

Perry City is inviting you to a scheduled Zoom meeting.

Topic: Planning Commission Meeting

Time: May 2, 2024 07:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81610026915?pwd=K0FnRGRORFhRRkl2MVFJbmY0RHN4dz09>

Meeting ID: 816 1002 6915

Passcode: 953905

One tap mobile

+16694449171,,81610026915#,,,953905# US

+16699006833,,81610026915#,,,953905# US (San Jose)

Dial by your location

- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +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
- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)

Meeting ID: 816 1002 6915

Passcode: 953905

Find your local number: <https://us02web.zoom.us/u/kbzSh5WEXg>

PERRY CITY PLANNING COMMISSION

REGULAR MEETING AGENDA

May 2, 2024

7:00 pm regular meeting

1950 S Hwy 89 Perry, UT

The meeting will be open to the public. Meetings 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. Final Plat Application Vintage Farms: Located at 1550 S Highway 89 Parcel #03-245-0001 Applicant; Michael Thomas

B. Development Agreement Perry Landing: Located at approximately 3200 S 1200 W Parcel #02-034-0144 Applicant; Robert Anderson

C. Public Hearing: Ordinance 24-D Amending Multi-Family Dwelling/ Apartment Density Map and Subdivision Code

3. Approval of the Minutes

A. March 7, 2024, 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

(May 9th and 23rd)

5. Public Comment

6. Training

A. Staff

7. Review Next Agenda and Adjourn

A. Items for April agenda (next meeting June 6, 2024)

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; Perry City Website; and State Website; on this 22nd of April 2024. An 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.

Perry City Community Development

Printed: 04/22/2024

Vintage Farms Townhomes

This site has updated. Please click to reload.

04/16/2024 - 04/15/2025

2988220

Subdivision: Final Plat
Application

e76117c0-fb66-11ee-b70e-a5c23ca5db81

Subdivision: Final Plat Application

Active

Under Review

Application Review Status

Pre-Review	Approved	04/15/2024
Community Development	Not Reviewed	
Final-Review	Not Reviewed	

Fees

Payments

Subdivision: Final Plat Application	\$2,175.00	04/16/2024	Card *3007	\$2,175.00
Subtotal	\$2,175.00	Total Paid		\$2,240.50
Processing Fee	\$65.50			
Total	\$2,240.50			
Amount Paid	\$2,240.50			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

Over time the development community in the State of Utah has lobbied the state legislature to adopt stricter regulations on municipal subdivision review and processing requirements. Due to these legislative changes the cost for Perry City to process, review, and inspect developments has dramatically increased. Perry City will track all time and resources expended by the city for processing, reviewing, and inspecting subdivision applications. The related city expenditures shall then be billed to the applicant/subdivider.



This Final Plat application shall expire and be considered denied if approval is not obtained within six (6) months of submittal.



Following approval of this application you will have two years to fund your escrow account to guarantee installation of required improvements, pay the direct costs required by code (seal coat and GIS), and record the plat. If this time requirement is not met, all subdivision approvals shall be void.



Following receipt of city comments and required corrections, the applicant shall respond with updated submittals in accordance with Utah Code Annotated 10-9a-604.2 within sixty business days. Failure to provide the required response and corrected submittals within sixty calendar days shall result in the application being immediately denied.



Applicant First Name

Michael

Applicant Last Name

Thomas

Applicant Email

regencyconstructioninc@gmail.com

Applicant Phone Number

(801) 920-4074

Applicant Address

PO box 12116

City

Ogden

State

UT

Zip

84412

Is the applicant the Property Owner?

No

Property Owner's First Name

P. Clay

Property Owner's Last Name

Thomas

Property Owner's Email

golf4fun52@msn.com

Property Owner's Phone

(801) 920-4065

Property Owner's Address

3502 N 950 E

City

North Ogden

State

UT

Zip

84414

Authorized Owner/Agent Affidavit

 land use letter signed.pdf

Engineer/Surveyor Name or Company

Hansens & Associates, INC.

Engineer/Surveyor Email

jimf@haies.net

Engineer/Surveyor Phone Number

(435) 723-3491

Subdivision Name

Vintage Farms Townhomes

Property Address

1550 South Highway 89

Property Serial #

032450001

Total Number of Lots/Units

15

Final Drawings and Submittals

 Vintage Farms-04-15-2024 plat.pdf

Check each item to acknowledge it has been included with the application. The following items will apply to most subdivisions, although there may be some exceptions. All submittals must be in a complete and final state and demonstrate compliance with all applicable city requirements.

Submittals showing compliance with the Perry City Public Works Standards and the Perry Municipal Code, including Title 14 Subdivisions., Final Plat, Engineer's Estimate of Costs, Grading and storm water plans with calculations, Plan, profile and section drawings for roadways, Final utility plans, Detail drawings, Written approval from other applicable agencies (e.g. Pineview Water, UDOT, Army Corps, etc.), Geotechnical report, traffic study, identification of natural hazards, Final compliance with design standards as applicable, CCR's as applicable, All information submitted with the Preliminary Application

Will this proposed development include multi-family dwelling units, apartments, or commercial/industrial development?

Yes

Is this proposed development adjacent to Highway 89?

Yes

There are specific design requirements for developments with multi-family dwelling units, apartments, and commercial/industrial developments as well as any development along Highway 89. Have you submitted information to show complete compliance with the design standards found in Chapter 15.18 of the Perry Municipal Code? This will include a landscape plan and architectural details.

Yes

Signature

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

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. Fees are an estimate of the costs for the City to administer the Subdivision review and approval process. Perry City reserves the right to bill the applicant for administrative costs that go beyond the estimated fees collected at the time of application.
4. Complete application and approval requirements can be found in Perry Municipal Code Titles 14 and 15.

Michael C Thomas - 04/15/2024 2:29 pm

Staff Report

May 2, 2024

Perry City Planning Commission



Subdivision, Final Plat – Vintage Farms, Michael Thomas - located at 218 W Hwy 89

Summary

The property to be developed is approximately 1.35 acres in size and is zoned NC2. The submitted plans propose 15 multi-family units. The property is adjacent to Highway 89, but will have access through 1550 S. Most of the surrounding properties are developed as single family residential.

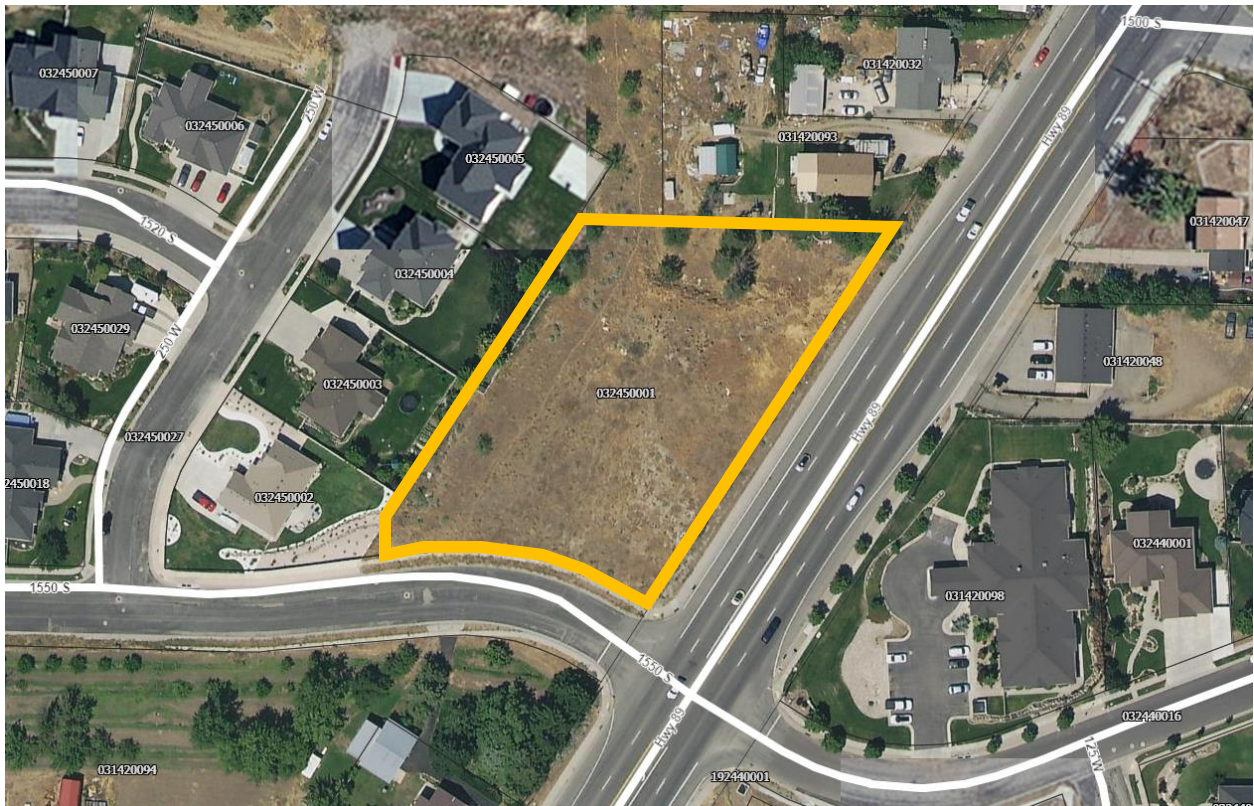
There are exactly 15 units available on our density map for this area.

Code Compliance

This subdivision received preliminary approval in July of 2024. They received approval of the engineering drawings about one year ago. The final plat application was submitted prior to the previous approval expiring. It appears everything is in order for this application to be approved. Following approval the applicant will have 90 days to fund their escrow and record their plat.

Considerations and Recommendations

This is an administrative application and appears ready for approval. An overall drawing of the development is included in this packet. The complete drawing set is available from staff.



VINTAGE FARMS TOWNHOMES
AMENDING COMMERCIAL LOT 1, VINTAGE FARM SUBDIVISION PHASE 1
PERRY CITY, BOX ELDER COUNTY, UTAH
A PART OF THE SOUTHWEST QUARTER OF SECTION 25,
TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

NOTE:

PLAT NOTES:

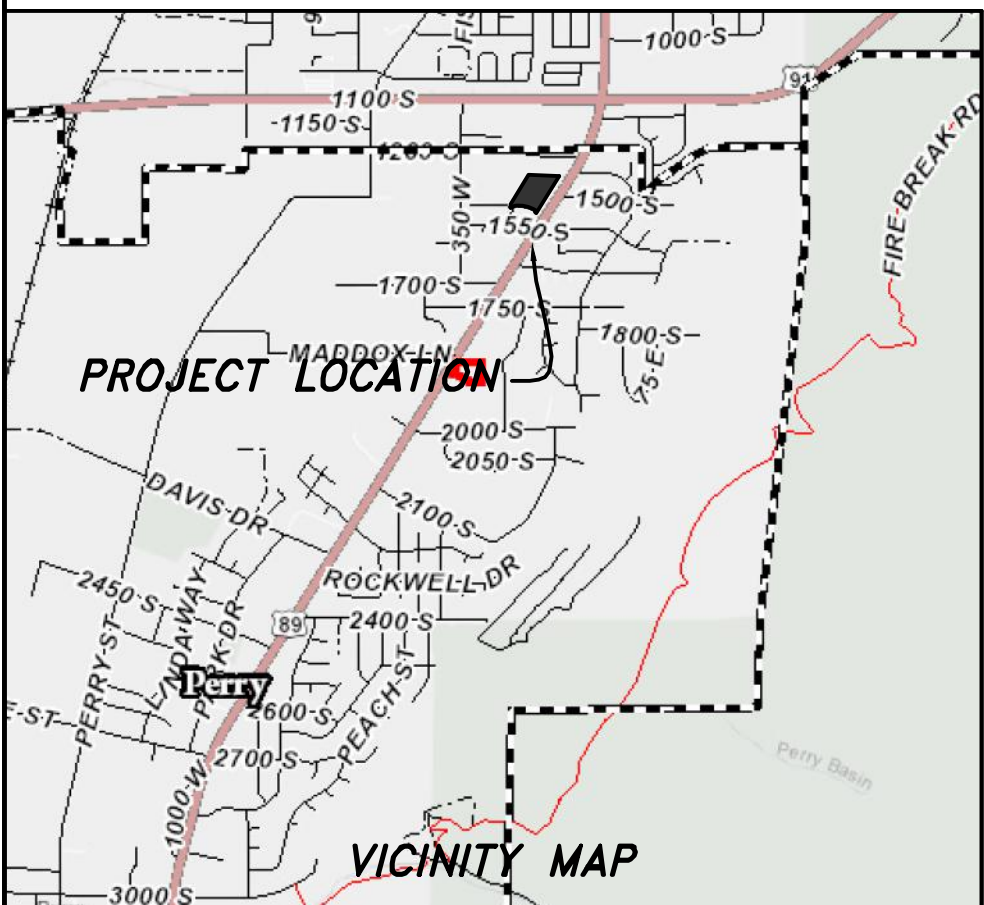
- 1 - ALL PROPERTY OUTSIDE OF BUILDING FOOTPRINTS (COMMON AREAS) ARE PUBLIC UTILITY EASEMENTS.
- 2 - ALL TIES TO BUILDING ENVELOPES ARE PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE NOTED.
- 3 - ALL AREAS OUTSIDE THE UNIT FOOTPRINTS, LESS AND EXCEPT THE LIMITED COMMON AREAS (LCA), ARE DEEMED COMMON AREA (CA), AND SHALL BE OWNED AND MAINTAINED BY THE VINTAGE FARMS TOWNHOMES HOMEOWNER'S ASSOCIATION.
- 4 - EACH UNIT OWNER HAS AN EXCLUSIVE LIMITED COMMON AREA (LCA) PERTINENT TO HIS LOT FOR HIS FRONT DRIVEWAY, PORCH AND REAR PATIO AREA.
- 5 - THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES OUTSIDE THE PUBLIC STREET RIGHT-OF-WAYS.
- 6 - STREETLIGHTS IN THE PRIVATE STREET SECTION ARE NOT REQUIRED BY THE CITY. THE DEVELOPER MAY FURNISH HOA-MAINTAINED LIGHTING, AS DESIRED.
- 7 - THE HOMEOWNER'S ASSOCIATION OWNS AND MAINTAINS THE SEWER MAINS IN THE PRIVATE STREETS. THE SEWER LATERALS FROM THE SEWER MAIN TO THE INDIVIDUAL UNITS ARE MAINTAINED BY THE INDIVIDUAL UNIT OWNERS.
- 8 - THE HOMEOWNER'S ASSOCIATION OWNS AND MAINTAINS THE WATER MAINS IN THE PRIVATE STREETS. A BLOW-OFF WILL BE INSTALLED AT THE NORTH END OF THE PRIVATE STREET. A SIGN NEAR THE BLOW-OFF VALVE IS REQUIRED NOTING THAT THE BLOW-OFF SHOULD BE FLUSHED AT LEAST ANNUALLY BY THE HOA. THE WATER SERVICES FROM THE WATER MAIN TO THE INDIVIDUAL WATER METERS ARE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION IN THE PRIVATE STREETS. THE SERVICES FROM THE WATER METERS TO THE INDIVIDUAL UNIT OWNERS ARE MAINTAINED BY THE INDIVIDUAL UNIT OWNERS.
- 9 - STORM DRAINAGE SYSTEM: ANY ON-SITE STORM DRAINAGE PIPING, INLETS, DETENTION BASIN, ITS SPRINKLER SYSTEM, SOD LANDSCAPING AND APPURTENANCES ARE OWNED AND MAINTAINED BY THE VINTAGE FARMS TOWNHOMES HOMEOWNER'S ASSOCIATION.
- 10 - SECONDARY WATER: ON-SITE SECONDARY WATER SYSTEM AND APPURTENANCES WILL BE OWNED AND MAINTAINED BY THE VINTAGE FARMS TOWNHOMES HOMEOWNER'S ASSOCIATION.

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING SUBDIVISION BOUNDARY
- ADJOINING PROPERTY LINE
- CENTERLINE
- EXISTING CONCRETE
- PROPOSED CONCRETE
- FENCE LINE
- COMMON AREA
- LIMITED COMMON AREA
- STREET MONUMENT TO BE SET
- FOUND REBAR SET BY OTHERS
- SET 5/8"x24" REBAR WITH CAP
- SECTION CORNER

SCALE: 1" = 30'

Scale in Feet
(Data in Parentheses is Record)



DEVELOPER:
MIKE THOMAS
REGENCY CONSTRUCTION
801-920-4074



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272
Celebrating over 60 Years of Business

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D., 2023 BY THE
PERRY PLANNING COMMISSION.

CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 2023

ATTORNEY

ENGINEER'S CERTIFICATE

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

DATE

ENGINEER

PARCEL CURVE DATA

SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C5	7.64'	20.03'	21°51'52"	7.60'	N26°28'30"E
C6	34.47'	112.24'	17°35'43"	34.33'	S24°11'33"W
C10	9.47'	20.11'	26°58'01"	9.38'	S03°16'28"W

PARCEL LINE DATA

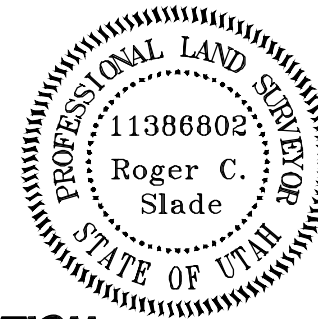
SEGMENT	DIRECTION	LENGTH
L4	N13°38'23"E	3.79'

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE HEREBY AMENDED AND SUBDIVIDED SAID TRACT INTO ONE (1) LOT AND FIFTEEN (15) UNITS, KNOWN HEREAFTER AS VINTAGE FARMS TOWNHOMES AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN LOCATED AND/OR PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON.

SIGNED THIS _____ DAY OF _____, 2023.

ROGER C. SLADE, P.L.S.
UTAH LAND SURVEYOR LICENCE NO. 11386802



SUBDIVISION BOUNDARY DESCRIPTION

ALL OF COMMERCIAL LOT 1, VINTAGE FARM SUBDIVISION PHASE 1, PERRY, BOX ELDER COUNTY, UTAH, RECORDED AS ENTRY NO. 215123 IN THE BOX ELDER COUNTY RECORDER'S OFFICE, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID COMMERCIAL LOT 1 BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 1550 SOUTH STREET LOCATED 97.03 FEET NORTH 84°37'26" EAST ALONG THE MONUMENTED CENTERLINE OF SAID 1550 SOUTH STREET AND 33.35 FEET NORTH 05°22'34" WEST FROM THE EXISTING CENTERLINE MONUMENT AT THE POINT OF INTERSECTION OF CURVE 21 AS SHOWN ON THE OFFICIAL PLAT OF SAID VINTAGE FARM SUBDIVISION;

RUNNING THENCE ALONG THE BOUNDARY OF SAID COMMERCIAL LOT 1 THE FOLLOWING SEVEN (7) COURSES: (1) NORTH 05°22'34" WEST 23.50 FEET; (2) NORTH 32°44'23" EAST 264.85 FEET; (3) SOUTH 88°44'46" EAST 234.53 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 89; (4) SOUTH 32°44'23" WEST 332.51 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE NORTH RIGHT-OF-WAY LINE OF SAID 1550 SOUTH; (5) NORTH 57°15'37" WEST 13.52 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; (6) WESTERLY TO THE LEFT ALONG THE ARC OF A 235.00 FOOT RADIUS CURVE, A DISTANCE OF 169.81 FEET, CHORD BEARS NORTH 77°57'40" WEST 166.14 FEET, HAVING A CENTRAL ANGLE OF 41°24'06" ALONG SAID NORTH RIGHT-OF-WAY LINE; AND (7) SOUTH 81°20'17" WEST 22.08 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 59,147 SQUARE FEET OR 1.358 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE AMENDED AND SUBDIVIDED INTO ONE LOT, FIFTEEN UNITS AND A PRIVATE STREET AS SHOWN ON THIS PLAT, AND NAME SAID TRACT VINTAGE FARMS TOWNHOMES, AND HEREBY DEDICATE, GRANT AND CONVEY TO THE HOMEOWNER'S ASSOCIATION OF VINTAGE FARMS TOWNHOMES ALL THOSE PARTS OR PORTIONS DESIGNATED AS COMMON AREA, PRIVATE STREET AND PRIVATE UTILITIES. WE ALSO DEDICATE, GRANT AND CONVEY TO PERRY CITY A PUBLIC UTILITY EASEMENT ACROSS THE PRIVATE STREET RIGHT-OF-WAYS, AS WELL AS ALL AREAS OUTSIDE OF THE BUILDING FOOTPRINTS AS A PUBLIC UTILITY EASEMENT FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC AND PRIVATE UTILITY LINES AS DEEMED NECESSARY BY PERRY CITY AND/OR THE HOMEOWNER'S ASSOCIATION - SUCH ALSO INCLUDES PROVISION FOR DRAINAGE AND IRRIGATION PURPOSES AS DEEMED NECESSARY. THE PUBLIC UTILITY EASEMENT AREA CAN BE INHERENTLY DECREASED WITHOUT WRITTEN ACTION UPON ANY APPROVED BUILDING MODIFICATIONS OR EXPANSIONS. NO BUILDING OR YARD AREAS ARE TO BE FENCED WITHOUT APPROVAL OF THE HOMEOWNER'S ASSOCIATION. WE HEREBY DECLARE THE PLAT NOTES SHOWN HEREON TO BE EFFECTIVE AND BINDING. IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURE THIS _____ DAY OF _____, 2023.

MICHAEL THOMAS, MANAGER
PC THOMAS INVESTMENTS LLC.

DATE

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)

COUNTY OF)

ON THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED BEFORE ME, MICHAEL THOMAS, WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT HE IS THE MANAGER OF PC THOMAS INVESTMENTS LLC, A UTAH LIMITED LIABILITY COMPANY ("LLC"), WHICH LLC IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE LLC, AND THAT SAID AUTHORIZATION TO SIGN ON BEHALF OF THE LLC CAME PURSUANT TO A RESOLUTION OF THE MANAGERS, THE CERTIFICATE OF ORGANIZATION, AND/OR THE OPERATING AGREEMENT OF THE LLC.

NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND AND SUBDIVIDE PROPERTY TAX ID NO. 03-245-0001 INTO UNITS AND TO ESTABLISH AND SET THE PROPERTY CORNERS AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY CHRIS ANDERSON. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE OFFICIAL PLATS OF VINTAGE FARM SUBDIVISION PHASE 1, ENTRY NO. 215123 ALONG WITH THE EXISTING SUBDIVISION MONUMENTATION AND BOX ELDER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 25, TOWNSHIP 9 NORTH, RANGE 2 WEST, S.L.B.&M.

THE BASIS OF BEARING IS THE MONUMENTED CENTERLINE OF 1550 SOUTH STREET WHICH BEARS NORTH 84°37'26" EAST, AN ASSUMED BEARING AS SHOWN ON THE VINTAGE FARM SUBDIVISION PHASE 1 PLAT.

COUNTY RECORDER'S NO. _____

STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND

FILED AT THE REQUEST OF _____

DATE _____ TIME _____ FEE _____

ABSTRACTED _____

INDEX _____

FILED IN: _____ FILE OF PLATS

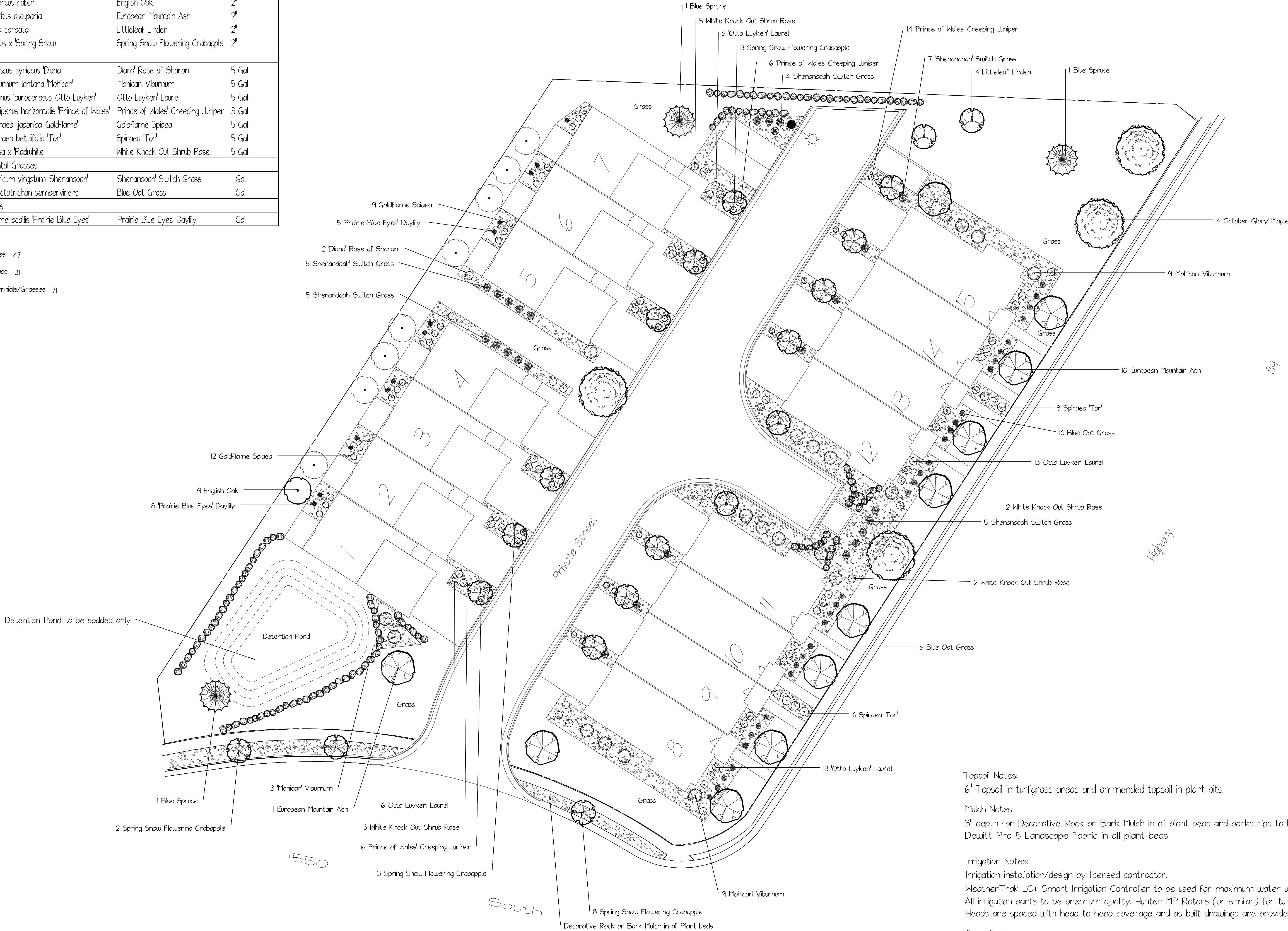
COUNTY RECORDER

Qty	Botanical Name	Common Name	Size/Condition
Trees			
4	Acer rubrum 'October Glory'	'October Glory' Maple	2"
3	Picea pungens f. glauca	Blue Spruce	6-7'
9	Quercus robur	English Oak	2"
11	Sorbus aucuparia	European Mountain Ash	2"
4	Tilia cordata	Littleleaf Linden	2"
16	Malus x 'Spring Snow'	Spring Snow Flowering Crabapple	2"
Shrubs			
2	Hibiscus syriacus 'Diana'	'Diana' Rose of Sharon'	5 Gal
21	Viburnum lantana 'Mohican'	'Mohican' Viburnum	5 Gal
38	Prunus laurocerasus 'Otto Luyken'	'Otto Luyken' Laurel	5 Gal
26	Juniperus horizontalis 'Prince of Wales'	'Prince of Wales' Creeping Juniper	3 Gal
21	Spiraea japonica 'Goldflame'	Goldflame Spirea	5 Gal
9	Spiraea betulifolia 'Tor'	Spiraea 'Tor'	5 Gal
14	Rosa x 'Raduhite'	White Knock Out Shrub Rose	5 Gal
Ornamental Grasses			
26	Panicum virgatum 'Shenandoah'	'Shenandoah' Switch Grass	1 Gal
32	Helictotrichon sempervirens	Blue Oat Grass	1 Gal
Perennials			
13	Hemerocallis 'Prairie Blue Eyes'	'Prairie Blue Eyes' Daylily	1 Gal

Total Trees: 47

Total Shrubs: 131

Total Perennials/Grasses: 71



Topsail Notes:

6" Topsail in turfgrass areas and ammended topsail in plant pits.

Mulch Notes:

3" depth for Decorative Rock or Bark Mulch in all plant beds and parkstrips to be chosen by owner.
Dewitt Pro 5 Landscape Fabric in all plant beds

Irrigation Notes:

Irrigation installation/design by licensed contractor.
WeatherTrak LC+ Smart Irrigation Controller to be used for maximum water usage efficiency.
All irrigation parts to be premium quality: Hunter MP Rotors (or similar) for turf, and drip with point to source emitters for plant beds.
Heads are spaced with head to head coverage and as built drawings are provided to owner upon completion.

Grass Notes:

Chanshare Farms 'Imperial Blue' Kentucky Bluegrass blend sod.

Block Retaining Wall Notes:

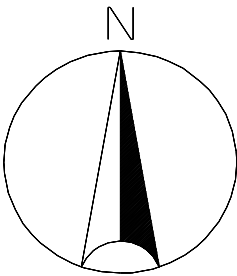
Anchor 'Diamond Pro'Quarried Face retaining wall system

Edging Notes:

Edging shall be 4" steel edging with four stakes/10'
Edging shall be placed between all plant beds and turfgrass.

Detention Pond to be entirely sod.

NOTES



ARCH D 36" x 24"

2	3/1/23	Revised retaining walls to match site plan date 2/28/23. Detention Pond to be sod only.
1	1/26/23	Addition of street trees on 800 South. Columnar trees in retaining wall, retaining walls to match site plan.
No. Date Description		
REVISIONS		



Loveland Landscape and Gardens
1275 West 1600 North
West Bountiful, Utah 84087
801-294-4300

Vintage Farms Townhomes
1500 South Highway 89
Perry, Utah

SCALE	1" = 10'
DRAWN BY	S Loveland
CHECKED BY	Dan Loveland
DATE	March 4, 2022
DATE OF PRINT	March 4, 2022

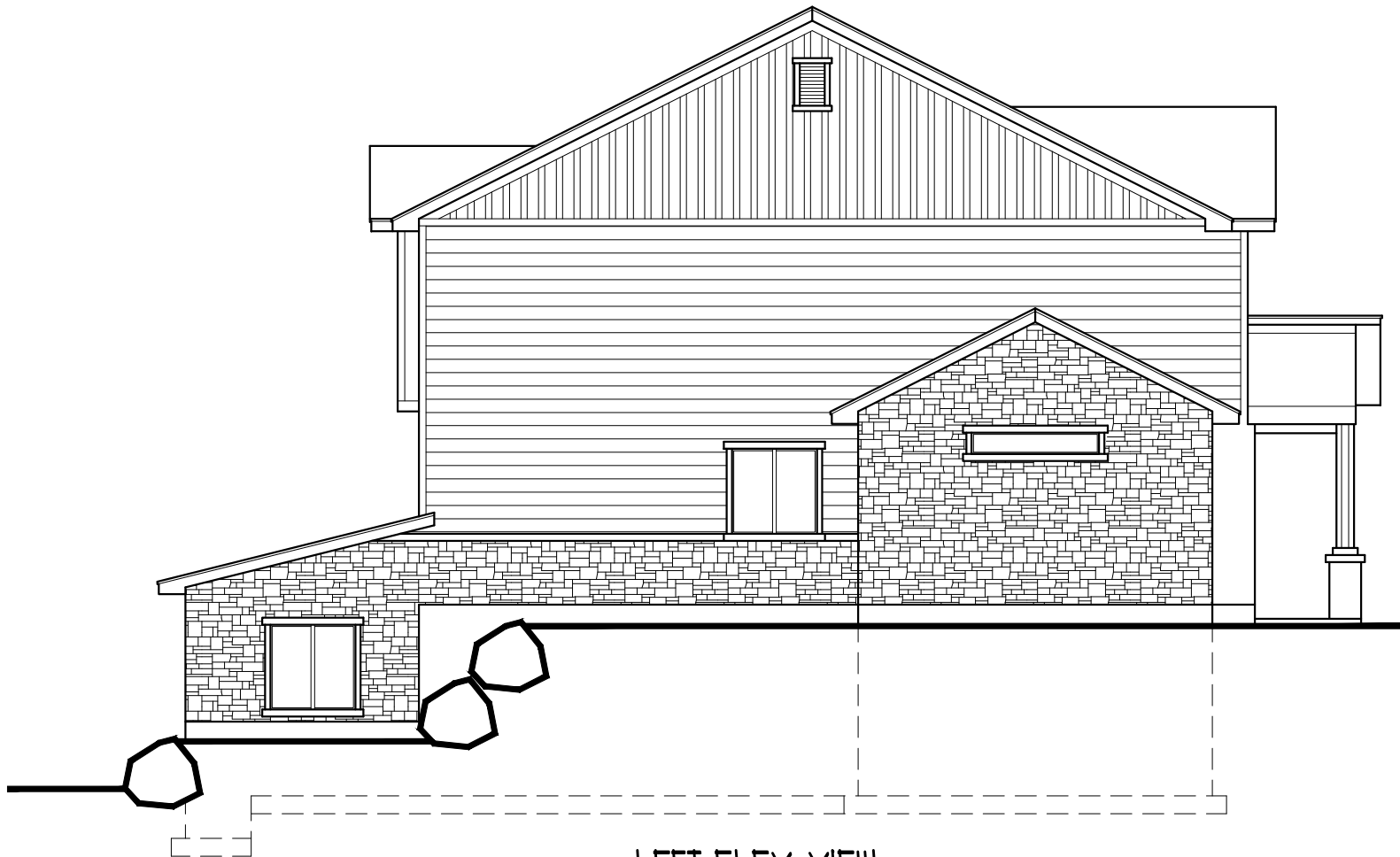
PROJECT NO.
SHEET NO.
L101



FRONT ELEV. VIEW

SCALE 1/8" = 1'-0"
ROCK 49 % HARDIE 51 %

BRICK VENEER	R103.1
CORROSION RESISTANT ANCHOR TIES EMBEDDED IN MORTAR OR GROUT AND EXTENDING INTO THE VENEER A MINIMUM OF 1-1/2" INCH, WITH NOT LESS THAN 3/8" MORTAR OR GROUT COVER TO OUTSIDE FACE.	
CORROSION RESISTANT 22 GAGE X 1/8" OR NO. 9 GAGE WIRE SPACED NO MORE THAN 24" O.C. HORIZ. AND VERTICALLY, AND SHALL SUPPORT NOT MORE THAN 2.0 SQUARE FEET OF WALL AREA.	
STEEL ANGLE - MIN. 6"x4"x3/8" WITH THE LONG LEG VERTICAL. COMPLY WITH SECTION R103.1.2.1	
ALL STONE AND MASONRY VENEER SHALL COMPLY WITH SECTION R103.1	
ATTIC VENTILATION	R206
ATTIC VENTILATION SHALL COMPLY WITH SECTION R206.	
THE NET FREE VENTILATION SHALL NOT BE LESS THAN 1/150th OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/300th PROVIDED THAT AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS LOCATED IN THE UPPER SPACE PORTION OF THE SPACE TO BE VENTILATED AND THE REMAINDER IS PROVIDED BY EAVES OR CORNICE VENTS. IRC R206.	
EXTERIOR WALL COVERING	R103
ALL EXTERIOR COVERINGS SHALL COMPLY WITH SECTION R103	
STUCCO(EIFS) - INSTALLATION SHALL COMPLY WITH ASTM E 2568	
FIBER CEMENT SIDING - PANEL AND LAP SIDING INSTALLATION SHALL COMPLY WITH ASTM C1186.	
VINYL SIDING - INSTALLATION SHALL COMPLY PER ASTM D 3619	
ASPHALT SHINGLES - INSTALLATION SHALL COMPLY WITH ASTM D 225 OR D 3462, CLASS "A"	
BUILDING ADDRESS	IRC R319.1
BUILDING NUMBERS SHALL BE A MIN. 4" HIGH WITH A MINIMUM STROKE WIDTH OF 1/2" INCH.	



LEFT ELEV. VIEW

SCALE 1/8" = 1'-0"
ROCK 36% - LAP - 45% - B&B 19%

BID SET - NOT FOR CONSTRUCTION
VINTAGE FARMS - PERRY, UTAH

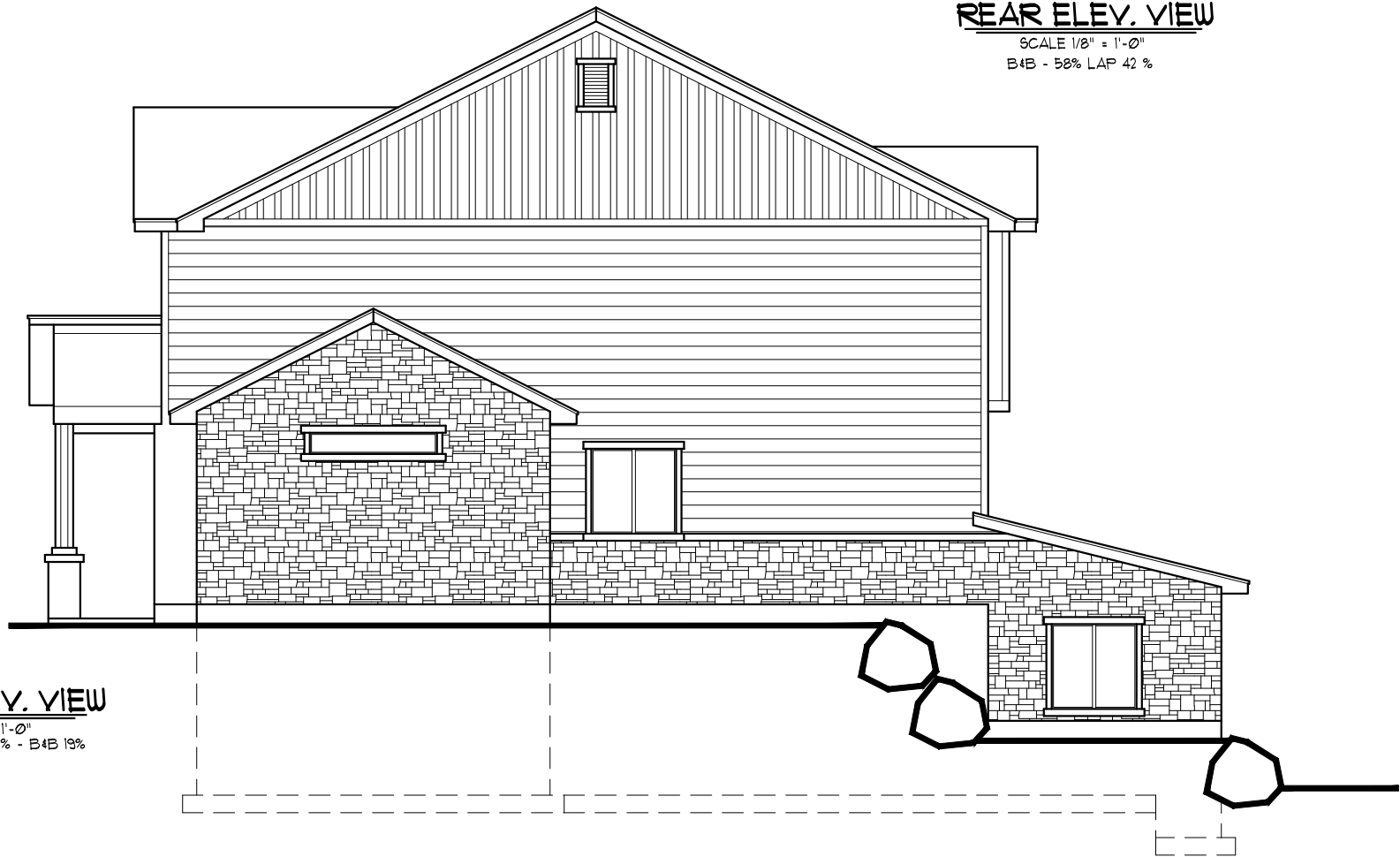
Kustom House Plans
RESIDENTIAL / COMMERCIAL DESIGN & ENGINEERING
NATE KARRAS P.E. (801) 786-0849 email: KustomNK@gmail.com
NOTE THIS PLAN IS THE PROPERTY OF KUSTOM HOUSE PLANS
DO NOT COPY WITHOUT WRITTEN PERMISSION

SCALE
1/8" = 1'-0" 11x17
1/4" = 1'-0" 24x36
PLAN NUMBER
XXXXXX **A1**



REAR ELEV. VIEW

SCALE 1/8" = 1'-0"
B4B - 58% LAP 42 %



RIGHT ELEV. VIEW

SCALE 1/8" = 1'-0"
ROCK 36% - LAP - 45% - B4B 19%

BRICK VENEER	R103.1
CORROSION RESISTANT ANCHOR TIES EMBEDDED IN MORTAR OR GROUT AND EXTENDING INTO THE VENEER A MINIMUM OF 1'-1/2" INCH, WITH NOT LESS THAN 3/8" MORTAR OR GROUT COVER TO OUTSIDE FACE.	
CORROSION RESISTANT 22 GAGE X 1/8" OR NO. 9 GAGE WIRE SPACED NO MORE THAN 24" O.C. HORIZ. AND VERTICALLY AND SHALL SUPPORT NOT MORE THAN 2.0 SQUARE FEET OF WALL AREA.	
STEEL ANGLE - MIN. 6"x4"x3/8" WITH THE LONG LEG VERTICAL. COMPLY WITH SECTION R103.12.1	
ALL STONE AND MASONRY VENEER SHALL COMPLY WITH SECTION R103.1	
ATTIC VENTILATION	R806
ATTIC VENTILATION SHALL COMPLY WITH SECTION R806.	
THE NET FREE VENTILATION SHALL NOT BE LESS THAN 1/150th OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/300th PROVIDED THAT AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS LOCATED IN THE UPPER SPACE PORTION OF THE SPACE TO BE VENTILATED AND THE REMAINDER IS PROVIDED BY EAVES OR CORNICE VENTS. IRC R806.	
EXTERIOR WALL COVERING	R103
ALL EXTERIOR COVERINGS SHALL COMPLY WITH SECTION R103	
STUCCO(EIFS) - INSTALLATION SHALL COMPLY WITH ASTM E 2566	
FIBER CEMENT SIDING - PANEL AND LAP SIDING INSTALLATION SHALL COMPLY WITH ASTM C1186.	
VINYL SIDING - INSTALLATION SHALL COMPLY PER ASTM D 3619	
ASPHALT SHINGLES - INSTALLATION SHALL COMPLY WITH ASTM D 225 OR D 3462. CLASS "A"	
BUILDING ADDRESS	IRC R319.1
BUILDING NUMBERS SHALL BE A MIN. 4" HIGH WITH A MINIMUM STROKE WIDTH OF 1/2" INCH.	

BID SET - NOT FOR CONSTRUCTION
VINTAGE FARMS - PERRY, UTAH

BRICK VENEER

R103.1

CORROSION RESISTANT ACHOR TIES EMBEDDED IN MORTAR OR GROUT AND EXTENDING INTO THE VENEER A MINIMUM OF 1-1/2" INCH, WITH NOT LESS THAN 3/8" MORTAR OR GROUT COVER TO OUTSIDE FACE.

CORROSION RESISTANT 22 GAGE X 7/8" OR NO. 9 GAGE WIRE SPACED NO MORE THAN 24" O.C. HORIZ. AND VERTICALLY AND SHALL SUPPORT NOT MORE THAN 2.0 SQUARE FEET OF WALL AREA.

STEEL ANGLE - MIN. 6"x4"x $\frac{5}{8}$ " WITH THE LONG LEG VERTICAL.
COMPLY WITH SECTION R703.7.2.1

ALL STONE AND MASONRY VENEER SHALL COMPLY WITH SECTION R703.1

ATTIC VENTILATION

R806

ATTIC VENTILATION SHALL COMPLY WITH SECTION R806.

THE NET FREE VENTILATION SHALL NOT BE LESS THAN 1/150th OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/300th PROVIDED THAT AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS LOCATED IN THE UPPER SPACE PORTION OF THE SPACE TO BE VENTILATED AND THE REMAINDER IS PROVIDED BY EAVES OR CORNICE VENTS. IRC R306.

EXTERIOR WALL COVERING

R703

ALL EXTERIOR COVERINGS SHALL COMPLY WITH SECTION R103

STUCCO/(EIFS) - INSTALLATION SHALL COMPLY WITH ASTM E 2568

FIBER CEMENT SIDING - PANEL AND LAP SIDING INSTALLATION SHALL COMPLY WITH ASTM C1186.

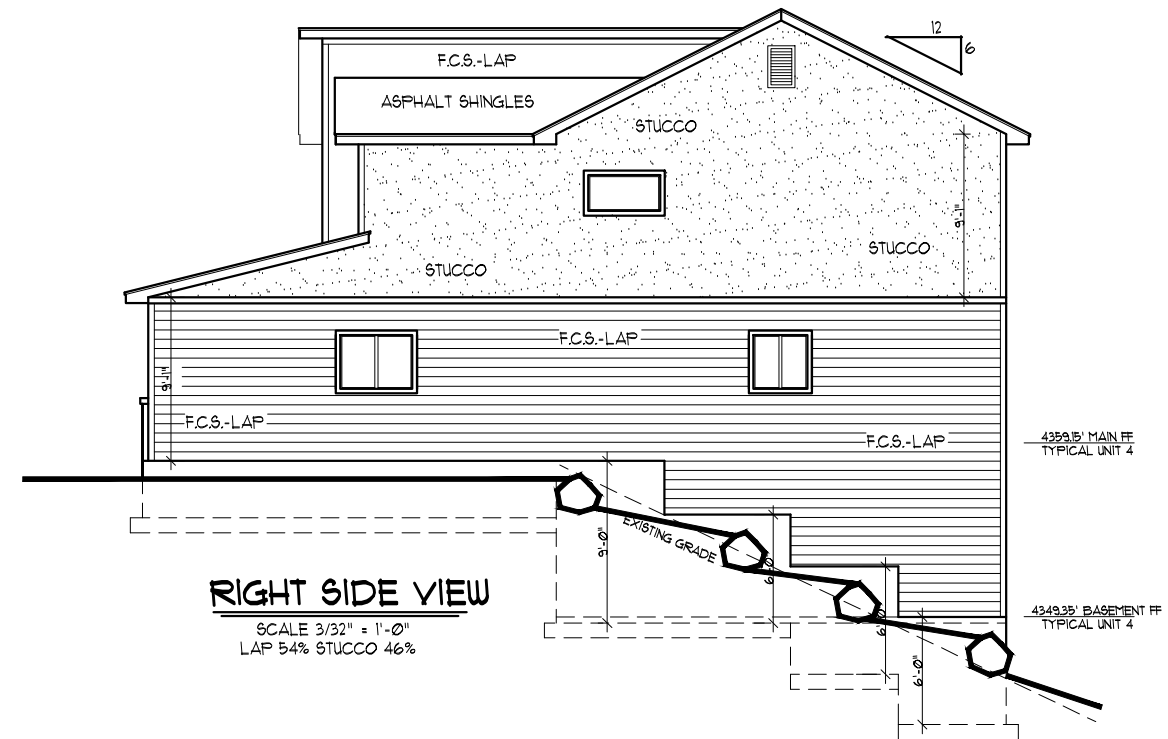
VINYL SIDING - INSTALLATION SHALL COMPLY PER ASTM D 3679

ASPHALT SHINGLES - INSTALLATION SHALL COMPLY WITH
ASTM D 225 OR D 3462. CLASS "A"

BUILDING ADDRESS

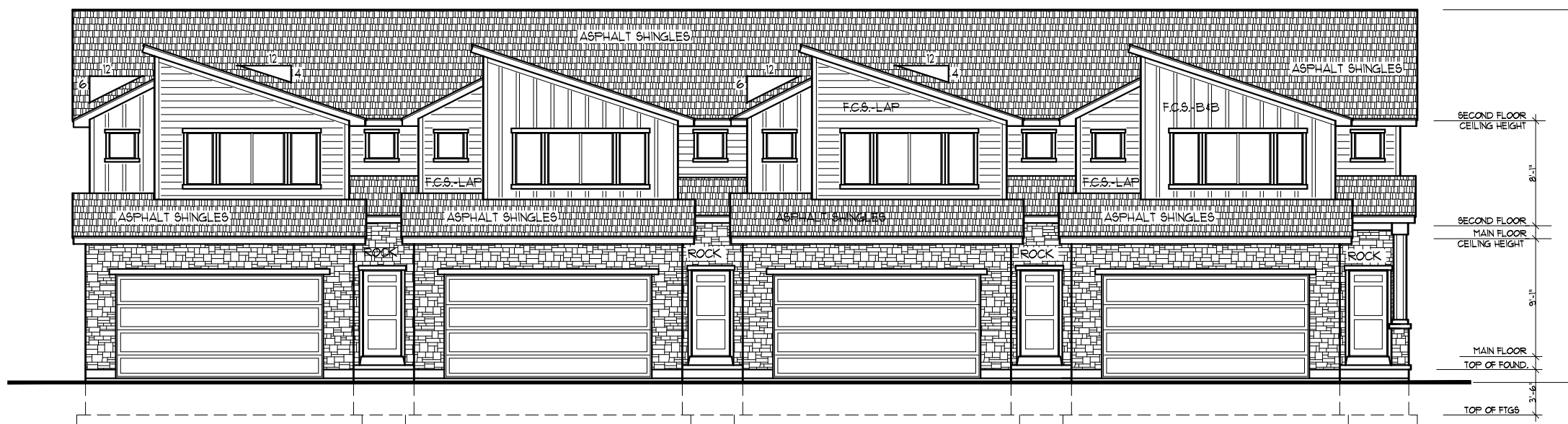
IRC R319.1

BUILDING NUMBERS SHALL BE A MIN. 4" HIGH WITH A MINIMUM STROKE WITH OF $\frac{1}{2}$ " INCH.



SCALE 3/32" = 1'-0"
LAP 54% STUCCO 46%

LAP 54% STUCCO 46%



FRONT ELEV. VIEW

SCALE 3/32" = 1'-0"
ROCK 58 % B4B 19% LAP 23 %

ROCK 58 % B4B 19% LAP 23 %

**BID SET - NOT FOR CONSTRUCTION
VINTAGE FARMS - PERRY, UTAH
LOTS 1-7**

VINTAGE FARMS - PERRY, UTAH

LOTS 1-7

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SCALE	
1/8" = 1'-0"	11x17
1/4" = 1'-0"	24x36

1/8" = 1'-0" 11x17

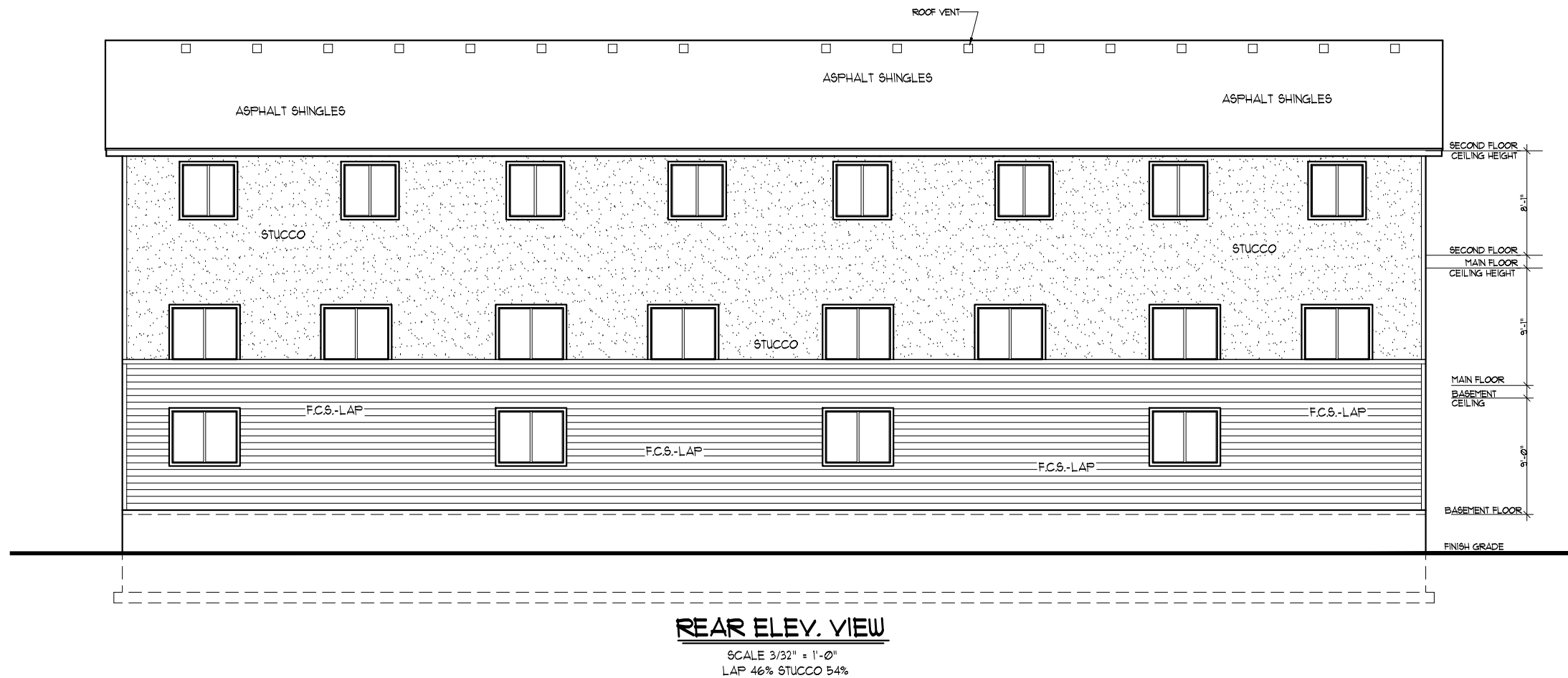
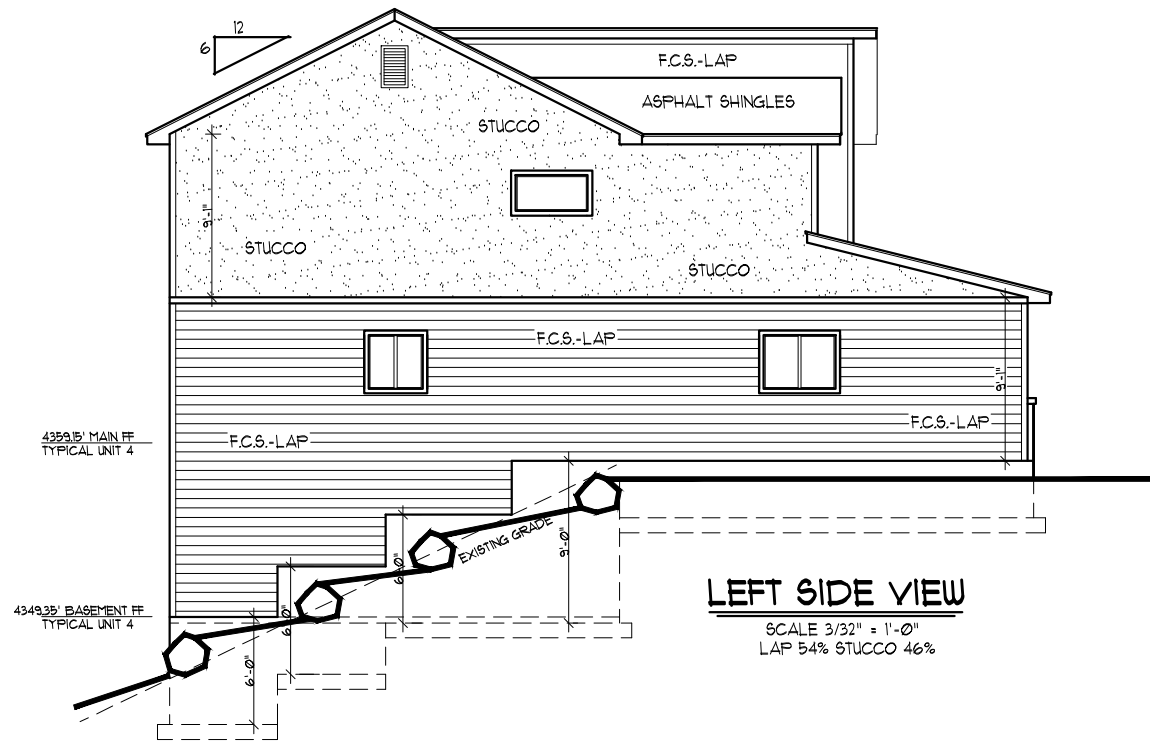
1/4" = 1'-0" 24x36

PLAN NUMBER	A1
VINTAGE	

VINTAGE	A1
---------	----

REVISÉD 2-28-23

BRICK VENEER	R103.1
CORROSION RESISTANT ANCHOR TIES EMBEDDED IN MORTAR OR GROUT AND EXTENDING INTO THE VENEER A MINIMUM OF 1-1/2" INCH, WITH NOT LESS THAN 3/8" MORTAR OR GROUT COVER TO OUTSIDE FACE.	
CORROSION RESISTANT 22 GAGE X 7/8" OR NO. 9 GAGE WIRE SPACED NO MORE THAN 24" O.C. HORIZ. AND VERTICALLY AND SHALL SUPPORT NOT MORE THAN 20 SQUARE FEET OF WALL AREA.	
STEEL ANGLE - MIN. 6"x4"x3/8" WITH THE LONG LEG VERTICAL. COMPLY WITH SECTION R103.1.2.1	
ALL STONE AND MASONRY VENEER SHALL COMPLY WITH SECTION R103.1	
ATTIC VENTILATION	R806
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VINYL SIDING - INSTALLATION SHALL COMPLY PER ASTM D 3619	
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BUILDING ADDRESS	IRC R319.1
BUILDING NUMBERS SHALL BE A MIN. 4" HIGH WITH A MINIMUM STROKE WIDTH OF 1/8" INCH.	



BID SET - NOT FOR CONSTRUCTION
VINTAGE FARMS - PERRY, UTAH
LOTS 1-7

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SCALE
 1/8" = 1'-0" 11x17
 1/4" = 1'-0" 24x36

PLAN NUMBER
 VINTAGE **A2**

REVISED 2-28-23

Staff Report

May 2, 2024

Perry City Planning Commission



Development Agreement – Perry Landing, Robert Anderson - located at approximately 3200 S 1200 W

Summary

The property is approximately 15 acres in size and is zoned R1. Preliminary approval was received December 2, 2021. Phase One has been recorded and is under construction. The approved plans show 54 lots with 20 of those lots being for townhome units.

Code Compliance

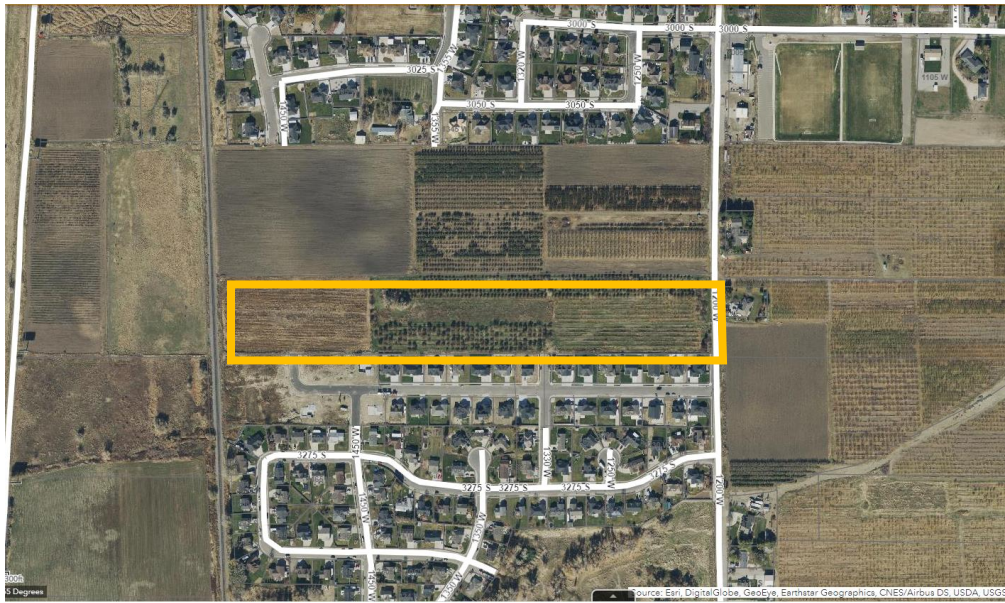
The approved plans have the townhomes separated into two areas in order to comply with our density map. The developer is asking for a development agreement. Development agreements are completely voluntary and neither the developer nor the city are obligated to enter into an agreement. Section 15.02 of our code regulates the process for approving development agreements.

The developer is asking for an allowance to locate all townhomes together, in one multi-family district, at the west end of the development. In this scenario they would move the townhomes to the north side of the street away from the existing single family homes. They are also proposing some open space enhancements, which would be for private HOA use.

Considerations and Recommendations

Staff considers a development agreement favorable to a code amendment that would change how we approach all development. There will be other developers who will wish to combine their multi-family units into one area. If this development agreement is approved, it will be valuable to articulate why it was appropriate for this specific development. Typically when the city grants a developer a beneficial allowance, the developer will also provide a benefit to the city. You may consider the relocation of the townhomes away from existing homes a benefit. The open space amenities are also an improvement although they will be private and the developer has not provided information about what exactly they will provide; the quality and type of improvements is unknown.

This decision will be a recommendation to City Council who will make the final decision.



APPROVED PLANS

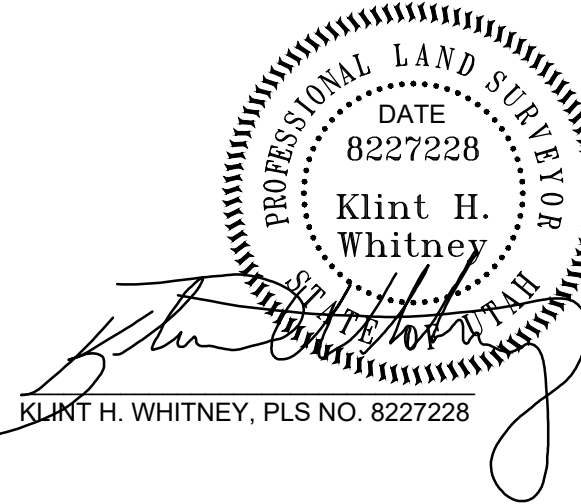
PERRY LANDING SUBDIVISION
(OPTION - 2)

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3,
TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
PERRY CITY, BOX ELDER COUNTY, UTAH
AUGUST 2021

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS PERRY LANDING SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

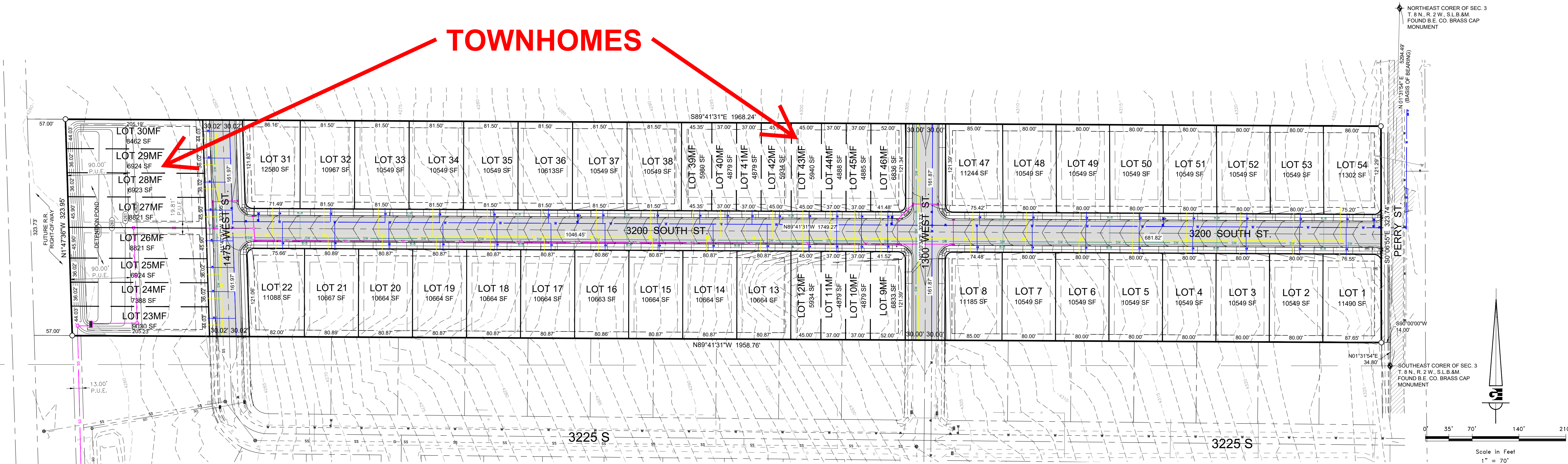
SIGNED THIS _____ DAY OF _____, 2021.



BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 16, PHEASANT HOLLOW SUBDIVISION PHASE 1, BEING LOCATED NORTH 01°31'54" EAST 34.80 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 AND SOUTH 90°00'00" WEST 14.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 3; RUNNING THENCE NORTH 89°41'31" WEST 1958.76 FEET TO A POINT ON THE NORTH LINE OF PHEASANT HOLLOW SUBDIVISION PHASE 3; THENCE NORTH 01°47'36" WEST 323.95 FEET TO THE SOUTH PROPERTY LINE OF PETTINGILL PROPERTIES LC, THENCE ALONG THE SAID SOUTH PROPERTY LINE SOUTH 89°41'31" EAST 1968.24 FEET TO THE WEST RIGHT-OF-WAY LINE OF PERRY STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 00°06'55" EAST 323.74 FEET TO THE POINT OF BEGINNING. CONTAINING 14.592 ACRES.

TOWNHOMES



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- EXISTING WATER LINE
- NEW WATER LINE
- EXISTING IRRIGATION LINE
- NEW IRRIGATION LINE
- EXISTING STORM DRAIN
- NEW STORM DRAIN
- EXISTING SANITARY SEWER
- NEW SANITARY SEWER
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE

NOTES

- ZONE (R-1) CURRENT YARD SETBACKS: FRONT = 20', REAR = 10', SIDE = 8', SIDE CORNER = 15'
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49003C2260D WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
- THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE DETENTION BAS AS SHOWN ON THE APPROVED SUBDIVISION IMPROVEMENT DRAWINGS. THIS INCLUDES, BUT IS NOT LIMITED TO: IRRIGATION OF THE GRASS LANDSCAPING, MAINTAINING DESIGN GRADES, PIPING, SPRINKLERS, CLOCK(S) AND WIRING. THE HOMEOWNER'S ASSOCIATION SHALL NOT ALTER IN ANY WAY THE DRAINAGE FUNCTIONALITY OF THE BASIN IMPROVEMENTS. PERRY CITY SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE PIPING AND APPURTENANT WORKS THEREOF.

AGRICULTURAL NOTE:
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT PERRY LANDING SUBDIVISION AND HEREBY DEDICATE, GRANT AND CONVEY TO PERRY CITY, BOX ELDER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO PERRY CITY THOSE CERTAIN STRIPS DESIGNATED AS PUBLIC UTILITY EASEMENTS FOR PUBLIC UTILITY EASEMENTS FOR PUBLIC UTILITY, DRAINAGE PURPOSES AND DETENTION BASINS AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY PERRY CITY. WE HEREBY DEDICATE THE DETENTION BASIN ON LOTS 23, 24, 25, 26, 27, 28, 29 AND 30 AS A STORM DRAIN EASEMENT TO PERRY CITY - THE DETENTION BASIN WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. THE PLAT NOTES SHOWN HEREON ARE HEREBY DECLARED EFFECTIVE AND BINDING. IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURE THIS _____ DAY OF _____, 2021.

NO NAME INVESTMENTS LTD

BY:

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF BOX ELDER)

On this _____ day of _____, 2021, _____, Personally appeared before me, the Undersigned Notary Public in and for said County of Box Elder, in the State of Utah, the Signers of the Attached Owners Dedication, one in Number, who duly Acknowledged to me he Signed it Freely and Voluntarily and for the Purpose Therein Mentioned.

STAMP

NOTARY PUBLIC

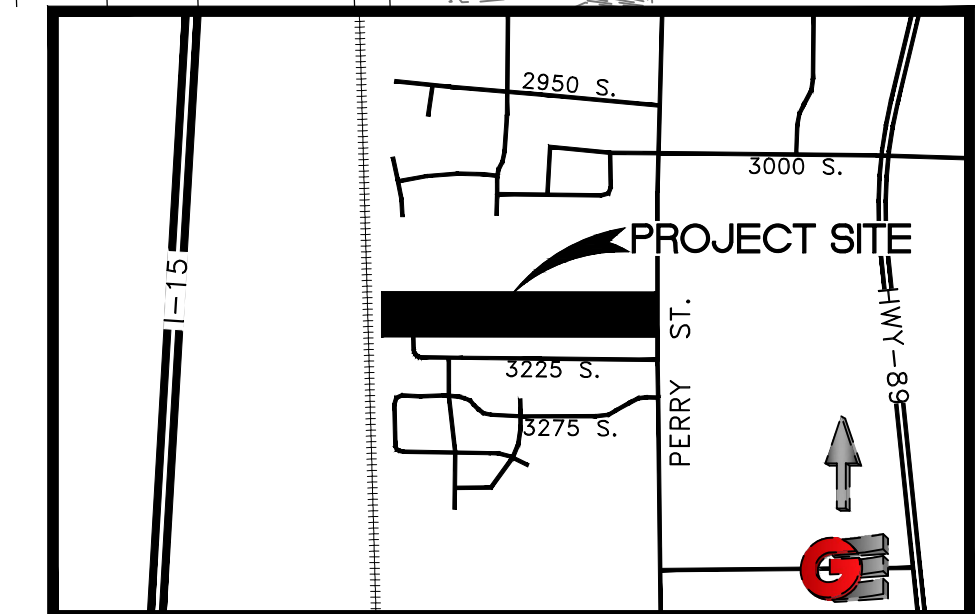
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A THIRTY (30) LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY BOB ANDERSON. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING BOX ELDER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 8 NORTH, RANGE 2 WEST, S.L.B.M., WHICH BEARS NORTH 00°03'07" EAST, BOX ELDER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

COUNTY RECORDER'S NO. _____

STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE REQUEST OF _____
DATE _____ TIME _____ FEE _____
ABSTRACTED _____
INDEX _____
FILED IN: _____ FILE OF PLATS _____

COUNTY RECORDER



VICINITY MAP
(NOT TO SCALE)

DEVELOPER:
ROBERT ANDERSON
2081 E. HAMPTON CIRCLE
OGDEN, UT 84403
(801) 476-0400 OFFICE



PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D., 2021 BY THE
PERRY PLANNING COMMISSION.

CHAIRMAN

APPROVAL AND ACCEPTANCE

PRESENTED TO THE _____ THIS _____ DAY OF _____ A.D., 2021
AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST:

RECORDER

MAYOR

ENGINEER'S CERTIFICATE

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

DATE

ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, 2021.

CITY ATTORNEY

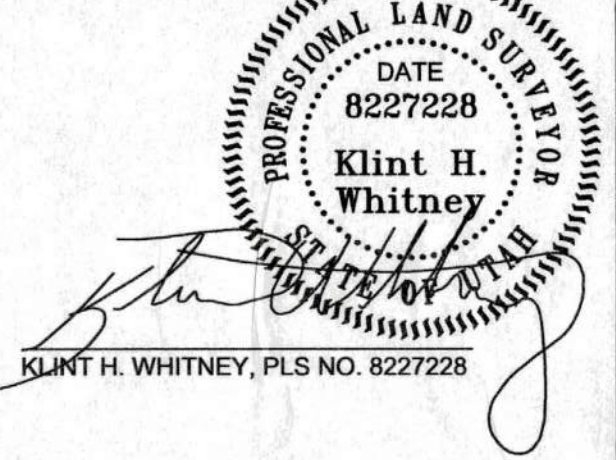
PROPOSED PLANS

PERRY LANDING SUBDIVISION - PHASING PLAN
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3,
TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
PERRY CITY, BOX ELDER COUNTY, UTAH
2024

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREFTER TO BE KNOWN AS PERRY LANDING SUBDIVISION - PHASE 2 IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

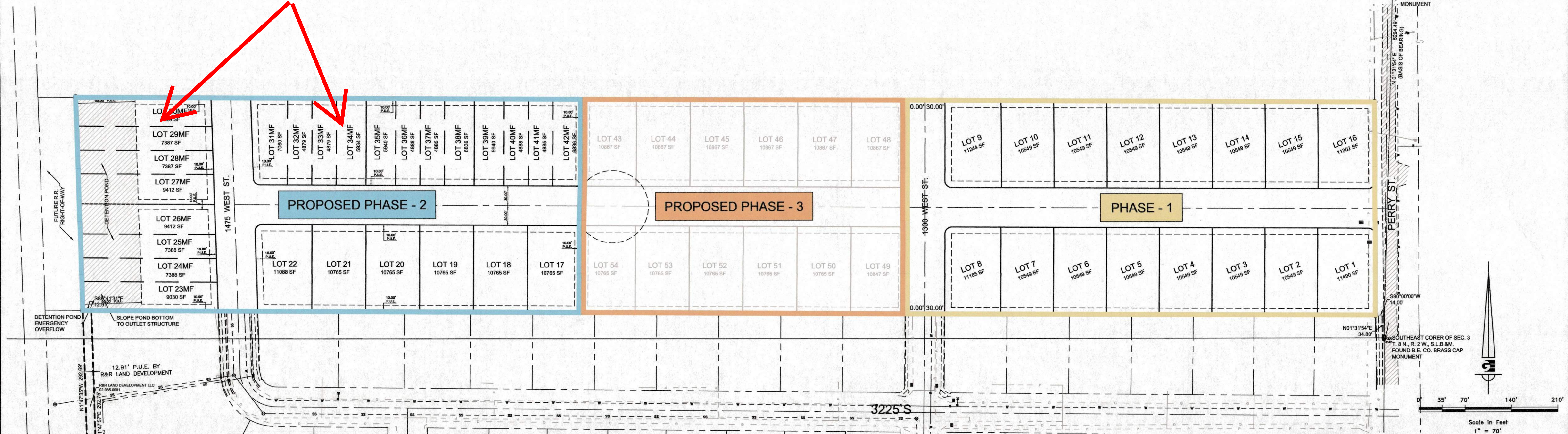
SIGNED THIS _____ DAY OF _____, 2024.



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TOWNHOMES



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP
- MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
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- EXISTING IRRIGATION LINE
- NEW IRRIGATION LINE
- EXISTING STORM DRAIN
- NEW STORM DRAIN
- EXISTING SANITARY SEWER
- NEW SANITARY SEWER
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- NEW LIGHT POLE
- NEW STREET SIGN

NOTES

- ZONE (R-1) CURRENT YARD SETBACKS: FRONT = 20' (15' FOR GARAGES), REAR = 10', SIDE = 8', SIDE CORNER = 15'
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49003C2260D WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
- THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE DETENTION BASIN AS SHOWN ON THE APPROVED SUBDIVISION IMPROVEMENT DRAWINGS. THIS INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION OF THE GRASS LANDSCAPING, MAINTAINING DESIGN GRADES, PIPING, SPRINKLERS, CLOCK(S) AND WIRING. THE HOMEOWNER'S ASSOCIATION SHALL NOT ALTER IN ANY WAY THE DRAINAGE FUNCTIONALITY OF THE BASIN IMPROVEMENTS. PERRY CITY SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE PIPING AND APPURTENANT WORKS THEREOF.
- BASEMENTS ARE NOT ANTICIPATED IN THE TOWNHOMES, HOWEVER THE SEWER DEPTH IS ADEQUATE FOR BASEMENTS.

AGRICULTURAL NOTE:
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OWNER'S DEDICATION

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NO NAME INVESTMENTS LTD

BY: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF BOX ELDER)

On this _____ day of _____, 2024, _____, Personally appeared before me, the Undersigned Notary Public in and for said County of Box Elder, in the State of Utah, the Signers of the Attached Owners Dedication, one in Number, who duly Acknowledged to me he Signed it Freely and Voluntarily and for the Purpose Therein Mentioned.

STAMP

NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A FIFTY FOUR (54) LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY BOB ANDERSON. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING BOX ELDER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 8 NORTH, RANGE 2 WEST, S.L.B.&M., WHICH BEARS NORTH 00°03'07" EAST, BOX ELDER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

COUNTY RECORDER'S NO. _____

STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE REQUEST OF: _____
DATE _____ TIME _____ FEE _____
ABSTRACTED _____
INDEX _____
FILED IN: _____ FILE OF PLATS _____

COUNTY RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D., 2024 BY THE PERRY PLANNING COMMISSION.

CHAIRMAN

APPROVAL AND ACCEPTANCE

PRESENTED TO THE _____ THIS _____ DAY OF _____ A.D., 2024 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST:

RECORDER

ENGINEER'S CERTIFICATE

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

DATE

ENGINEER

APPROVAL AS TO FORM

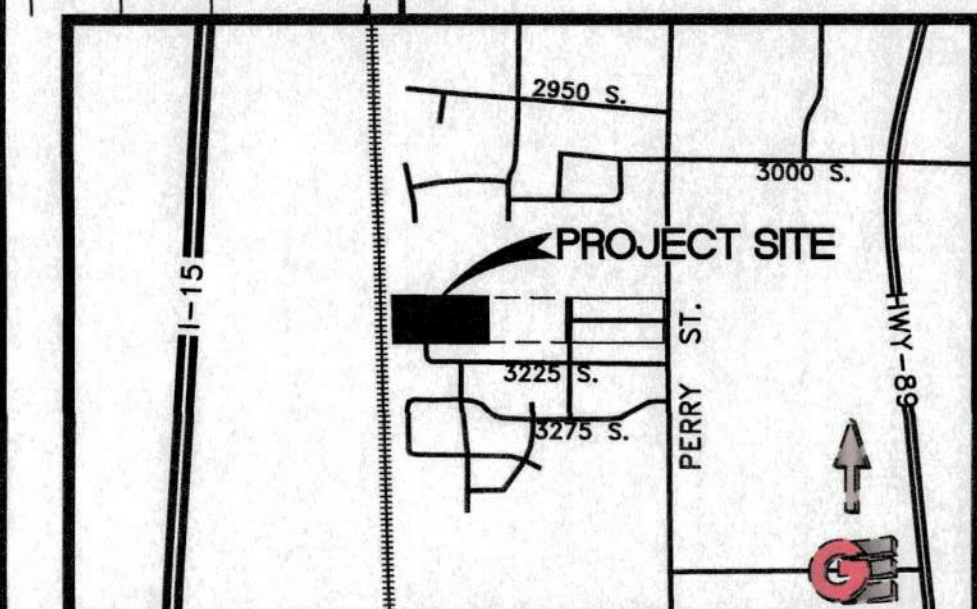
APPROVED AS TO FORM THIS _____ DAY OF _____, 2024.

CITY ATTORNEY

PLANNING COMMISSION APPROVAL

DEVELOPER:
ROBERT ANDERSON
2081 E. HAMPTON CIRCLE
OGDEN, UT 84403
(801) 476-0400 OFFICE

VICINITY MAP
(NOT TO SCALE)



To: Bob Barnhill, City Administrator

From: Bob Anderson, Anderson Homes

Perry Landing Subdivision

Date: April 17, 2024

Subject: Proposal Request to Combine Five 4-plex
Townhouses into Phase 2, Perry Landing
Subdivision. (20 Dwelling Units)

Dear Bob,

At this point the Perry Landing Subdivision, Phases 2 & 3, has been conceptually approved for 5 Four-Plex Townhouse buildings. The four plexes would be separated by approx. 700 feet, with 2 four plexes to the West in Phase 2 and 3 four plexes on the East end of Phase 3.

We have done substantial review with our Attorney, who specializes in Home Owner Associations, the HOA landscaping company, the maintenance company for landscaping and exterior surfaces, as well as the Perry City Engineer, City

Administrator, and Mayor to solicit opinions of the advantages of forming the 20 dwelling units into one contiguous site and HOA. The proposed description has been submitted with this letter for the review of the Planning Commission and City Council.

We are asking for your consideration and approval to modify the previous plat locations through a Developer Agreement based on the following:

- 1) Our Attorney has strongly suggested that we combine the physical location as well as the HOA into one entity. Through this economy of scale the HOA can be run more efficiently and economically and be more cohesive for the member/owners.
- 2) Because of the economy of scale and the open area it allows with easy access for all members/owners, we would commit to more common area enhancements to be installed for the member/owners. The open area, besides the individual private lots for each of the Townhouses, would consist of approx. .67 acre of fully landscaped

area. This area is ideally located to also provide a storm detention facility for the entire neighborhood. In this area we would be able to and commit to install an enhanced recreational area for each of the member/owners with close proximity of use and easy access with control of entry. These enhancements are being designed by a play ground designer to include:

- commercial grade picnic tables and benches with pergola.
- active playground equipment for children
- a fully grassed layout for soccer/football/ baseball and other sports on a reduced field.
- all with an enclosed fence system

3) A landscaping plan, of course, will be required by the City and the landscape architect feels equally as strong that one coordinated site would be far more preferable to two sections approx. 700 feet apart.

Subdivision that we can build.

- 7) We respectfully request that you grant through A Developers Agreement our ability to combine these units into one HOA in a contiguous location. This location at the bottom of 3200 S provides a unique opportunity to handle the storm runoff needs as well as a coordinated approach to expanding the recreational aspects for all to enjoy. If this provision can be granted we would in turn commit through the Developers Agreement to enhance the recreational opportunities and equipment as mentioned in order to provide a first class park for the HOA.

Sincerely,

Robert J. Anderson

Anderson Homes

NOTICE OF PERRY PLANNING COMMISSION PUBLIC HEARING

Notice is hereby given that the Perry Planning Commission will hold, in the City Council Chambers at 1950 S Hwy 89 in Perry as well as electronically via zoom.com web/teleconferencing, a public hearing to receive public comment regarding Ordinance 24-D Amending Multi-Family Dwelling and Apartment Density Map/Subdivisions. Members of the public may view the meeting via Zoom using a link and instructions on the city web page at: <https://www.perrycity.org/whats-new.htm.htm> or attend in person. The public hearing will be held in conjunction with the Perry City Planning Commission Meeting, which starts at 7:00 p.m. on Thursday, May 2, 2024. All interested persons shall be given the opportunity to be heard. Written concerns are welcome. Any Individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461). By: Tyra Bischoff, Planning Secretary.

1 March 7, 2024
2 Planning Commission Meeting
3 Virtual Meeting
4 7:00 p.m.
5
6

7 Commissioners Present: Vice Chairman Ryan Vaughn, Commissioner Marcus Wager, Commissioner Jan
8 Kerr, and Commissioner Paul White
9

10 Commissioners Absent: Chairman Stephan Moss, Commissioner Beth Thompson, and Commissioner
11 Blake Broadhead
12

13 City Staff Present: City Administrator Bob Barnhill, City Attorney Chris Crockett, and Planning Secretary
14 Tyra Bischoff
15

16 Others Present:
17

18 1. Call to Order and Opening Ceremonies
19 Vice Chairman Ryan Vaughn called the meeting to order.
20

21 A. Declare Conflict of Interest, if any
22 None.
23

24 2. Action Items
25 A. Public Hearing – Ordinance 24-D Amending Multi-Family Dwelling and Apartment Density Map
26 Mr. Barnhill showed the multifamily density map and mentioned it had been adopted in our code. He
27 said that the council and a lot of people involved are pretty happy with how this has worked, so far. He
28 noted that as things have moved along, there have been some tweaks and changes in design standards
29 and adopted as needed. He explained that it is in our best interest to monitor the new developments
30 along the highway and how they look when they are completed so we may make these updates. He said
31 that maybe we should back off on development on the highway for a little while with the idea of
32 preserving whatever commercial properties we can. He noted that the city still needs to have as much
33 commercial property along the highway as possible.
34

35 From the map he highlighted the districts that are color-coded according to how many units were still
36 available to develop. He said the caveat to this was this map does not capture developments that have
37 been proposed but not approved. He changed the color-coded layer to see the undeveloped or vacant
38 properties with at least 2 acres along the highway. He said he was actually a little bit surprised that
39 there was not a whole lot (available).
40

41 He noted that in the south end of town the land use chart was not commercially focused. He then
42 continued going north on the map and pointed out possible prime commercial properties with frontage
43 along the highway. He mentioned that there are some properties that are currently agricultural that
44 could be prime commercial properties in the future. He said this snapshot or overview was what we
45 wanted to look at and that the city council was interested in getting recommendations from the
46 Planning Commission.
47

48 Vice Chairman Ryan Vaughn opened the public hearing.
49

50 Open Public Hearing 7:08 p.m.
51

No public comment

Closed Public Hearing 7:08 p.m.

Considerations by the Planning Commissioners were discussed included maintaining the potential for commercial development in certain areas while possibly increasing multi-family unit allocations where developments have already maxed out. The Planning Commission entertained the idea of drafting language to reflect the proposed adjustments for mixed-use development attached to commercial space and considering changes to the development units in specified zones.

Mr. Barnhill said he would draw some code language about any family units adjacent to the highway to only be allowed if they are connected or attached to commercial space.

MOTION: Commissioner Marcus Wager motioned to table this to our next meeting.
Commissioner Jan Kerr seconded the motion.

Roll Call Vote:

Commissioner Wager, Yes
Commissioner Kerr, Yes
Commissioner White, Yes
Commissioner Vaughn, Yes

Motion Approved

3. Approval of the Minutes

A. January 4, 2024 Regular Planning Meeting

Commissioner Kerr said the grammatical change on line 53 needed to include "made a" after Kerr. On line 92, she suggested using "as" after the word accept and "on" after the word improvements. Then on line 119 she said there should be a comma after the word this.

MOTION: Commissioner Marcus Wager made a motion to approve the minutes from the January 4, 2024, Planning Commission meeting with the changes (listed by) Commissioner Kerr. Commissioner Kerr seconded the motion.

All In Favor

4. Discussion

A. Future Projects

Mr. Barnhill mentioned that there was one small amendment he will be bringing to the next planning meeting. He said the subdivision code needs updates because of the recent state statute changes. He noticed in the code some generic language and wants to strengthen it as well as broaden other sections of it. Also, we made some changes to the conservation subdivisions, even though they are voluntary, they should still follow that process of coming to planning commission only for approval as outlined in state code. He said that our code presently says that they still go to the city council at the beginning and the end of the process. He explained that we need to either change that process or require conservation subdivisions to have an overlay zone, which would require them to go to the city council for that zoning.

B. Report on past-approved Planning Commission Agenda Items

Mr. Barnhill reported that the city financial advisors and engineers did a water and parks study to check our impact fees. The results of the study indicated that the city raised these fees about 3 times what

they were. The City Council elected to take the full fee as recommended by the study. So, those fees have gone up quite a bit for our local developers. The new fees will go into effect 90 days after were approved.

C. Report from Commissioner regarding previous Council Meetings

Commissioner Ryan Vaughn gave a brief account of the recent City Council meetings. He said they had discussions centered around budget and economic data.

D. Make Assignments for Representative to Attend City Council Meeting (March 14 & 28, 2024)

Commissioner Jan Kerr said she would attend the upcoming City Council meeting on March 28th, as it was anticipated that the meeting scheduled for March 14th would likely be canceled.

5. Public Comment

None.

6. Training

A. Staff – Annual Training

A comprehensive training session was conducted by the city attorney, Chris Crockett, covering key aspects of the Open and Public Meetings Act (OTMA) and educating members about their responsibilities to act openly and non-biased in the public interest. The session also delved into legislative and administrative actions, exercising caution on conflicts of interest, and the importance of having transparent communications with applicants, property owners, and the public. He navigated around the Utah State public website and showed the commissioners where notices were shown for Perry City. Legal requirements and protections for the Planning Commissioners in their official roles were explained, including immunity from lawsuits due to decisions made during the planning process. Training also advised on how to involve the public proactively in the legislative process and highlighted resources such as the Utah Land Use Institute and the Property Rights Ombudsman office. Current and new commissioners were encouraged to engage in ongoing education and to bring any unfamiliar topics to the attention of staff for clarification.

7. Review Next Agenda and Adjourn

A. Items for April agenda (next meeting April 4, 2024)

Looking ahead, Mr. Barnhill said that changes to code adjustments could be on the upcoming agenda. He noted there were no applications or other specific items announced for review at the time. Commissioners were prompted to raise any new points to add to the next agenda.

B. Motion to Adjourn

Motion: Commissioner Marcus Wager made a motion to adjourn the meeting. Commissioner Kerr seconded the motion.

All In Favor

The meeting ended at 8:33 p.m.