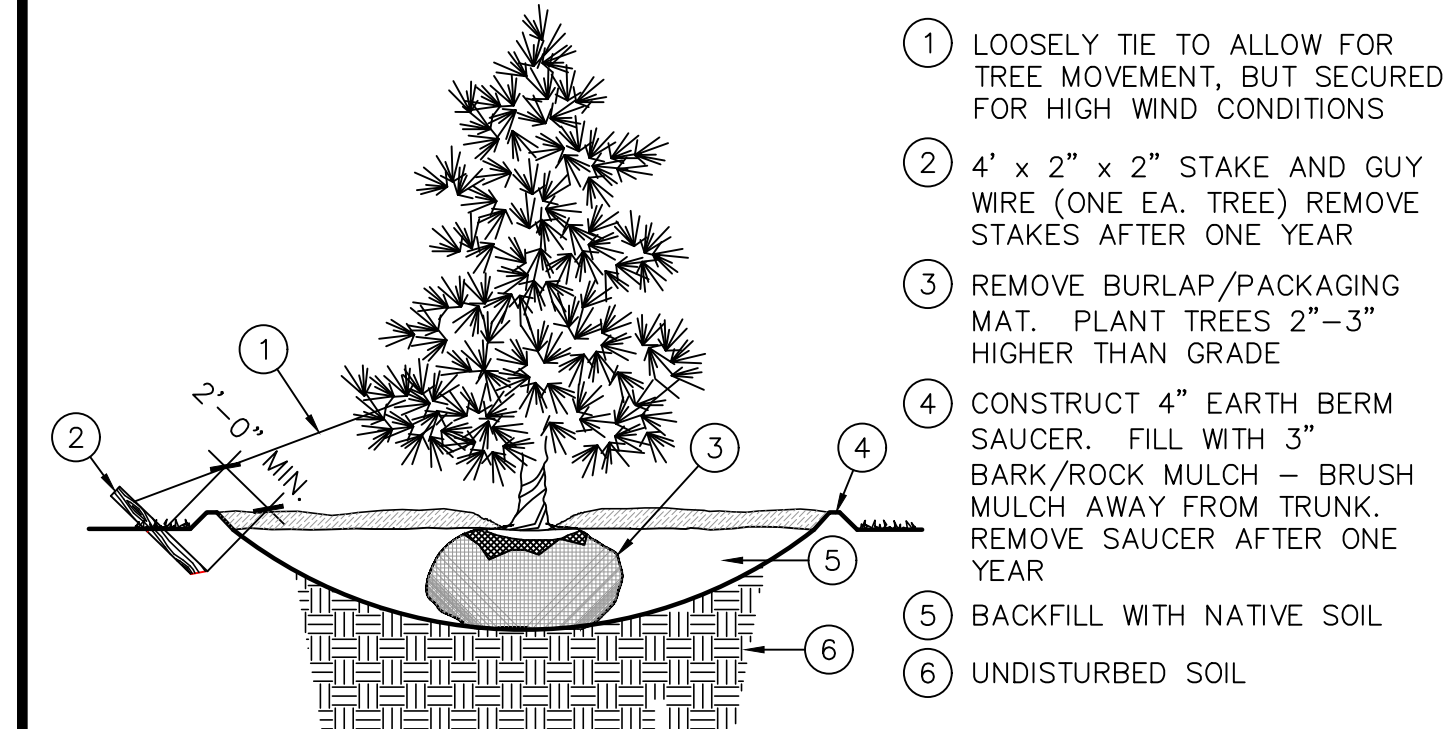
Should you have further questions, please let us know.



NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL.

DECIDUOUS TREE PLANTING

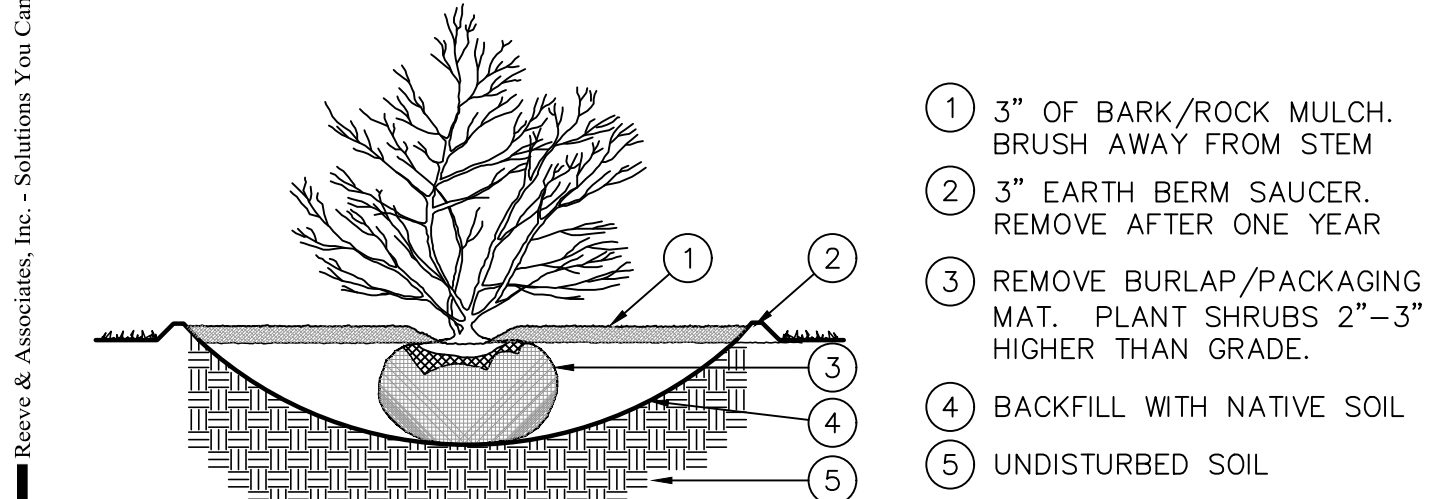
NTS



NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL.

CONIFEROUS TREE PLANTING

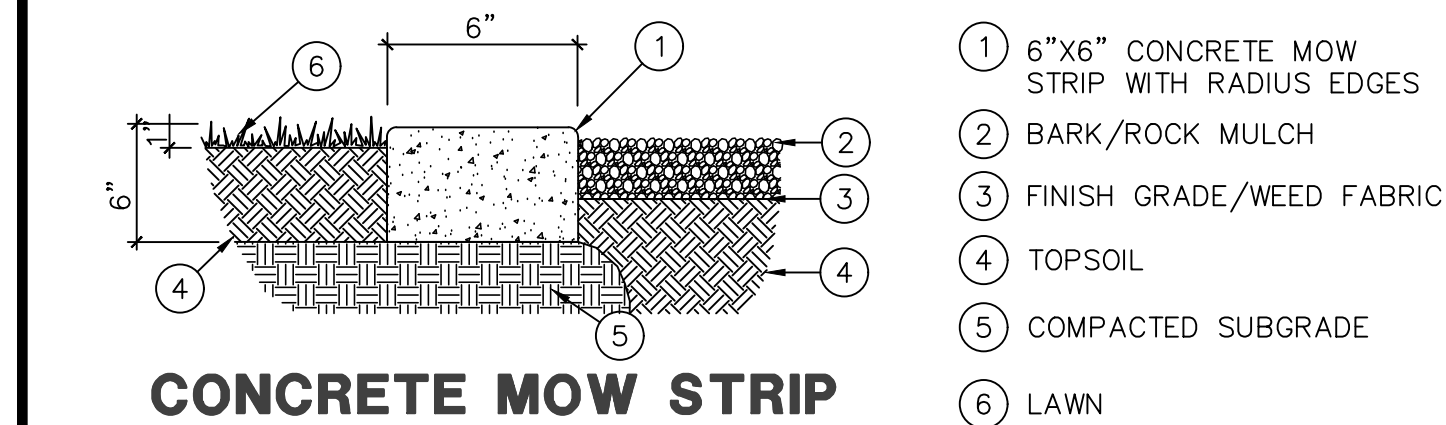
NTS



NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL.

SHRUB PLANTING

NTS



CONCRETE MOW STRIP

NTS

PLANTING NOTES

- This planting plan is diagrammatic and plant locations are approximate.
- Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
- Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
- Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
- Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
- All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
- Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
- Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
- Edging or Curbing shall be installed as shown on the plan to separate grass from shrub beds.
- Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the owners representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
- Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not crowd out small perennial plants with excessive mulch.
- Provide a 3" minimum diameter circle "tree ring" around trees that are placed within lawn areas. Place a 3" minimum depth of mulch. Use shredded bark mulch or match mulch being used for shrub beds.
- The contractor shall maintain all work until work is complete and accepted by the Owner. The contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing and irrigating.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.



PLANT TABLE

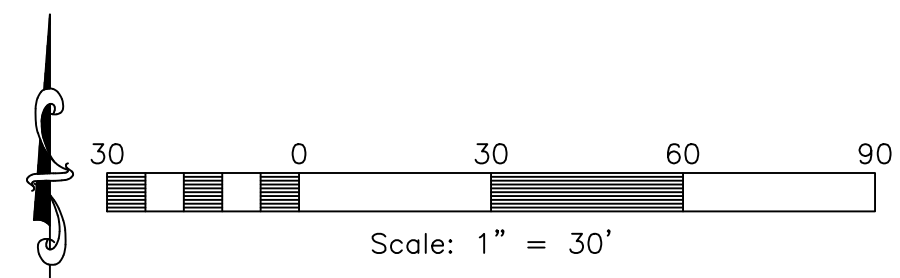
TREES				
Quantity	Symbol	Scientific Name	Common Name	Size
9		Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac Tree	2" cal.
24		Zelkova serrata 'Village Green'	Village Green Zelkova	2" cal.

SHRUBS				
Quantity	Symbol	Scientific Name	Common Name	Size
8		Berberis thun. atro. 'Nana'	Crimson Pygmy Barberry	5 gal.
28		Juniperus 'Buffalo'	Buffalo Juniper	5 gal.
111		Juniperus communis 'Mondap'	Alpine Carpet Juniper	5 gal.
30		Physocarpus opulifolius 'Dart's Gold'	Darts Gold Ninebark	5 gal.
42		Rhus aromatica 'Gro-Low'	Gro-Low Sumac	5 gal.
89		Rosa sp. 'Fuchsia Meidiland'	Fuchsia Meidiland Rose	5 gal.
13		Spiraea bumalda 'Gold Mound'	Gold Mound Spirea	5 gal.
18		Taxus media 'Hicksii'	Hicks Yew	10 gal.

ORNAMENTAL GRASS				
Quantity	Symbol	Scientific Name	Common Name	Size
75		Calamagrostis 'Karl Foerster'	Karl Foerster Grass	1 gal.

PERENNIALS				
Quantity	Symbol	Scientific Name	Common Name	Size
15		Iris pallida 'Variegata'	Variegated Sweet Iris	1 gal.
92		Lavandula angustifolia 'Munstead'	Munstead Lavender	1 gal.

OTHER		
Symbol	Description	Type
	Turf Grass - Sod Kentucky Bluegrass Mix - 3 Species Minimum	Sod
	Rock Mulch - Smooth Cobble	2-4" Dia.
	Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	3" Depth
	Seed Mix - Non-irrigated seed mix	Hydroseed
	Concrete Mow Strip	6"x6"



Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co

RA

LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

**Heritage Chrysler
Perry Dealership**
PERRY CITY, BOX ELDER COUNTY, UTAH

Landscape Plan



Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: N. PETERSON
Begin Date: MAY 17, 2023
Name: HERITAGE CHRYSLER PERRY
Number: 6552-03

1 June 1, 2023
2 Planning Commission Meeting
3 Virtual Meeting
4 7:00 p.m.
5
6

7 **Commissioners Present:** Chairman Marcus Wager, Commissioner Julie Jones, Commissioner Ryan Vaughn
8 Commissioner Beth Thompson, Commissioner and Blake Broadhead
9

10 **Commissioners Absent:** Vice Chairman Stephan Moss and Commissioner Jan Kerr
11

12 **City Staff Present:** Mayor Jeppsen (on-line), City Administrator Bob Barnhill, City Attorney Chris Crockett
13 (on-line), and Planning Secretary Tyra Bischoff
14

15 **Others Present:** Melanie Barnhill (on-line)
16

17 1. 7:01 p.m. - Call to Order and Opening Ceremonies
18 Chairman Marcus Wager called the meeting to order.
19

20 A. **Declare Conflict of Interest, if any**
21 None.
22

23 2. **Action Items**

24 A. **Ordinance 23-E Landscaping Regulations**
25 Mr. Barnhill said this action item was a follow-up from the last meeting. The main purpose of this
26 ordinance was to present an option as a code amendment for the residents who want to remove their
27 grass and replace it with water wise landscaping. He explained that in qualified cities the State of Utah will
28 give \$1.50 per square foot to the residents who participate in this water wise landscaping program. He
29 said in order to qualify for this state incentive program the municipality will need to have adopted an
30 ordinance with the state regulation wording. He explained the landscaping ordinance will be for new
31 residential and commercial developments. To qualify for this program the regulation should list that
32 residential lawns will not be permitted in park strips or areas less than 8 feet in width and the lawn in the
33 front and side yards will be 50 percent or less of the landscaping. The commercial and multi-family
34 housing regulation should state that the lawn will not exceed 20 percent of the total landscaped area with
35 the exception of large recreation spaces.
36

37 He suggested while they are amending the landscape regulations ordinance, they also do a clean-up on
38 outdated criteria and other changes. He mentioned that at the prior Planning meeting the commissioners
39 requested he send out a survey asking the citizens if they would be supportive of this incentive plan so,
40 he put a two-question survey on social media. He then reviewed the data of the responses with the
41 commissioners.
42

43 Commissioner Jones said she was concerned that 50 percent was not enough for conserving water in
44 seasons like last year. She said the minimal water (drought) gave her perspective and that she was
45 grateful for the water we had (thus far) received this year. She voiced that she talked to people that were
46 for this incentive program but against the government control part of it. She said she wanted them to
47 push it to City Council for review to get more eyes (opinions) on it.
48

Commissioner Vaughn asked how they calculated the percentage of the property and Mr. Barnhill responded and then used some of the measurements as examples. He noted that the state will not pay if the grass was replaced with gravel or cement. He said the state program is to give a financial rebate to the resident who replaces landscape with (water wise) landscape. The group then discussed water usage and types of landscape options such as zero-scaping. Commissioner Thompson said she was concerned about people who will just let weeds grow up through their water wise landscaping (not maintain the rock areas). Mr. Barnhill mentioned that the city has a code about weeds and frequently sends letters to citizens about this issue. They continued their discussion and focused on the landscaping percentages for the ordinance draft. Commissioner Broadhead commented that he finds it odd that the state will offer rebate only if replacing it with something else that requires water.

MOTION: Commissioner Jones made a motion to recommend to City Council for approval and discussion of Ordinance 23-E Landscaping Regulations. Commissioner Thompson seconded the motion.

Roll Call Vote:

Commissioner Wager, Yes
Commissioner Moss, Absent
Commissioner Jones, Yes
Commissioner Kerr, Absent
Commissioner Broadhead, Yes
Commissioner Vaughn, Yes
Commissioner Thompson, Yes

Motion Approved

3. Approval of the Minutes

A. April 6, 2023 Regular Planning Meeting

Commissioner Broadhead said there was one change on line 27 to take out "and".

MOTION: Commissioner Broadhead made a motion to approve the April 6, 2023 with the correction. Commissioner Vaughn seconded the motion.

All In Favor

4. Discussion

A. State Legislature Changes

Mr. Barnhill said the State of Utah Legislature made changes to S.B. 174 Local Land Use and Development Revisions (<https://le.utah.gov/~2023/bills/static/SB0174.html>) to streamline the subdivisions process. He explained that Perry City will have to create an ordinance to comply with this state revision. He said the first half of the bill was about providing moderate income housing but for this discussion they will be focusing on the subdivision review and approval process. The following were his highlights of a few optional changes and some changes that the city must make to comply with the state code revision.

In section 10-9a-604.1. Process for Subdivision Review and Approval:

- Line 388 – 390 (3) preliminary and engineering done at same time and should be ready to record. They should have only two applications, preliminary and final.

- Line 397 – 399 (4) (a) request for a pre-application meeting to review concept plan shall be met within 15 days.
- Line 410 – 413 (7) for the preliminary application the city may receive public comment and may hold a public hearing.
- Line 417 – 413 (9) (b) the final subdivision application may not require approval from Planning Commission or City Council (but a person who was given land use authority for the city).

In section 10-9a-604.2. Review of Subdivision Land Use Applications and Subdivision Improvement Plans:

- Line 449 – 450 (3)(b) A municipality shall maintain and publish a list of the items comprising the complete preliminary subdivision land use application, including:
 - (ii) the owner's affidavit;
 - (iii) an electronic copy of all plans in PDF format;
 - (iv) the preliminary subdivision plat drawings; and
 - (v) a breakdown of fees due upon approval of the application.

He continued reviewing the state bill and highlighted areas of important interest. With all these state legislature changes, he said, Planning Commission and City Council need to be extra stringent from the beginning of the applications review process. He mentioned as a side note that the city may bill the applicant for the time it takes office, administration, and city engineer staff to process the application paperwork. As he progressed through the code revision, he commented that this will really impact the land developers. In reference to 10-9a-604.2 7(c), he said, the first review will need to be as comprehensible as possible and will be very important. He pointed out in 10-9a-608 Subsection 5, that lot line adjustments do not need to be amended with a plat therefore the different amendments will not show up on the county map and would be more difficult to track. At the end of the state code review, he said that they will begin working on updating the city code to comply with this revised Utah State legislature code.

B. Future Projects

Mr. Barnhill said that nothing had been presented to be on Planning Commission agenda and Chairman Wager commented that perhaps they might not need to have a meeting next month. Mr. Barnhill then reported that he has had residents call with questions about ADU's. Chairman Wager asked about the RA Housing report and Mr. Barnhill responded that he had submitted it but had not heard back from the state.

C. Report on past-approved Planning Commission Agenda Items

Mr. Barnhill said Maverik site plans were originally tabled and then Maverik took the time to do a soil analysis (and presented the report to the engineers) so they were approved.

D. Report from Commissioner regarding previous Council Meetings

None.

E. Make Assignments for Representative to Attend City Council Meeting (June 8 & June 22, 2023)

Mr. Barnhill will attend the June 8th, and Commissioner Blake Broadhead said he will go to the June 22nd, City Council Meetings.

5. Public Comment

None.

143 6. Training

144 A. Staff

145 None.

146
147 7. Review Next Agenda and Adjourn

148 A. Items for July agenda (next meeting July 6, 2023)

149 Mr. Barnhill said that there was nothing so far.

150
151 B. Motion to Adjourn

152
153 **Motion:** Commissioner Jones made a motion to adjourn the meeting. Commissioner Thompson
154 seconded the motion.

155
156 All Commissioners were in favor. The meeting ended at 7:51 p.m.
157
158