

September 5, 2024
Planning Commission Work Session
Virtual Meeting
7:00 p.m.

Commissioners Present: Chairman Stephen Moss, Vice Chairman Ryan Vaughn, Commissioner Blake Broadhead, Commissioner Paul White, Commissioner Beth Thompson, Commissioner Marcus Wager, Commissioner Jan Kerr (arrived at 7:02 p.m.)

Commissioners Absent: None.

City Council Present: None.

City Staff Present: Robert Barnhill; City Administrator
Tyra Bischoff; Deputy Recorder
Misty Moesser; Deputy Recorder

Others Present: Alex Owens, Pat Burns, Nathan Combs, Jeannine Jensen, Christine Olsen, Rolin Hinrichsen

On-line: Chris Crockett; City Attorney

1. 6:00 p.m. - Work Session

- A. Discussion on Ordinance 24-I Zone Change request for the Development Overlay Zone for Olson Orchard's located at approximately 1111 W 3600 S Parcel #'s 02-038-0004; 02-038-0010; 02-038-0005; 02-038-0061; 02-038-0069 Applicant; Pat Burns

Chairman Moss welcomed the attendees and called the work session to order.

Bob Barnhill, city administrator, provided background on the Olsen Orchard Subdivision. A new owner, Pat Burns, has proposed adjustments to previously approved plans, and is seeking a development agreement. Bob explained the nature and purpose of a development agreement as a voluntary contract that customizes zoning regulations, beneficial to both the municipality and the community. He shared updates on the development proposal and public comments received during public hearings. Key concerns involved utility details, alignment with current zoning regulations, viability of commercial units, open space details, and potential impact on neighboring properties. He mentioned that public comments also had raised concerns about aspects like flex areas and wetland preservation.

Mr. Barnhill presented a comparison chart illustrating iterations of the development plans, with key points being consistent overall density and specific changes in townhome quantities. Concerns were raised about the distribution and number of townhomes relative to single-family homes, an unclear breakdown of what would be done with the open areas, boardwalk materials and natural areas. He explained some of the updates that would be needed to address where utility connections could be made. A recommendation that the commission get some clarifying answers to whether the playground/restroom concept that is shown in the plan diagram would be included.

The planning commission expressed dissatisfaction with the lack of density change and emphasized a desire for a significant adjustment in the allocation of townhomes and single-family lots. The commission preferred keeping townhomes together to prevent segmentation across subdivisions. Several Commissioners critiqued the overly dense development, indicating that it did not align with

Perry City's vision. Suggestions were made regarding re-evaluating the viability of live-work units near highway developments. They expressed concerns that the developer's current plan did not reflect previous discussions.

Feedback highlighted an expectation for more alignment with city planning and suburban characteristics cherished by residents, particularly pointing towards larger lots as culturally preferred in Perry.

The developer, Pat Burns, admitted the plans presented were reflective of the highest allowable density, acknowledging the commission's dissatisfaction and clarifying that the proposed plan was intended as a starting point. Mr. Burns was willing to negotiate to find a workable solution. He also shared that he is willing to develop the subdivision plan that is already approved if the development agreement is not awarded. The developer reiterated the concept of maintaining a mix of housing types to cater to market demands for attainable housing, which currently underlines smaller lot purchases.

Many commissioners liked the proposed park and open space layout with amenities such as pickleball courts and trails while maintaining flexibility for adjustments like play fields and general landscaping. Discussions remained on balancing increased density through open space provisions. They asked for clarification and something in writing on what the "price per door" would be in relation to putting money toward a park. Mr. Burns responded that he would be willing to negotiate on what that price would be. A discussion was held on when to require a park to be finished in the building process and Mr. Burns made a recommendation to require it before moving on from Phase 1. Mr. Barnhill recommended that it be done before releasing the money that is held in escrow.

Mr. Barnhill offered summaries and guided a robust group discussion on achieving consensus on key aspects like density adjustments, open space standards, and feasibility of developer contributions per unit toward a recreation area in the open space. The commission agreed that they would like to see the average lot size come in at 10,000 square feet, bringing down the number of townhomes to 75 units and removing the live/work units. Chairman Moss shared that he would prefer to see a plan for the parks rather than a monetary amount. The commissioners discussed options such as pickleball courts, frisbee golf, baseball/football fields as well as keeping things simple with grass and shade. They asked the developer to come back to the commission with both options (dollar per door and a park concept plan).

Rolin Hinrichson, property owner near the proposed subdivision, spoke briefly of concerns that he had about the new proposal. These concerns included lot sizes being less than half the size of the approved lot sizes, possible traffic on 3600 West, whether a park in a subdivision is necessary in the neighborhood and concerns with the reputation of the developer. He advised the commission to do research on reviews of the developer's former projects.

The developer was tasked with bringing back a revised plan with considerations for a lower density target and revised lot sizes, prepping for a future work session where their revised concept would be discussed, with enhancements based on commission feedback. The commission and developer would jointly address open space and park planning per the guidelines and financial structuring discussed.

A proposal was made by Commissioner Wager to consider another public hearing to allow community input due to the plan's significant alterations since the previous session. Chairman Moss replied with a summary of the concerns brought up in the last 3 Planning Commission public hearings and did not feel that there would be any new concerns to address!

3. Adjourn

Margus Wager made a motion to adjourn the meeting. All commissioners were in favor. Meeting was adjourned at 8:52 PM.