

November 7, 2024  
Planning Commission Meeting  
7:01 p.m.

Commissioners Present: Chairman Stephen Moss, Vice-Chairman Ryan Vaughn, Commissioner Jan Kerr (online), Commissioner Beth Thompson, Commissioner Paul White, Commissioner Marcus Wager, Commissioner Blake Broadhead (online)

Commissioners Absent: None

City Staff Present: City Administrator Bob Barnhill, Planning Secretary Tyra Bischoff, Deputy Recorder Misty Moesser

Others Present: Kendall Chambers, Peggy Chambers, James Settlemyre, Kristan Settlemyre, Pat Burns, Jeannine Jensen, Alex Owens, Rolin Hinrichsen, Ronda Hinrichsen, Erik Siggard, Chris Olsen

1. Call to Order and Opening Ceremonies

Chairman Stephen Moss called the meeting to order at 7:01 PM.

- A. Declare Conflict of Interest, if any  
None.

2. Action Items

- A. Ordinance 24-I Zone Change request for the Development Overlay Zone for Olsen Orchard 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

Bob Barnhill, City Administrator, gave an update on Ordinance 24-I, discussing the unique characteristics of the Olsen Orchard development project. Barnhill highlighted prior discussions and iterations of the project plan, the elements of economic considerations, and engagement with the planning commission.

The discussion included the project's phasing plan, development agreement, and numerous amenities such as pickleball courts, trails, and park spaces. Concerns were raised about diminished features, like reduced pickleball courts from 8 to 4 and fewer pavilions due to budget constraints. The discourse also involved an exploration of restroom facilities, lighting, fencing, and playground equipment quality.

Chairman Moss allowed public comments from community members. Rolin Hinrichsen expressed concerns over housing density, tax increases, park maintenance, light pollution and whether the developer will finish all phases. Erik Siggard shared his concerns about zoning, townhomes in general, landscaping and the overall vision of what Perry City should be. Kendall Chambers expressed concerns with the width of 3600 South and questioned whether the road would be widened. James Settlemyre shared concerns previously mentioned by other community members and added his concerns with parking for the extra vehicles belonging to the townhouse owners. Peggy Chambers added her concerns with how close together the proposed townhouses are and the road width and traffic on 3600

South. Kristan Settlemyre was also concerned with the width of 3600 South and questioned whether a stoplight at 3600 South and Highway 89 will be installed.

Ultimately, further alterations were proposed and debated among the planning members and applicants, with a particular focus on balancing development standards with community expectations. The Commission discussed including the following updates to the development agreement: trail loop connection, rectangular picnic tables, updated phase plan, detailed dog park plan, updated lighting plan with details on light locations and stubbed power for future lighting for the pickleball courts, updated plans to include a public restroom, and updated landscaping plans with an additional 10 trees added. These updates were to be presented to Mr. Barnhill and approved by him before sending the recommendation to City Council.

**MOTION:** Commissioner Kerr made a motion to recommend approval of Ordinance 24-I Zone Change request for the Development Overlay Zone for Olsen Orchard to City Council with updated changes from the developer to be presented to Mr. Barnhill. Commissioner Thompson seconded the motion.

**Roll Call Vote:**

Commissioner Moss, Yes  
Commissioner Kerr, Yes  
Commissioner Vaughn, Yes  
Commissioner Thompson, No  
Commissioner White, No  
Commissioner Wager, Yes  
Commissioner Broadhead, Yes

**Motion Approved.**

**B. Public Hearing: Ordinance 24-K Amending Short Term Rental Regulations**

Mr. Barnhill presented the proposed Ordinance 24-K, which amends short-term rental regulations. The ordinance defines short-term rentals as residential units rented for less than 30 days. The ordinance states that short-term rentals are only allowed in approved residences. The ordinance prohibits their usage in unapproved settings like RVs or tents. He also explained that only one short-term rental is allowed per property. Business licenses would be necessary for short-term rentals, and they are not allowed for accessory dwelling units.

**Chairman Moss opened up the public hearing at 8:33PM.**

No public comments were made.

**Chairman Moss closed the public hearing at 8:34PM.**

**MOTION:** Commissioner Thompson made a motion to recommend approval of Ordinance 24-K to City Council. Commissioner Wager seconded.

**Roll Call Vote:**

Commissioner Moss, Yes

Commissioner Kerr, Yes  
Commissioner Vaughn, Yes  
Commissioner Thompson, Yes  
Commissioner White, Yes  
Commissioner Wager, Yes  
Commissioner Broadhead, Yes

**Motion Approved.**

**3. Approval of the Minutes**

**A. October 3, 2024, Regular Planning Meeting**

**MOTION:** Commission Wager made a motion to approve the October 3, 2024, Regular Planning Commission meeting minutes. Vice-Chairman Vaughn seconded the motion.

All In Favor

**4. Discussion**

**A. Future Projects**

Mr. Barnhill shared that there was a second public hearing for the Highway 89 Master Plan. He said that they are working on the final draft.

**B. Report on past-approved Planning Commission Items**

Mr. Barnhill stated that the City Council had passed Ordinance 24-J and had tabled Ordinance 24-H at the October 24, 2024 City Council Meeting.

**C. Report from Commissioners regarding previous Council Meetings**

Commissioner White, who attended the October 24, 2024 City Council Meeting, commented that there was some back and forth amongst council members on Ordinance 24-H and that the Council decided to table it until more council members are in attendance. He added that he addressed the Council and explained the spirit of the Planning Commission's recommendation for approval.

**D. Assignments for representative(s) to attend City Council**

Mr. Barnhill mentioned that the Commission will be meeting before the next City Council meeting on December 12th. No assignments were made.

**5. Public Comment**

No public comments were made.

**6. Training**

**A. Staff**

Mr. Barnhill gave a brief introduction to the Land Use Academy of Utah website and the resources available. Commissioner Wager shared an example of a positive experience working with the Land Use Academy and the help they provided with an issue that he had. He said that they did some research and responded to his question the same day.

**7. Review Next Agenda and Adjourn**

**A. Items for December agenda (next meeting December 5, 2024)**

No agenda items.

**B. Motion to Adjourn**

**MOTION:** Commissioner Wager made a motion to adjourn the meeting. Commissioner Thompson seconded the motion.

**All In Favor**

The meeting was adjourned at 8:48 p.m.