

PERRY CITY PLANNING COMMISSION

REGULAR MEETING AGENDA

March 6, 2025

7:00 pm regular meeting

1950 S Hwy 89 Perry, UT

The meeting will be open to the public.

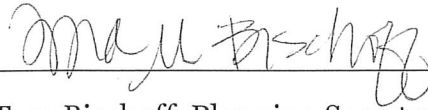
“Electronic Meeting” Web/Teleconferencing will be used.

The Perry City Planning Commission will hold a meeting on the Thursday identified above, starting at approximately 7:00 PM, at 1950 S Hwy 89. Members of the public may attend the meeting in person or may view the meeting via Zoom at the following link <http://www.perrycityut.gov/whats-new.htm.htm>. 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. Public Hearing: Ordinance 25-A Amending Multi-Family Regulations**
 - B. Public Hearing: Ordinance 25-B Sign Regulations**
- 3. Approval of the Minutes**
 - A. January 2, 2025**
- 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
(March 13th and 27th)**
- 5. Public Comment**
- 6. Training**
 - A. Staff (Yearly Training)**
- 7. Review Next Agenda and Adjourn**
 - A. Items for April agenda (next meeting April 3, 2025)**
 - 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 21st Day of February 2025. An individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461).

A handwritten signature in cursive script, appearing to read 'Tyra Bischoff', is written over a horizontal line.

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.

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, a public hearing to receive public comment regarding Ordinance 25-A Amending Multi-Family Regulations, and Ordinance 25-B Sign Regulations. Members of the public may view the meeting via Zoom using a link upon request 48 hours prior to the meeting 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, March 6, 2025. 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.

Perry City
ORDINANCE 25-A

SUBDIVISION AND LAND USE REGULATIONS

AMENDING REGULATIONS REGARDING MULTI-FAMILY DWELLINGS

WHEREAS, Utah Code Annotated 10-9a authorizes Perry City to enact and amend ordinances establishing land use and subdivision regulations

NOW THEREFORE, be it ordained by the City Council of Perry City, UT as follows:

SECTION 1: Repealer. If any provisions of the municipal code previously adopted are inconsistent herewith they are hereby repealed.

SECTION 2: Amendment. Section "14.05.015 " is hereby amended as follows.

The following utilities are ... subdivider to each lot:

1. Culinary Water: The water source shall be Perry City unless an alternative permanent source is approved by the City Engineer and the Bear River Health Department. All water services shall be metered as per city Standards. Multi-family Dwellings shall be metered with master meters as determined by the City Engineer.

2. Sewer: The sewer ... stations are not permitted.

a. Public sewer lift ... sewer is not feasible.

...

SECTION 3: Amendment. Section "15.06.010 " is hereby amended as follows.

...

d. Permitted Use Review: ... Development Director or designee.

e. Affidavit: Applicants for ... to reauthorize the ADU.

17. Residential: Multi-family Dwellings: Multi-family Dwellings may be developed according to the allotments indicated in the Multi-family Dwelling and Apartment Density Map, which can be found at the following link (Map). Existing and proposed dwelling units are counted towards the limits shown on the Multi-family Dwelling and Apartment Density Map. When the allotted number of units in the area has been reached no more units will be permitted in the area. The overall density of Multi-family Dwellings shall not exceed sixteen (16) units per acre. This ratio shall be calculated according to the gross acreage of the Multi-family Dwelling development area ~~excluding any area of the development utilized for single family development, commercial development, open space, public streets, or other improvements.~~

a. For the purposes ... include Accessory Dwelling Units.

b. Multi-family Dwelling and ... Conditions, Covenants, and Restrictions.

...

SECTION 4: Amendment. Section "15.18.050 " is hereby amended as follows.

...

d. Dumpster enclosures, monument ... of the primary building(s).

e. A 6' solid ... need for the buffer.

f. Multi-family Dwellings shall be limited to a maximum of four (4) units per building.

g. Buildings containing two residential dwelling units (twin homes or duplexes) shall be designed to appear as a single family residence and the two dwelling units shall not be symmetrical or mirrored designs.

g.h. Buildings adjacent to Highway 89 north of 3000 S shall conform to the following:

i. Buildings shall be ... awnings are not permitted).

ii. The main floor ... the street facing facade(s).

...

SECTION 5: Severability. If any section, subsection, sentence, clause, or phrase of this amendment is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this amendment.

SECTION 6: Effective Date. This ordinance being necessary for the peace, health, and safety of the City, shall go into effect at the expiration of the 20th day after publication or posting or the 30th day after final passage as noted below or whichever of said days is the more remote from the date of passage thereof.

****Signatures On Next Page****

PASSED AND ADOPTED by Perry City Council this _____.

KEVIN JEPPSEN, Mayor
Perry City

Attest:

SHANNA JOHNSON, City Recorder
Perry City

City Council Vote as Recorded:	AYE	NAY	ABSTAIN	ABSENT
Nathan Tueller	_____	_____	_____	_____
Toby Wright	_____	_____	_____	_____
Blake Ostler	_____	_____	_____	_____
Ashley Young	_____	_____	_____	_____
Dave Walker	_____	_____	_____	_____

RECORDED this _____.
PUBLISHED OR POSTED this _____.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

In accordance with Utah Code Annotated §10-3-713, 1953 as amended, I, the City Recorder of Perry City, hereby certifies that the foregoing Amendment was duly passed and published or posted at:

- 1. City Hall
- 2. Perry City Website
- 3. Utah Public Notice Website

on the above referenced dates.

SHANNA JOHNSON, City Recorder
Perry City

Perry City
ORDINANCE 25-B

SIGN REGULATIONS

**ESTABLISHING REGULATIONS REGARDING HISTORIC AND ICONIC
SIGNAGE AND OTHER GENERAL PROVISIONS;**

WHEREAS, Perry City is authorized to enact and amend ordinances regarding signage;

NOW THEREFORE, be it ordained by the City Council of Perry City, UT as follows:

SECTION 1: Repealer. If any provisions of the municipal code previously adopted are inconsistent herewith they are hereby repealed.

SECTION 2: Amendment. Section "15.27.020 " is hereby amended as follows.

...

Any Sign on State ... (in addition to this Title).

15.27.020.7 Applicability

This Chapter does not apply to or is limited as follows:

1. Building decorations that are not an integral part of a sign are not considered signs.
2. Traffic control devices and governmental signs.
3. Flags shall not be subject to this Chapter, except such shall be located on the owner's private property, not exceed fifty (50) feet in height in any residential zone, and not constitute a public nuisance.
4. Ideological signs protected under the United States Constitution or the Constitution of the State of Utah as free speech shall not be subject to regulation, except such shall be located on the owner's private property and not constitute a public nuisance.
5. A sign that is historical and identified as Iconic is not subject to calculations, lighting, and design requirements of this Chapter, if:
 - a. The sign is more than 50 years old;
 - b. Has been in continuous operation during that time;
 - c. The sign is not a billboard; and,
 - d. The sign has been consistently maintained in good condition and retains its original form and appearance.

Such sign(s) shall retain their original form, location, typography, and appearance and shall not be relocated or modified from their original condition on the date this Ordinance was adopted without

City approval and a City building permit.

...

SECTION 3: Enactment. Section "15.27.060 Iconic Signs" is hereby enacted as follows.

The following signs are deemed to have historic and iconic community value and shall deemed Iconic for the purposes of this chapter:

1. Maddox Red Crown sign. Detached rotating sign located at approximately 1900 S Highway 89 and associated with the Maddox Ranch House.

2. Home of the Worlds Finest Beef sign. Attached sign Located at approximately 1900 S Highway 89 and associated with the Maddox Ranch House.

SECTION 4: Severability. If any section, subsection, sentence, clause, or phrase of this amendment is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this amendment.

SECTION 5: Effective Date. This ordinance being necessary for the peace, health, and safety of the City, shall go into effect at the expiration of the 20th day after publication or posting or the 30th day after final passage as noted below or whichever of said days is the more remote from the date of passage thereof.

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PASSED AND ADOPTED by Perry City Council this _____.

KEVIN JEPPSEN, Mayor
Perry City

Attest:

SHANNA JOHNSON, City Recorder
Perry City

City Council Vote as Recorded:	AYE	NAY	ABSTAIN	ABSENT
Nathan Tueller	_____	_____	_____	_____
Toby Wright	_____	_____	_____	_____
Blake Ostler	_____	_____	_____	_____
Ashley Young	_____	_____	_____	_____
Dave Walker	_____	_____	_____	_____

RECORDED this _____.
PUBLISHED OR POSTED this _____.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

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- 1. City Hall
- 2. Perry City Website
- 3. Utah Public Notice Website

on the above referenced dates.

SHANNA JOHNSON, City Recorder
Perry City

PERRY CITY PLANNING COMMISSION MEETING
PERRY CITY OFFICES
January 2, 2025

7:00 PM

COMMISSIONERS PRESENT: Chairman Ryan Vaughn, Commissioner Blake Broadhead,
Commissioner Marcus Wager, and Commissioner Paul White

COMMISSIONERS ABSENT: Commissioner Jan Kerr, Commissioner Beth Thompson and
Commissioner Stephen Moss

CITY STAFF PRESENT: City Administrator Bob Barnhill, Planning Secretary Tyra
Bischoff, Deputy Recorder Misty Moesser

OTHERS PRESENT: Mike Jensen, MarJean Stein, and Richard Blinkhorn

ONLINE: None

ITEM 1: CALL TO ORDER AND OPENING CEREMONIES

Chairman Ryan Vaughn called the meeting to order at 7:00 PM.

A. Declare Conflict of Interest, if any

None.

ITEM 2: ACTION ITEMS

**A. Preliminary Subdivision Application for Heather Ridge Phase 6 located at
approximately 385 W 2100 S Parcel #03-059-0160 Applicant: Sally Simmons**

Bob Barnhill, city administrator, presented the preliminary subdivision application for Heather Ridge Phase 6. He explained that the property is zoned residential R1, allowing for lots as small as 10,000 square feet with at least 80 feet of frontage. The plan included 5 lots along the south side of 2100 South.

Mr. Barnhill discussed the utilities planned for the subdivision, including water and sewer lines that would be stubbed to the end of 2100 South for future use. He noted that a temporary fire turnaround would be included at the end of the road. The development would use a typical 60-foot right of way, with curb, gutter, and sidewalk on their half of the road, and enough asphalt to meet fire code requirements.

He mentioned that the city engineer and staff, fire marshal and utility agencies had reviewed the development. Minor technical corrections were needed for the next application, but the preliminary application was ready for approval. Mr. Barnhill mentioned that an existing stormwater pond was already sized to accommodate the complete build-out of the Heather Ridge subdivision.

Commissioner White inquired about setbacks, which Barnhill clarified were 10 feet rather than the 20 feet shown on the original submittal. Commissioner Broadhead asked about the property north of the road, which Barnhill confirmed had not been approved to develop.

MOTION: Commissioner Wager made a motion to approve the Preliminary Subdivision Application for Heather Ridge Phase 6. Commissioner Broadhead seconded the motion.

Roll Call Vote: Commissioner Vaughn, Yes
Commissioner White, Yes
Commissioner Wager, Yes
Commissioner Broadhead, Yes
Commissioner Moss, Absent
Commissioner Kerr, Absent
Commissioner Thompson, Absent

Motion Approved. 4 Yes, 0 No

B. Approval of the 2025 Perry City Planning Meeting Schedule

Mr. Barnhill presented the 2025 Planning Meeting Schedule, noting that the July meeting often conflicts with July 4th celebrations. He suggested that the commission could either pick an alternate date or leave it to be determined based on pressing items. Chairman Vaughn recalled that the July meeting had been canceled in the previous year. After discussion, the commission agreed to remove the July meeting from the schedule, with the understanding that it could be added back later if needed.

MOTION: Commissioner Broadhead made a motion to approve the 2025 Perry City Planning Meeting Schedule removing the July meeting. Commissioner White seconded the motion.

Roll Call Vote: Commissioner Vaughn, Yes
Commissioner White, Yes
Commissioner Wager, Yes
Commissioner Broadhead, Yes
Commissioner Moss, Absent
Commissioner Kerr, Absent
Commissioner Thompson, Absent

Motion Approved. 4 Yes, 0 No

C. Elect a New Vice Chairperson for 2025

Commissioner Broadhead nominated Paul White for Vice-Chairman of the Perry City Planning Commission for 2025. Commissioner Wager seconded the nomination. No further nominations were made, and with no objection a vote was taken to elect Paul White as Vice-Chairman.

Roll Call Vote: Commissioner Vaughn, Yes

Commissioner White, Yes
Commissioner Wager, Yes
Commissioner Broadhead, Yes
Commissioner Moss, Absent
Commissioner Kerr, Absent
Commissioner Thompson, Absent

Motion Approved. 4 Yes, 0 No

ITEM 3: APPROVAL OF THE MINUTES

A. November 7, 2024, Regular Planning Meeting

MOTION: Commission Broadhead made a motion to approve the minutes for the November 7, 2024, Planning Commission meeting. Commissioner Wager seconded the motion.

Roll Call Vote:

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

Motion Approved. 4 Yes, 0 No

ITEM 4: DISCUSSION

A. Future Projects

Mr. Barnhill reported that there were no immediate projects to discuss but mentioned that there should be another small subdivision preliminary ready for the next meeting.

B. Report on past-approved Planning Commission Items

Mr. Barnhill and Commissioner White provided an update on the city council's consideration of Olsen Orchards Subdivision . The council had tabled the agreement and made a few comments. Barnhill noted that the developer had provided an updated plan, but it didn't match exactly what the planning commission had seen. He said that he emphasized the importance of ensuring that the council sees exactly what the planning commission recommended.

Commissioner White reported on his attendance at the previous council meeting, noting extensive discussion about the development agreement. He highlighted changes to the plan, including the removal of a boardwalk that had been replaced with an asphalt path. He shared that he felt that the Council seemed pretty interested in the plan as a whole, but had some questions and recommendations. White also mentioned that the council was interested in understanding the context of the planning commission's split vote.

Mr. Barnhill also mentioned that the next council meeting would include discussions on ordinance amendments related to short-term rentals, subdivisions, and townhomes.

C. Report from Commissioners regarding previous Council Meetings

This item was covered in the discussion of past-approved planning commission agenda items.

D. Make assignments for representative(s) to attend City Council (January 9th and 23rd)

The commission made the following assignments for upcoming city council meetings:

- January 9, 2025: Commissioner Broadhead
- January 23, 2025: Chairman Vaughn

ITEM 5: PUBLIC COMMENT

Richard Blinkhorn, representing a neighbor to the Heather Ridge Phase 6 project, inquired about the timeline for the project's materialization. Bob Barnhill explained that after preliminary approval, it would likely be 3-4 months before final approval, with construction potentially starting in the summer. Barnhill noted that while nothing is certain until it happens, he anticipated this project moving forward this summer.

ITEM 6: TRAINING

A. Staff

No training was needed.

Mr. Barnhill asked Tyra Bischoff, planning secretary, to contact Chris Crocket and let him know that that Commission was ready for the yearly trainings. He also asked her to look back at the previous trainings for 2024 to make sure that there were not any trainings that were missed.

ITEM 7: REVIEW NEXT ADGENDA AND ADJOURN

A. Items for November agenda (next meeting February 6, 2025)

No agenda items.

B. Motion to Adjourn

Motion: Commissioner Broadhead made a motion to adjourn the meeting.

All In Favor

The meeting was adjourned at 7:23 p.m.