

# **PERRY CITY PLANNING COMMISSION**

## **REGULAR MEETING AGENDA**

**November 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>. **To participate in the meeting, you must attend in person.** 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. Amendment to Preliminary approval for Perry Springs Subdivision located at approximately 2250 S 1200 W Parcel # 03-157-0142**

**Applicant: Christopher Harrild**

**B. Public Hearing: Ordinance 25-U Amendment to Development Agreement for Olsen Orchards located at approximately 1111 W 3600 S Parcel # 02-038-0004 Applicant: Pat Burns**

**C. Preliminary Subdivision Application located at approximately 75 E 1800 S Parcel #03-159-0132 Applicant: Dallin Aston**

**D. Ordinance 25-Q Zone Change Request from Agriculture to R 1/3 with Development Overlay Zoning District with a Development Agreement located at approximately 1472 W Davis Drive Parcel #'s 03-157-0119, 03-157-0156 & 03-157-0124 Applicant: Brett Jones**

### **3. Approval of the Minutes**

**A. October 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**

**(November 13<sup>th</sup>)**

### **5. Training**

**A. Staff**

**6. Review Next Agenda and Adjourn**

**A. Items for December agenda (next meeting December 4, 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 24<sup>th</sup> Day of October 2025. An individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461).

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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

Nov 06, 2025

Perry City Planning Commission



## **AMENDMENT to Preliminary *Conservation* Subdivision – Perry Springs, Neighborhood Non-Profit Housing Corporation - located at 2250 S 1200 W**

### **Summary**

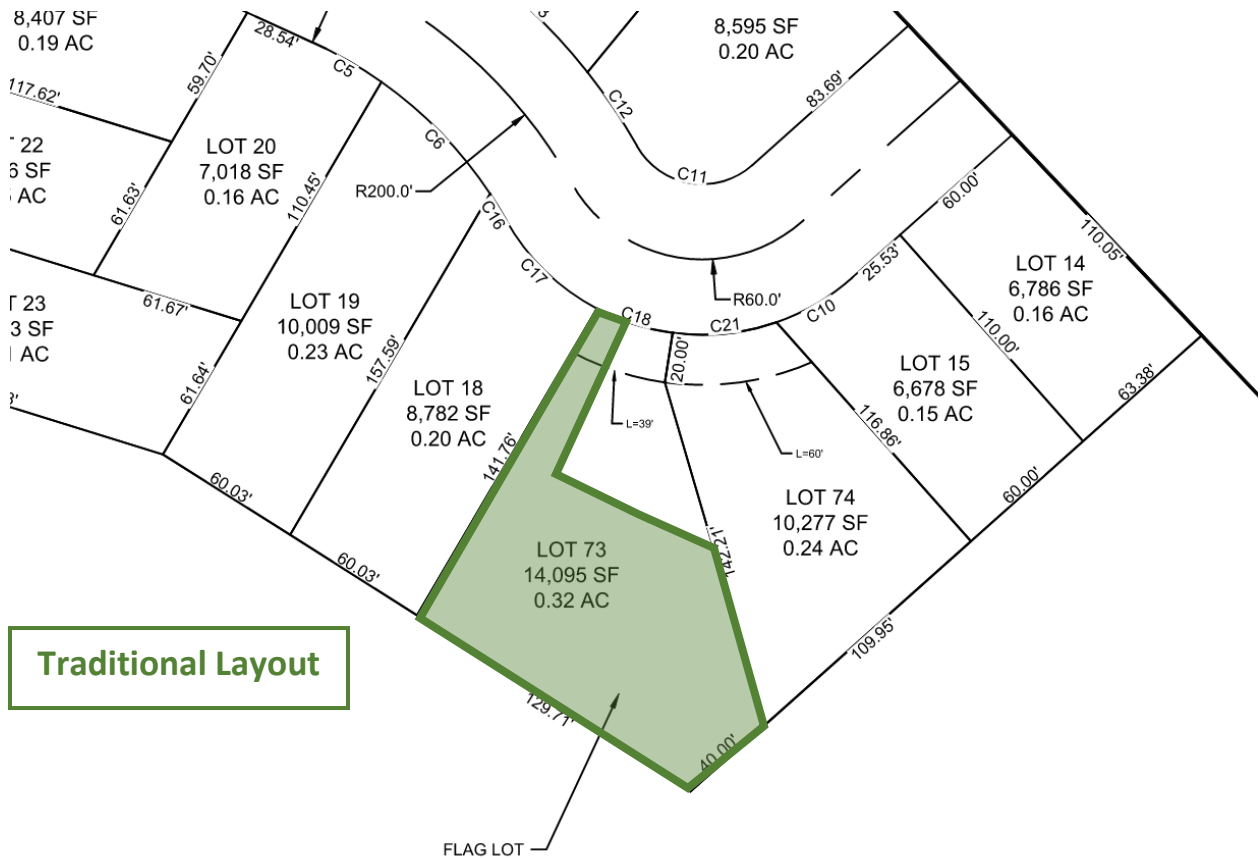
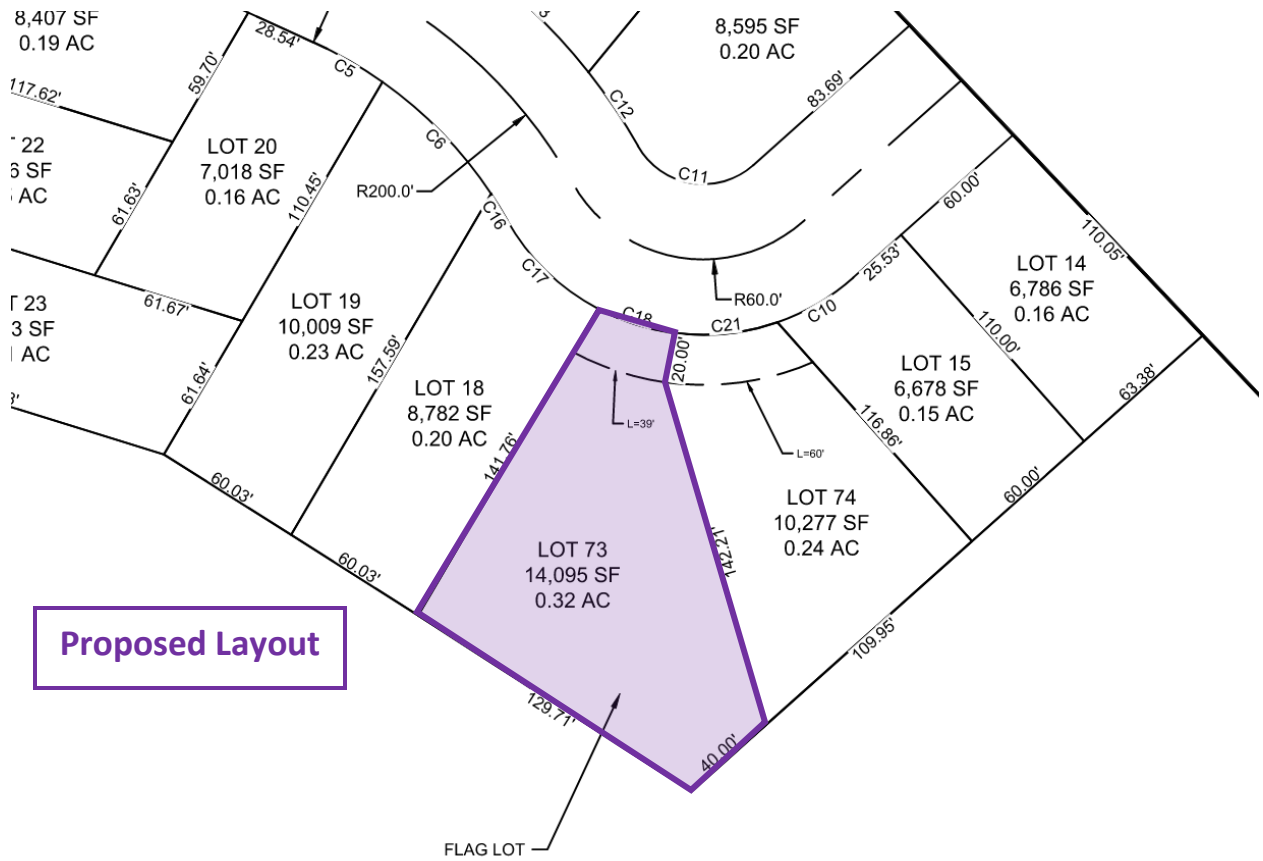
The submitted request is to amend the preliminary approval for this subdivision. This amendment relates specifically to one lot that did not have adequate road frontage. Following the previous amendment to this subdivision earlier this year, a stub road was designed for the property to the north. As the subdivider laid out the lots one lot did not have enough road frontage. This often results in the non-compliant lot being removed from the plans. The applicant is requesting this lot be approved as a flag lot.

Section 14.03.055 regulates flag lots. It states the following:

*In order to encourage the more efficient use of land, Flag Lots not having frontage on a Street as required by the PMC, but having access to such Street by means of fee title access strips, may be allowed in any zone when, determined by the Land Use Authority to be preferable, and subject to the following conditions:*

It is important to note that flag lots may be allowed when determined to be preferable. Planning Commission should consider this request with these two parameters in mind.

A standard lot is required to have 80' of frontage (measured at the front setback of 20'). However, in a Conservation Subdivision the required frontage is reduced to 60'. In the proposal (see below) the flag lot is proposed to have 39' of frontage. This proposal technically meets the requirements of our code, if Planning Commission determines the proposal to be preferable. Staff feels that this particular layout is more akin to a standard lot with non-compliant frontage. Planning Commission may consider requiring the flag lot to be designed as a traditional flag lot as drawn below.



## **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-U Amendment to Development Agreement for Olsen Orchards located at approximately 1111 W 3600 S Parcel # 02-038-0004 Applicant: Pat Burns. Members of the public may view the meeting via Zoom using a link at <https://www.perrycityut.gov/whats-new.htm.htm>. To participate in the meeting, you must 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, November 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 NO. 25-U**

**DEVELOPMENT AGREEMENT AMENDMENT**

**AN ORDINANCE OF PERRY CITY, UTAH, AMENDING THE DEVELOPMENT  
AGREEMENT WITH LYNC HOLDINGS, LLC FOR THE OLSEN ORCHARDS  
DEVELOPMENT; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Perry City (hereafter “City”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;

**WHEREAS**, *Utah Code Annotated* §§ 10-8-84 and 10-8-60 allow municipalities in the State of Utah to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

**WHEREAS**, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables municipalities to enter into a Development Agreement;

**WHEREAS**, the City finds it necessary to amend the Development Agreement for Olsen Orchards in order to meet Utah Department of Transportation access requirements and to protect public health, safety, and welfare; and,

**WHEREAS**, the City received the Development Agreement Amendment in Exhibit “A” attached and incorporated herein;

**WHEREAS**, after publication of the required notice the Planning Commission held its public hearing on November 03, 2025, to take public comment on this proposed Ordinance, after which the Planning Commission gave its recommendation to \_\_\_\_\_ this Ordinance;

**WHEREAS**, the City Council received the recommendation from the Planning Commission and held its public meeting on \_\_\_\_\_, 20\_\_;

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

- Section 1:**     **Repealer.** The portion of the original Development Agreement that conflicts with this Ordinance is hereby repealed.
- Section 2:**     **Development Agreement Amendment.** The Development Agreement for Olsen Orchards is hereby amended to remove the proposed realignment of Hargis Hill road and eliminate the direct access on to Highway 89 as set forth in Exhibit “A” attached hereto and incorporated herein by this reference. This amendment includes the relocation of lot 304 to the area affected by the road change. The Development Agreement Amendment in Exhibit “A” is hereby adopted. Any portion of the Development Agreement not amended shall remain in full force and effect.
- Section 3:**     **Affected Properties.** This Ordinance affects the development agreement associated with the properties described in Exhibit “B”.

**Section 4: Severability.** If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application, shall be severed from the remainder, which remainder shall continue in full force and effect.

**Section 5: Effective date.** This Ordinance take effect immediately upon approval and posting.

PASSED AND ADOPTED by the City Council on this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Recorder

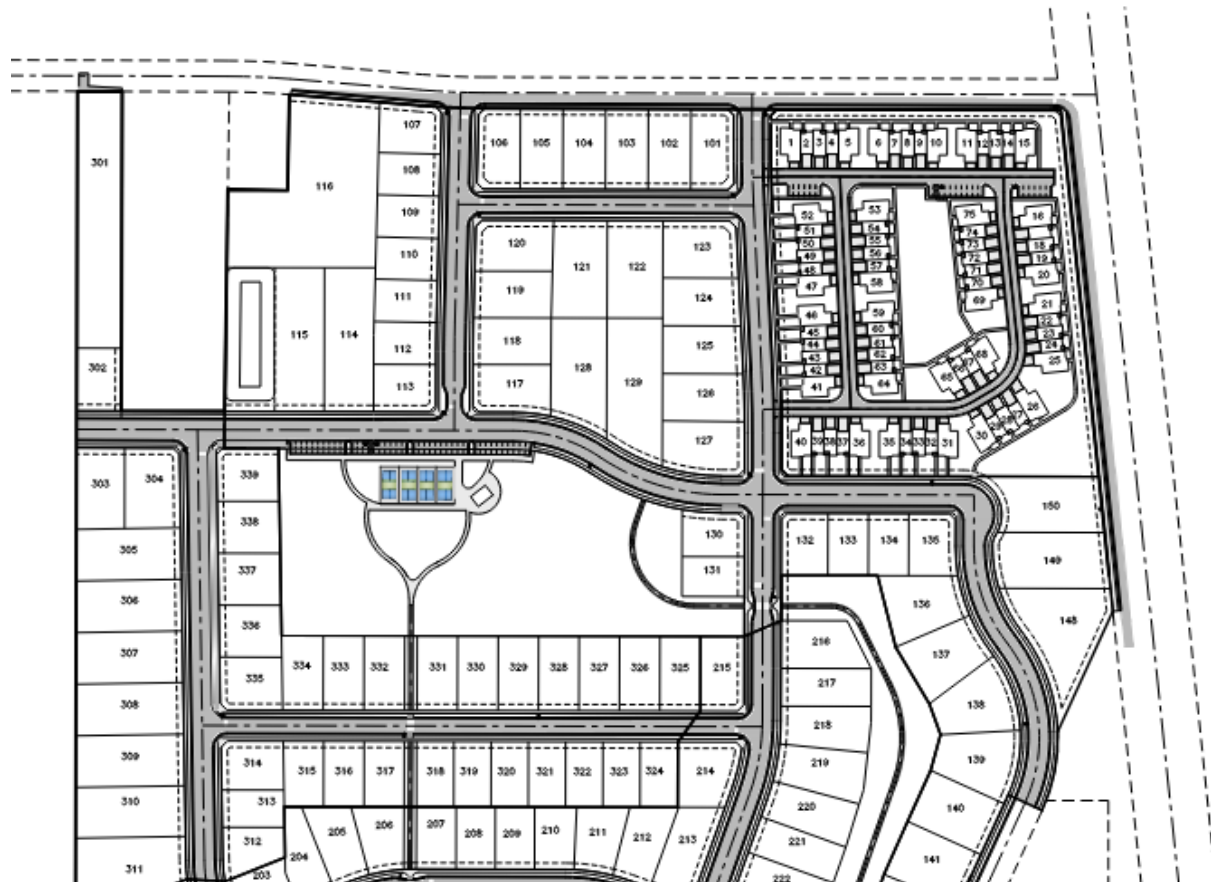
**CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING**

In accordance with Utah Code Annotated §10-3-713, 1953 as amended, I, the City Recorder of Perry City, hereby certify that foregoing Ordinance was duly passed and published or posted as required by State Law.

\_\_\_\_\_  
City Recorder

DATE: \_\_\_\_\_

## Exhibit A





“City”

Perry City, a body corporate and politic of the State of Utah

By: \_\_\_\_\_  
Kevin Jeppsen  
Mayor, Perry City

By: \_\_\_\_\_  
Bill Morris  
Attorney, Perry City

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

State of Utah )  
                  )ss.  
County of Box Elder )

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, personally appeared before me  
\_\_\_\_\_, who being by me duly sworn, did say that he  
is the \_\_\_\_\_ of \_\_\_\_\_, a limited  
liability company, and that the foregoing instrument was signed in behalf of said limited liability  
company by authority of its members or its articles of organization; and said person  
acknowledged to me that said limited liability company executed the same.

“Developer”

Lync Holdings, LLC

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

DATE: \_\_\_\_\_

#### Developer Acknowledgment

State of Utah )

)ss.

County of Box Elder )

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me \_\_\_\_\_, who being by me duly sworn, did say that he is the \_\_\_\_\_ of \_\_\_\_\_, a limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company by authority of its members or its articles of organization; and said person acknowledged to me that said limited liability company executed the same.

My Commission Expires:

“Developer”

Thomas K. Wood

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

DATE: \_\_\_\_\_

Developer Acknowledgment

State of Utah )

)ss.

County of Box Elder )

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me  
\_\_\_\_\_, who being by me duly sworn, did say that he  
is the \_\_\_\_\_ of \_\_\_\_\_, a limited  
liability company, and that the foregoing instrument was signed in behalf of said limited liability  
company by authority of its members or its articles of organization; and said person  
acknowledged to me that said limited liability company executed the same.

My Commission Expires:

Subject Properties: 02-038-0069, 02-038-0004, 02-038-0005, 02-038-0010, 02-038-0061

Current Owner(s): LYNC HOLDINGS LLC

Property Descriptions:

**PARCEL 02-038-0069**

PART OF THE SW/4 OF SEC 11, T 08N, R 02W, SLB&M. BEGINNING AT A POINT ON THE SOUTH R/W OF 3600 SOUTH STREET LOCATED 459.94 FT S 89°52'45" E FROM THE W/4 CORNER OF SAID SECTION 11 (BASIS OF BEARING IS THE WEST LINE OF THE NW/4 OF SEC 11, WHICH BEARS N 00°03'07" E). THENCE S 00°46'09" W 330.00 FT; S 89°52'45" E 132.00 FT TO THE WEST LINE OF KUNZLER SUBDIVISION FIRST AMENDMENT, RECORDED AS ENTRY NUMBER 358657 IN THE BOX ELDER COUNTY RECORDER'S OFFICE; ALONG THE BOUNDARY OF SAID KUNZLER SUBDIVISION FIRST AMENDMENT THE FOLLOWING THREE (3) COURSES: 1) S 00°46'09" W 1077.67 FT; 2) S 88°44'07" E 225.72 FT; 3) N 01°27'48" E 317.79 FT (330.00 FT BY RECORD) TO THE SOUTHWEST CORNER OF RICHARD OLSEN ET AL TTEE PROPERTY, TAX ID NUMBER 02-038-0005; S 88°33'22" E 281.33 FT (EAST 260.00 FEET BY RECORD) TO THE NORTHWEST CORNER OF RICHARD OLSEN ETAL TTEE PROPERTY, TAX ID NO. 02-038-00005, THENCE ALONG THE BOUNDARY OF SAID RICHARD OLSEN ET AL TTEE PROPERTY THE FOLLOWING TWO (2) COURSES: 1) S 01°26'38" W (SOUTH BY RECORD) 140.00 FT; 2) S 88°33'22" E (EAST BY RECORD) 704.19 FT TO THE WESTERLY R/W OF HARGIS HILL ROAD; S 24°19'57" W 19.25 FT ALONG SAID WESTERLY R/W LINE TO THE NORTHEAST CORNER OF JOHN TREASE ETAL PROPERTY, TAX ID NUMBER 02-038-0061; ALONG THE BOUNDARY OF SAID JOHN TREASE ETAL PROPERTY THE FOLLOWING THREE (3) COURSES: 1) N 87°14'29" W (N 88°25'54" W BY RECORD) 662.96 FT; 2) S 03°30'14" W (S 01°34'06" W BY RECORD) 360.00 FT; 3) S 87°14'29" E (S 88°25'54" E BY RECORD) 603.19 FT TO SAID WESTERLY R/W LINE; ALONG SAID WESTERLY R/W LINE SOUTHERLY TO THE LEFT ALONG THE ARC OF A 840.08 FT RADIUS NON-TANGENT CURVE, A DISTANCE OF 215.19 FT, CHORD BEARS S 06°58'17" E 214.60 FT, HAVING A CENTRAL ANGLE OF 14°40'36" TO THE NORTHEAST CORNER OF ROBERT VALCARCE ET AL PROPERTY, TAX ID NUMBER 02-038-0025; N 88°36'56" W 1604.85 FT (WEST 1621.70 FT BY RECORD) ALONG THE NORTH LINE OF SAID ROBERT VALCARCE ET AL PROPERTY, AND THEN THE NORTH LINES OF GERALD WILSON PROPERTY, TAX ID NUMBER 02-038-0030, GERRY WILSON ET AL PROPERTY, TAX ID NUMBER 02-038-0031 AND BOYD RICKS TTEE PROPERTY, TAX ID NUMBER 02-038-0028 TO THE EAST R/W LINE OF THE OLD UICRR; N 00°55'15" W (NORTH BY RECORD) 405.20 FT ALONG SAID EAST R/W LINE TO THE SOUTH LINE OF CLIFFORD WOODLAND PROPERTY, TAX ID NUMBER 02-038-0058, THENCE ALONG THE BOUNDARY OF SAID CLIFFORD WOODLAND PROPERTY THE FOLLOWING TWO (2) COURSES: 1) N 89°58'20" E (S 89°25'00" E BY RECORD) 233.36 FT; 2) N 00°04'38" E (N 00°36'00" W BY RECORD) 1403.11 FT TO THE SOUTH R/W LINE OF 3600 SOUTH STREET; S 89°52'45" E 110.75 FT ALONG SAID SOUTH R/W LINE TO THE POINT OF BEGINNING.

LESS: [02-038-0068] A PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3600 SOUTH STREET LOCATED 419.19 FEET SOUTH

89°52'45" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 11 (BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11 WHICH BEARS NORTH 00°03'07" EAST); AND RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°52'45" EAST 170.75 FEET; AND (2) EASTERLY TO THE RIGHT ALONG THE ARC OF A 1217.26 FOOT RADIUS CURVE, A DISTANCE OF 1.99 FEET, CHORD BEARS SOUTH 89°49'54" EAST 1.99 FEET, HAVING A CENTRAL ANGLE OF 00°05'38" TO THE NORTHWEST CORNER OF KUNZLER SUBDIVISION FIRST AMENDMENT, RECORDED AS ENTRY NO. 358657 IN THE BOX ELDER COUNTY RECORDER'S OFFICE; THENCE SOUTH 00°46'09" WEST 513.58 FEET ALONG THE WEST LINE OF SAID KUNZLER SUBDIVISION FIRST AMENDMENT; THENCE NORTH 89°52'45" WEST 166.54 FEET; THENCE NORTH 00°04'38" EAST 513.55 FEET TO THE POINT OF BEGINNING.

**PARCEL 02-038-0004**

BEGINNING 16.08 CHAINS WEST & 23.10 CHAINS NORTH OF SE CORNER OF SW/4 OF SEC 11, T 08N, R 02W, SLM. THENCE WEST 5.325 CHAINS; NORTH 16.90 CHAINS; EAST 5.325 CHAINS; SOUTH 16.90 CHAINS TO BEGINNING.  
ALSO: BEGINNING 23.10 CHAINS NORTH & 21.41 CHAINS WEST OF SE CORNER OF SW/4 OF SEC. THENCE WEST 6.51 CHAINS; NORTH 16.90 CHAINS; EAST 6.51 CHAINS; SOUTH 16.90 CHAINS TO BEGINNING.

**PARCEL 02-038-0005**

BEGINNING 1110 FT SOUTH & 1060 FT WEST OF CENTER OF SEC 11, T 08N, R 02W, SLM. THENCE WEST 500 FT; SOUTH 140 FT; EAST 500 FT; NORTH 140 FT TO BEGINNING.

**PARCEL 02-038-0010**

ALL OF THE FOLLOWING TRACT EXCEPT THAT TRACT LYING BETWEEN THE OLD AND NEW HIGHWAYS AS NOW LOCATED: BEGINNING 8.62 CHAINS WEST OF SE CORNER OF NE/4 OF SW/4 OF SEC 11, T 08N, R 02W, SLM. THENCE WEST 7.72 CHAINS; NORTH 19.48 CHAINS; EAST 5.54 CHS; S 06°00'00" E 19.58 CHS TO BEGINNING.  
LESS: RES  
LESS: TRACT 0.51 AC TO SRC ?

**PARCEL 02-038-0061**

PART OF THE SW/4 SEC 11, T 08N, R 02W, SLM. BEGINNING AT A POINT ON WEST R/W LINE HARGIS HILL RD, LOCATED N 01°23'48" W 969.30 FT ALONG EAST LINE SD SW/4 & N 90°00'00" W 959.37 FT FROM SE CORNER SD SW/4. THENCE N 88°25'54" W 603.19 FT; N 01°34'06" E 360.00 FT; S 88°25'54" E 662.96 FT TO SD WEST R/W LINE; TO THE LEFT ALONG THE ARC OF 840.00 FT RADIUS CURVE, A DISTANCE OF 367.86 FT, CHORD BEARS S 10°59'45" W 364.93 FT ALONG SD R/W LINE TO POB.

Additional Subject Properties: 02-038-0064

Current Owner(s): WOOD THOMAS K

Property Descriptions:

**PARCEL** 02-038-0064

LOT 4, KUNZLER SUBDIVISION, FIRST AMENDMENT, SEC 11, T 8N, R 2W, SLBM.

# Staff Report

November 06, 2025

Planning Commission



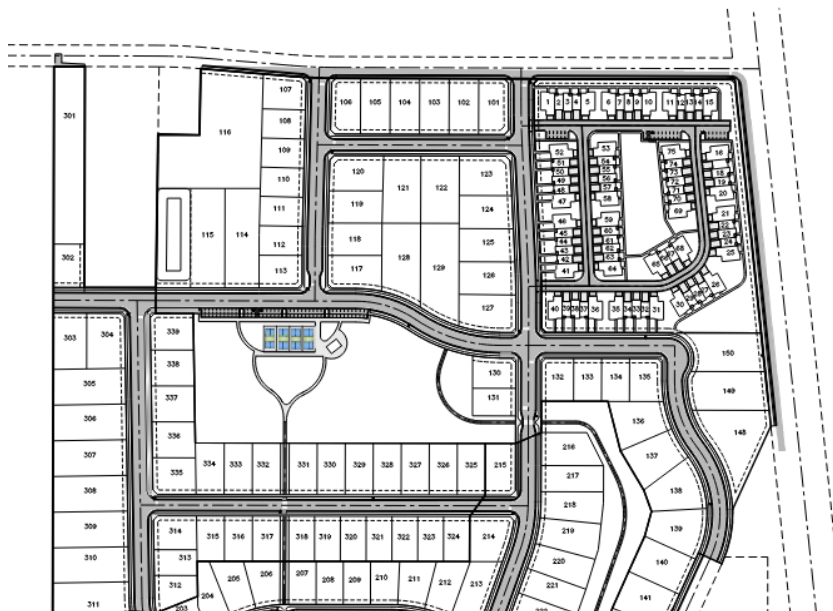
## Amendment to the Olsen Orchards Development Agreement – Lync Construction located at approximately 3600 S 1200 W

### Summary

The approved development plan includes the realignment of Hargis Hill Road. This road currently enters the highway at an undesirable angle. The plan realigned this roadway to enter the highway at a right angle. UDOT gave preliminary approval of this layout. At this time UDOT is requiring the developer to eliminate this connection to the Highway. While the city supported the original layout, we also see the benefit of minimizing the number of access points on the highway, especially when significant access points are located close to one another. Additionally our design standards and Highway 89 Master plan support high speeds and minimal access on the south end of the highway.

Removing the connecting street to the highway allows room to add a lot to the development. Following approval of the development agreement the developer found they needed additional storm water retention and removed one lot for this purpose. Adding a lot near the highway would restore the plan to the number of lots originally approved.

This is a legislative item and Planning Commission will make a recommendation to City Council. This amendment is required by UDOT, maintains most of the original design, and does not increase the total number of lots/units.



Application Review Status

Pre-Review	Received	
Brigham City Fire Department	Not Reviewed	10/20/2025
Community Development	Not Reviewed	
Final-Review	Not Reviewed	

Fees		Payments		
Subdivision: Preliminary Application (Residential)	\$2,600.00	10/20/2025	Online	\$2,600.00
		Total Paid		\$2,678.00
Subtotal	\$2,600.00			
Processing Fee	\$78.00			
Total	\$2,678.00			
Amount Paid	\$2,678.00			
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 subdivision applications has significantly increased. Perry City will track all time and resources expended in reviewing and inspecting subdivision applications. The related city expenses will be charged to the applicant/subdivider.



This site has updated. Hit Reload and Update to use most recent version. This will reload all tabs, so make sure changes are saved first.

Reload and Update



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



Following approval by the Planning Commission, the Preliminary Subdivision application shall be valid for a period of not more than one (1) year. To avoid expiration, the Subdivider shall submit a complete Final Plat Application prior to expiration of the Preliminary Subdivision application approval.



Within fifteen (15) business days of receipt of a complete application, City Staff and other invited regulating agencies and utility providers, shall review the submittals and provide comments/corrections to the applicant. When the comments and corrections from the review have been satisfactorily addressed, the application will be placed on the Planning Commission's next available meeting agenda.



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

**Dallin**

Applicant Last Name

**Aston**

Applicant Email

**daston@novasource.net**

Applicant Phone Number

**(385) 222-1166**

Applicant Address

**32 W Fireclay Ave**

City

**Murray**

State

**UT**

Zip

**84107**

Is the Applicant the Property Owner?

**No**

Property Owner's First Name

**Peter**

Property Owner's Last Name

**Valcarce**

Property Owner's Email

**valcarce@me.com**

Property Owner's Phone

**(801) 484-3455**

Property Owner's Address

**4831 Canyon View Cir**

City

**Bountiful**

State

**UT**

Zip

**84010**

Authorized Owner/Agent Affidavit

 **Perry City Owners Affidavit.pdf**

Engineer/Surveyor Name or Company

**Benchmark Engineering**

Engineer/Surveyor Email

**dale@benchmarkcivil.com**

Engineer/Surveyor Phone Number

**(801) 884-7192**

Subdivision Name

**Valcarce Orchards**


Property Address

**Approximately E 1800 S, Perry, UT 84302**

Property Serial #

**031590132**

Preliminary Drawings

 **Color Landscape Set - 9.24.25 (1).pdf**

 **Valcarce Orchards Townhomes 1-4 (1).pdf**

 **Civil Drawings.pdf**

 **Preliminary Plat.pdf**

 **Valcarce Orchards Townhomes 5-8 (1).pdf**

 **Landscape Set - 9.24.25 (2).pdf**

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Total Number of Lots/Units

23

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Is this a Residential or Commercial development?

**Residential**

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Check each item to acknowledge it has been included with the application. The following items will apply to most subdivisions, although there may be exceptions.

**Submittals showing preliminary compliance with all applicable provisions of the Perry Municipal Code and Public Works Standards, Preliminary Plat, Layout of lots including lot sizes and dimensions, Layout of proposed and adjacent roads including a proposed street section(s), Preliminary storm water plan, Preliminary utility plan, Existing structures and natural features, Data indicating the number of lots/units, percentage of landscaping, density of units per acre, buildable area for each lot., Preliminary compliance with design standards as applicable**

---

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

**Yes**

---

Is this proposed development adjacent to Highway 89?

**No**

---

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

**Yes**

---

Is the area to be developed equal to or greater than 10 acres?

**No**

---

Your subdivision layout shall be designed in collaboration with a Certified Planner or Landscape Architect (Please include verification of the certified work). Additionally a Conservation Subdivision Plan shall be submitted for consideration in accordance with PMC 15.07.130.



## 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. This application will be placed on the next available Planning Commission agenda AFTER necessary updates are made in response to staff comments. These updates will be required to ensure Planning Commission reviews drawings that are substantially complete and responsive to the application requirements found in the Perry Municipal Code.
5. Complete application and approval requirements can be found in Perry Municipal Code Titles 14 and 15.

## Messages

Dallin, I need drawings that show the location of hydrants as well as road widths and turnaround dimensions to approve the site. As for the townhomes themselves, are they fire separated between each or do they share a common attic? The townhomes may be a conditional approval still as we will need to have a fire flow analysis once they hydrants are installed to ensure we meet fire flow. You can send those drawings for the site to [ahansel@bcutah.gov](mailto:ahansel@bcutah.gov).

### Comments:

Alec, the townhomes will be fire separated between each unit. Will get the requested drawings showing location of hydrants, road widths, and turnaround dimensions to you as soon as possible.

Jenkins Investment Properties LLC  
670 E 540 N  
Centerville, UT 84014

John Valcarce  
2520 S 1200 W  
Perry, UT 84302

Rebecca Weed  
710 W 3000 S  
Perry, UT 84302

Earlene J Hill  
15 E 1750 S  
Perry, UT 84302

Shelby Healy  
52 W 1800 S  
Brigham City, UT 84302

Scott H Bessinger  
30 W 1800 S  
Perry, UT 84302

Jason Griffin  
16 W 1800 S  
Brigham City, UT 84302

Mario Saucedo  
4474 W 5750 S  
Hooper, UT 84315

Richard Tucker  
33 W 1800 S  
Perry, UT 84302

Travis G Port  
55 W 1800 S  
Brigham City, UT 84302

Casey Crossman  
1836 Maple Hills Dr.  
Perry, UT 84302

Andrew Rowe  
1845 S Maple Hills Dr.  
Perry, UT 84302

Howard Hammers  
39 E 1800 S  
Perry, UT 84302

Matthew Zerkle  
1812 S 75 E  
Perry, UT 84302

Brandon L Harris  
1830 S 75 E  
Perry, UT 84302

James Patrick Hartvigsen  
1833 S 75 E  
Perry, UT 84302

Jafus Palmer  
1813 S 75 E  
Perry, UT 84302

Johnnie W Hadfield  
29 W Hill Haven Dr.  
Perry, UT 84302

Duane J Stromberg  
43 W Hill Haven Dr.  
Perry, UT 84302

Jerry Neil Powell  
42 W Hill Haven Dr.  
Perry, UT 84302

Josh Knickmeier  
28 W Hill Haven Dr.  
Perry, UT 84302

Michael J Stewart  
12 E Hill Haven Dr.  
Perry, UT 84302

Jay Higbee  
19 W 1650 S  
Perry, UT 84302

Kevin Edwards  
3 W Hill Haven Dr.  
Perry, UT 84302

Larry Blake Broadhead  
18 W Hill Haven Dr.  
Perry, UT 84302

Bruce Hyland  
4 Hill Haven Dr.  
Perry, UT 84302

Walter Kenneth Smith  
69 E Hill Haven Dr.  
Perry, UT 84302

Michael D Wood  
11 E Hill Haven Dr.  
Perry, UT 84302

Mark Ewing  
27 E Hill Haven Dr.  
Perry, UT 84302

Douglas K Lindsay  
83 N Hill Haven Dr.  
Perry, UT 84302

Larry Fairfield  
1629 S Valley View Dr.  
Perry, UT 84302

Brandon Flint  
1651 S Valley View Dr.  
Perry, UT 84302

Donald Hill  
1663 S Valley View Dr.  
Perry, UT 84302

Scott F Jensen  
1662 S Valley View Dr.  
Perry, UT 84302

WAJ Holding LLC  
30 E 1650 S  
Perry, UT 84302

October 23, 2025

## Notice of Planning Commission Meeting

November 6, 2025

1950 S Highway 89

Perry, Utah 84302

**Application:** Preliminary Subdivision Application

**Applicant:** Dallin Aston

**Location:** Approximately 30 E 1800 S (03-159-0132)

Dear Property Owner:

As required by ordinance, you and all other property owners within 300 feet of the above-mentioned location are being notified of the application referenced above. This preliminary subdivision application is for residential development, proposing 15 single family homes and 8 multifamily homes. Interested persons are invited to attend the upcoming Planning Commission Meeting on Thursday, November 6, 2025, at 7:00 p.m.

You can view this meeting via zoom by going to <https://perrycity.rainadmin.com/whats-new.htm.htm>.

*The subdivision application will NOT include a Public Hearing. Please note the following important information:*

- *The decision on the application is administrative in nature and the application will be reviewed for code compliance only. Law provides that administrative land use applications must be approved if they meet applicable regulations, regardless of public sentiment. The Planning Commission Chairperson may or may not allow comments during the meeting. While your comments are highly valued, they may not (and depending on the comment, cannot) change the outcome of the application.*
- *Appropriate public comments should be submitted in writing prior to the public meeting and will help identify potential concerns related to code compliance, not whether the proposal is viewed favorably by the public. Keeping your public comments brief and applicable to the role and responsibilities of the Planning Commission will help all involved parties maintain focus and productivity.*
  - *An example of a useful comment would be: "I reviewed the application package and noticed the lots of the proposed subdivision are one quarter acre in size; however I believe the current zoning requires lots to be one-third of an acre.*
  - *An example of an ineffective comment would be: "I haven't reviewed the application package or City code, but I don't like the proposed subdivision and*

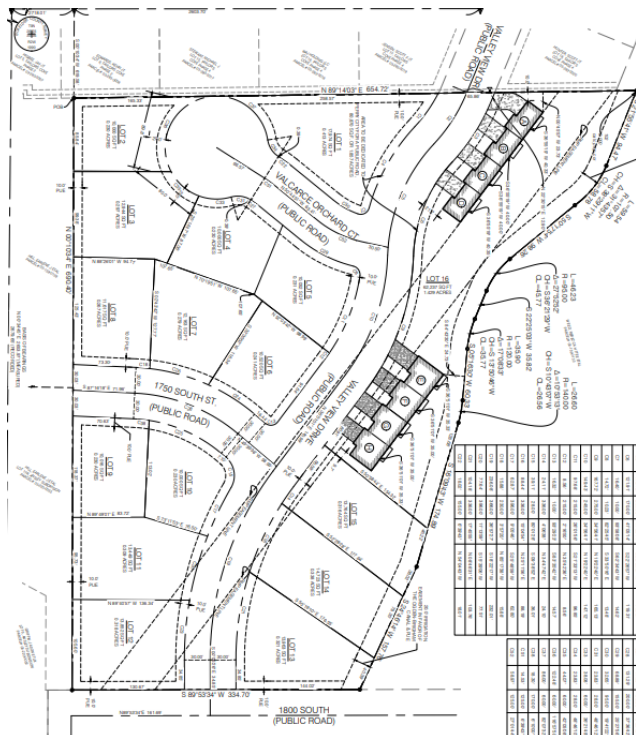
*think it should not be allowed because it will block my view of the mountains.  
Plus, the layout of the subdivision is ugly.”*

- *Please contact the applicant directly to communicate in a civil manner any matters of a subjective nature.*
- *If you feel the City’s current land use regulations need changed, please contact City staff to discuss your concerns and proposed solutions. If eventually adopted, any regulation changes would apply to future applications only.*

Any individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461). Feel free to contact our planning staff or office staff should you have any questions.

Sincerely,

Tyra Bischoff  
Perry City Planning Secretary

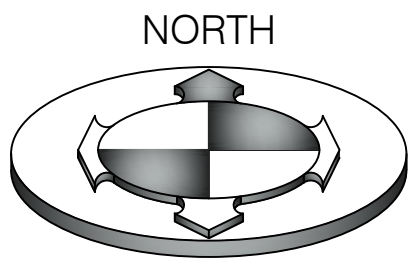




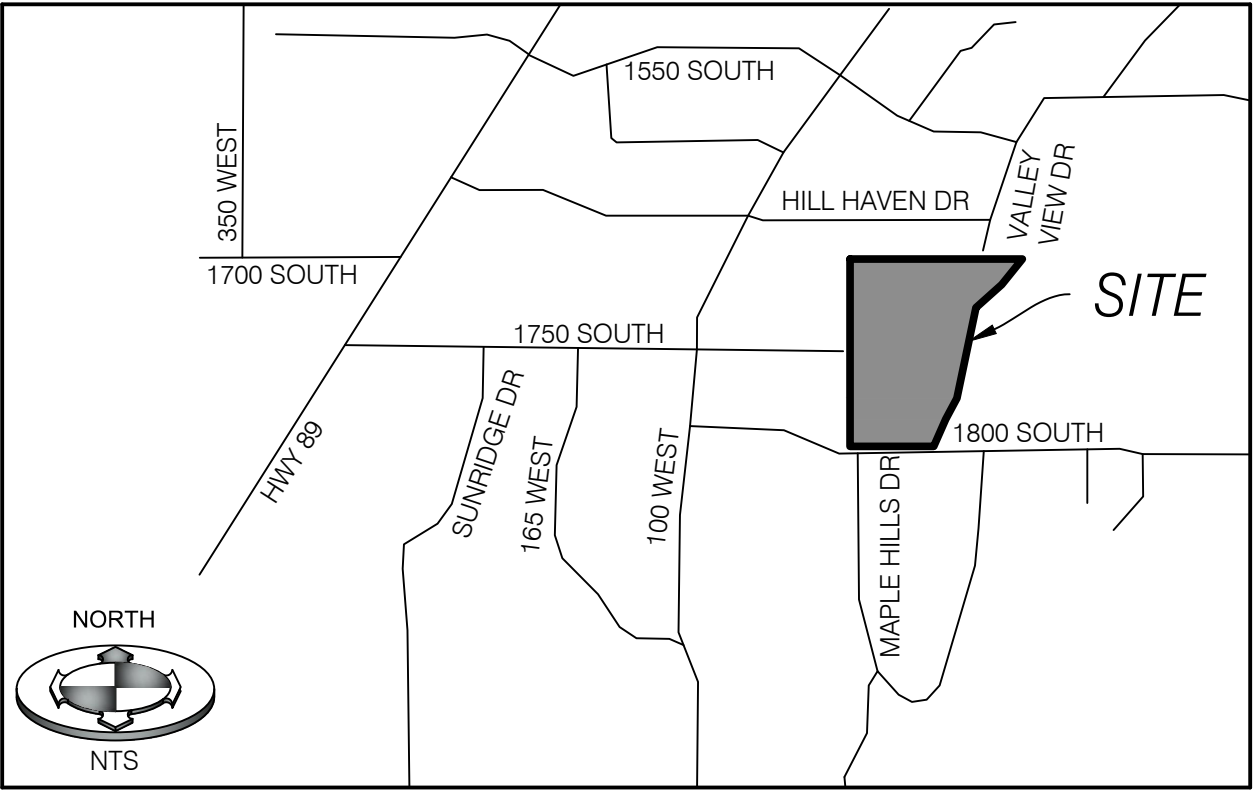
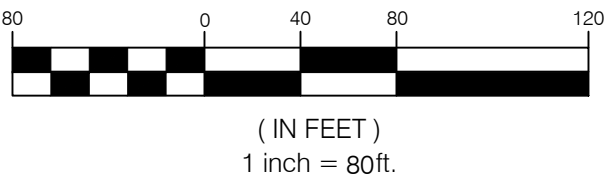
# VALCARCE ORCHARDS SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 36,  
TOWNSHIP 9 NORTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
PERRY CITY, BOX ELDER COUNTY, UTAH

25 E 1800 S  
PERRY CITY, UTAH



GRAPHIC SCALE

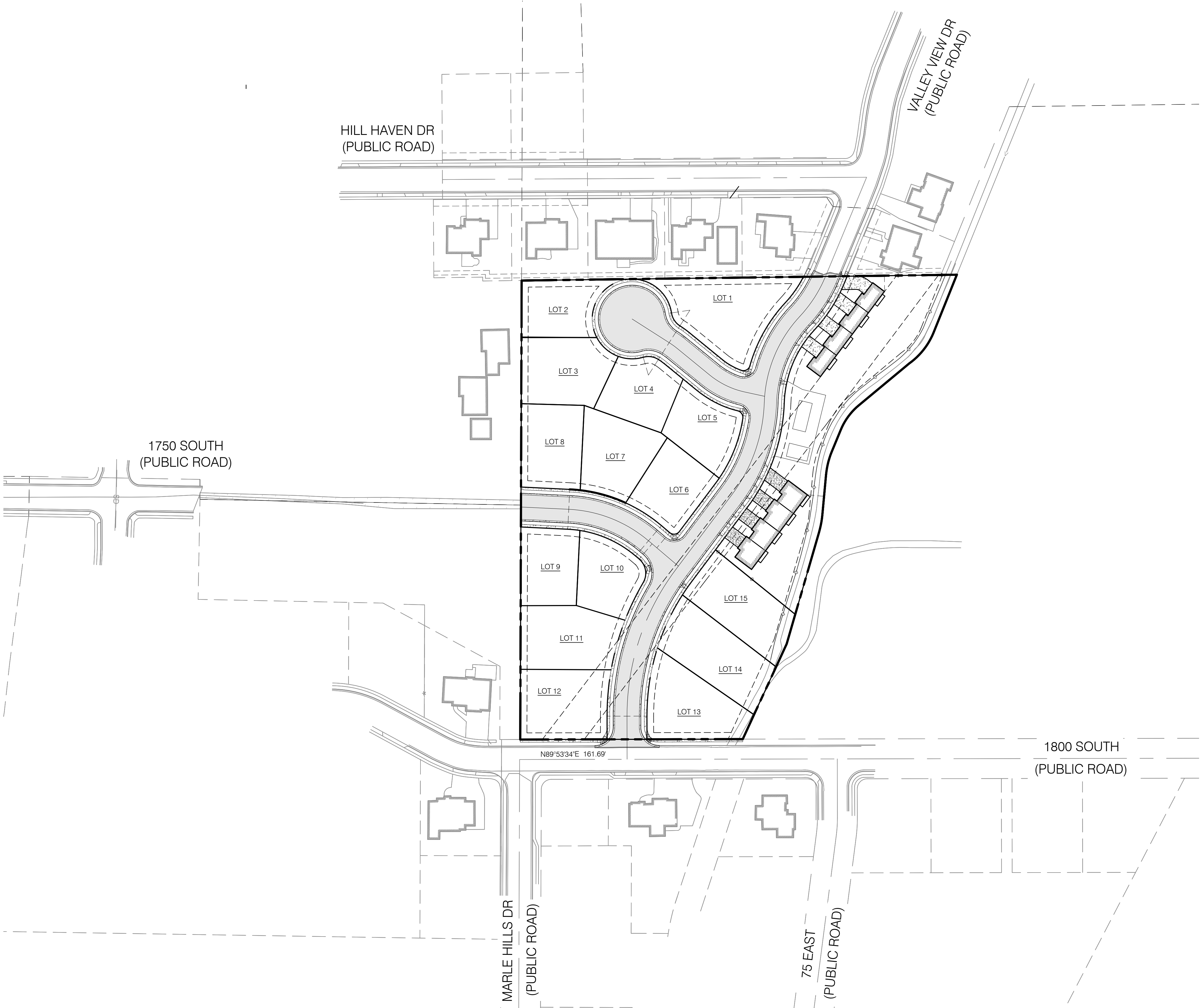


VICINITY MAP  
N.T.S

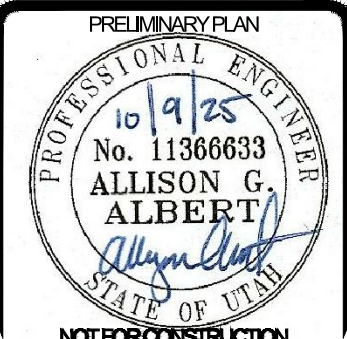

OWNER: PETER VALCARCE  
DEVELOPER: DALLIN ASTON - NOVASOURCE ENTERPRISES LLC  
801-484-3455  
daston@novasource.net

## DRAWING INDEX

COVER	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATION
PLAT	PRELIMINARY PLAT
CSP.01	PRELIMINARY SITE PLAN
CUP.01	PRELIMINARY UTILITY PLAN
CGD.01	PRELIMINARY DRAINAGE PLAN



PRELIMINARY CIVIL PLANS  
NOT FOR CONSTRUCTION



**BENCHMARK  
ENGINEERING &  
LAND SURVEYING**  
9138 SOUTH STATE STREET SUITE # 100  
SANDY, UTAH 84070 (801) 542-7192  
www.benchmarkcivil.com

VALCARCE ORCHARDS SUBDIVISION			DRAFT CDB	DESIGN CDB	CHECK AGA	PROJECT NO. 2501014
25 E 1800 S PERRY CITY, UTAH			DATE: 10/02/2025	DATE: 10/02/2025	DATE: 10/02/2025	COVER
No.	DATE	DESCRIPTION				
1 OF 6						



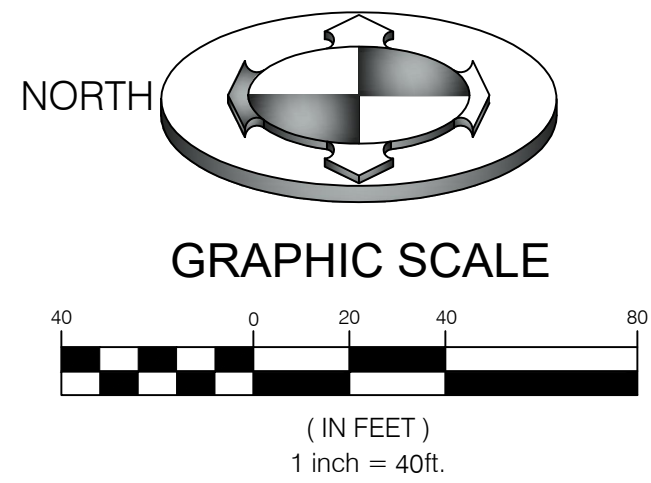




VALCARCE ORCHARDS  
PRELIMINARY PLAT

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	47.66'	170.00'	16°03'45"	N 34°57'41" E	47.50'
C2	71.52'	200.00'	20°29'19"	N 32°44'54" E	71.14'
C3	82.25'	230.00'	20°29'19"	N 32°44'54" E	81.81'
C4	109.98'	230.00'	27°23'55"	S 29°17'36" W	108.94'
C5	143.42'	200.00'	41°05'14"	S 22°26'57" W	140.37'
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C7	16.40'	10.00'	93°58'08"	S 62°34'43" W	14.62'
C8	14.72'	10.23'	82°25'45"	S 33°50'16" E	13.48'
C9	167.72'	275.00'	34°56'41"	N 19°22'40" E	165.13'
C10	149.43'	245.00'	34°56'41"	N 19°22'40" E	147.12'
C11	97.68'	215.00'	26°01'56"	S 21°33'13" W	96.85'
C12	8.56'	215.00'	2°16'50"	N 35°42'36" E	8.56'
C13	16.32'	10.00'	93°29'23"	S 83°35'42" W	14.57'
C14	24.11'	336.00'	4°06'38"	N 34°47'42" E	24.10'
C15	39.11'	28.00'	80°01'28"	S 09°38'52" E	36.01'
C16	88.44'	336.00'	15°04'54"	N 25°11'56" E	88.19'
C17	62.87'	396.00'	9°05'46"	S 25°48'59" W	62.80'
C18	15.88'	230.00'	3°57'20"	N 85°17'38" W	15.88'
C19	236.08'	366.00'	36°57'27"	S 18°22'17" W	232.01'
C20	77.64'	396.00'	11°13'59"	S 15°39'06" W	77.51'
C21	104.18'	336.00'	17°45'55"	N 08°46'31" E	103.76'
C22	18.02'	155.00'	6°39'43"	N 54°04'43" W	18.01'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C23	70.10'	396.00'	10°08'33"	S 04°57'50" W	70.01'
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C25	93.30'	170.00'	31°26'42"	S 65°22'57" E	92.13'
C26	71.21'	230.00'	17°44'18"	N 74°26'49" W	70.92'
C27	11.05'	95.00'	6°39'43"	N 54°04'43" W	11.04'
C28	131.29'	200.00'	37°26'42"	N 68°27'57" W	128.95'
C29	68.89'	155.00'	25°27'56"	S 63°28'49" E	68.33'
C30	32.65'	95.00'	19°41'22"	S 60°35'32" E	32.49'
C31	23.83'	28.00'	48°46'12"	S 81°47'40" E	23.12'
C33	38.08'	60.00'	36°21'49"	S 87°59'50" E	37.44'
C34	23.83'	28.00'	48°46'10"	N 33°01'30" W	23.12'
C35	44.07'	60.00'	42°05'08"	S 48°46'21" E	43.09'
C36	122.48'	60.00'	116°57'50"	S 30°45'08" W	102.30'
C37	86.00'	60.00'	82°07'32"	N 49°42'11" W	78.83'
C38	18.30'	170.00'	6°10'00"	N 84°11'18" W	18.29'
C51	14.53'	125.00'	6°39'43"	N 54°04'43" W	14.53'
C52	58.97'	125.00'	27°01'44"	N 64°15'43" W	58.42'



SURVEYOR'S CERTIFICATE

I, DALE K. BENNETT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 103381, 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 DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17. HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS VALCARCE ORCHARDS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 9 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT SOUTH 00°10'34" WEST 619.58 FEET FROM THE NORTH QUARTER CORNER OF SECTION 36, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE N89° 14' 03.00"E 654.72 FEET; THENCE S21° 55' 41.00"W 94.47 FEET; THENCE SOUTHWESTERLY 59.54 FEET ALONG THE ARC OF A 107.50 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS S38° 29' 11.00"W 58.78 FEET); THENCE S50° 17' 54.00"W 98.26 FEET; THENCE SOUTHWESTERLY 46.23 FEET ALONG THE ARC OF A 94.99 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS S36° 21' 29.00"W 45.77 FEET); THENCE S22° 25' 03.00"W 35.82 FEET; THENCE SOUTHWESTERLY 35.90 FEET ALONG THE ARC OF A 120.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS S13° 50' 46.00"W 35.77 FEET); THENCE S05° 16' 30.00"W 60.33 FEET; THENCE SOUTHWESTERLY 26.60 FEET ALONG THE ARC OF A 139.99 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS S10° 43' 07.00"W 36.56 FEET); THENCE S16° 09' 43.00"W 174.89 FEET; THENCE S24° 46' 14.00"W 157.76 FEET; THENCE S89° 53' 34.00"W 334.70 FEET; THENCE N00° 10' 34.00"E 690.40 FEET TO THE POINT OF BEGINNING.

CONTAINS 32,8140 SQ.FT. OR 7.533 ACRES, MORE OR LESS  
15 LOTS  
8 UNITS TOWNHOMES

OWNERS DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT AND NAME SAID TRACT VALCARCE ORCHARDS, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL STREETS AND ALL PARCELS OF LAND OWNED ON THIS PLAT AS INTENDED FOR PUBLIC USE TO PERRY CITY, AND DO WARRANT, DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION AND MAINTENANCE OF THE STREETS, AND DO FURTHER DEDICATE ALL EASEMENTS FOR PUBLIC UTILITY, MUNICIPAL AND DRAINAGE PURPOSES 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.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

ACKNOWLEDGEMENT

STATE OF UTAH  
COUNTY OF WEBER } S.S.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY, IN AND FOR SAID COUNTY OF BOX ELDER COUNTY, IN SAID STATE OF UTAH, ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

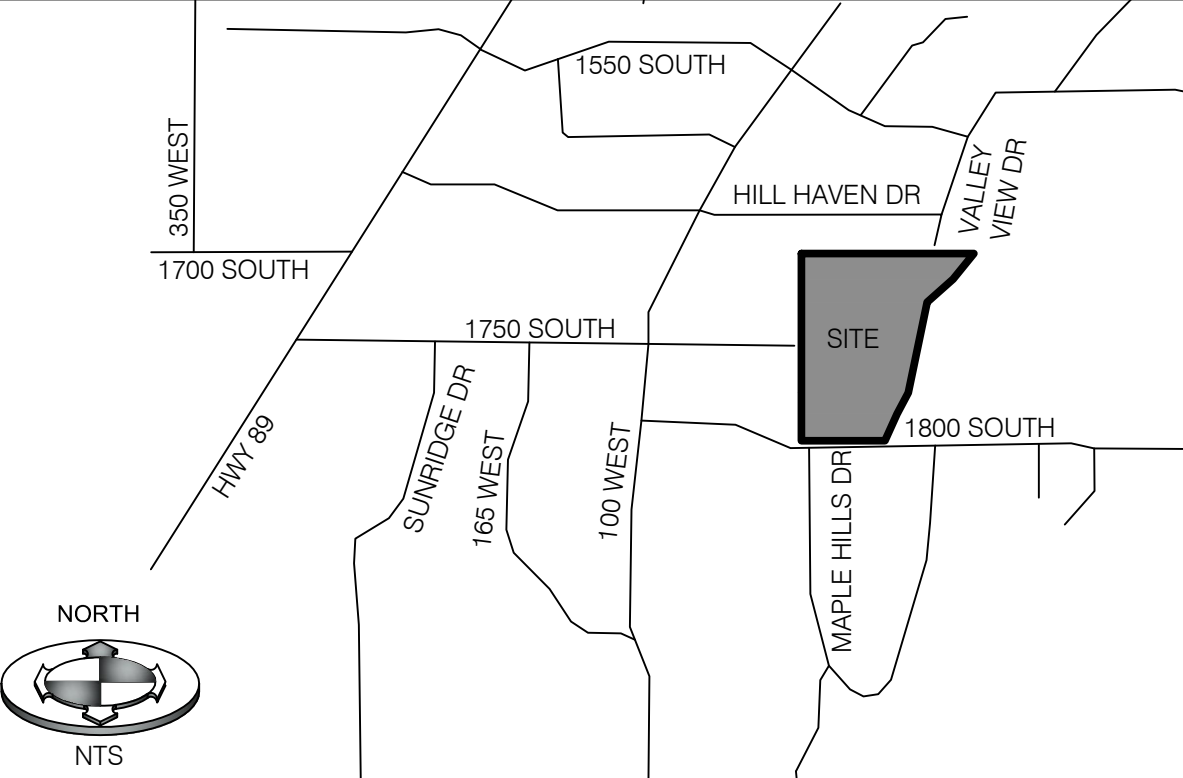
MY COMMISSION EXPIRES: \_\_\_\_\_ (DATE) COMMISSION NUMBER: \_\_\_\_\_

PRINT NAME \_\_\_\_\_ NOTARY PUBLIC RESIDING IN \_\_\_\_\_ COUNTY

LEGEND AND ABBREVIATIONS:

- SECTION CORNER & LINE (FOUND)
- STREET MON. (FOUND)
- PROPERTY CORNER (PLAT NOTED)
- ADJACENT PL. OR LOT LINES
- EXISTING RIGHT-OF-WAY LINE
- CENTERLINE OF ROAD
- PUE POB
- PUBLIC UTILITY EASEMENT POINT OF BEGINNING

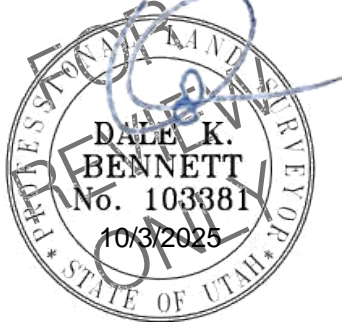
VICINITY MAP



COUNTY RECORDER'S OFFICE

STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_ DATE \_\_\_\_\_ TIME \_\_\_\_\_ FEE \_\_\_\_\_ ENTRY \_\_\_\_\_

INDEX FILED IN: FILE OF PLATS \_\_\_\_\_ COUNTY RECORDER \_\_\_\_\_



DATE: 09/18/2025  
SCALE: 1"=40'  
SHEET NUMBER: 2501014

VALCARCE ORCHARDS  
PRELIMINARY PLAT

LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN



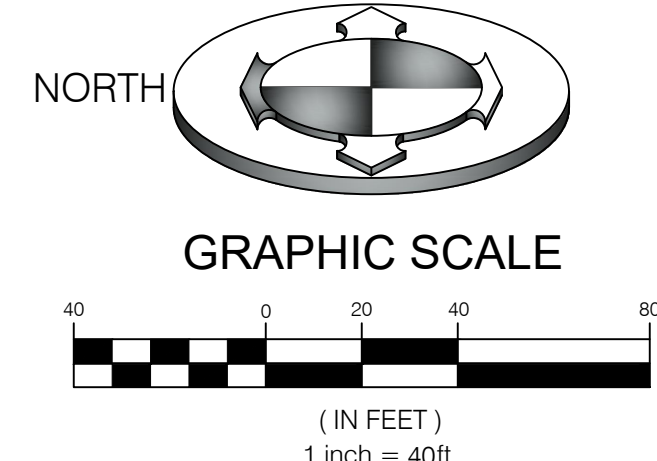
SHEET 1  
OF 1





CURVE TABLE					
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C52	58.97'	125.00'	27°01'44"	N 64°15'43" W	58.42'



CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPTION	DETAIL
①	ASPHALT PAVEMENT WITH GRANULAR BASE	1/CDT.01
②	CONCRETE CURB AND GUTTER PER APWA #205 TYPE 'A'	2/CDT.01
③	SIDEWALK PER APWA #231	
④	ADA RAMP	5/CDT.02
⑤	DRIVE APPROACH PER APWA #225	

AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	8,787	2.7
HARDSCAPE	75,778	23.1
LANDSCAPE	243,580	74.2
TOTAL	328,145	100.0

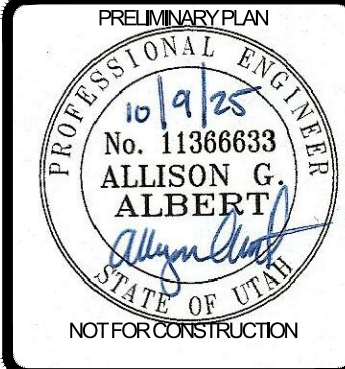
DATA TABLE	
PARTICULARS	DATA
NUMBER OF LOTS	16
NUMBER OF UNITS	8 (ON LOT 16)
LOT 16 LANDSCAPE	42,933 SQ FT (69.0%)
LOT 16 DENSITY	5.6 UNITS/ ACRE
LOTS 1-15 DENSITY	0.28 UNITS/ ACRE
LOTS 1/15 BUILDING AREA (ZONE R1)	
MINIMUM AREA OF LOT	10,000 SQ FT
FRONT YARD SETBACK	30 FT
SIDE YARD SETBACK	15 FT
BACK YARD SETBACK	15 FT
LOT 16 BUILDABLE AREA (ZONE R1)	
MINIMUM AREA OF LOT	10,000 SQ FT
SINGLE FAMILY SETBACKS (W/ APPROVED REDUCTIONS)	

NOTE: SLOPE ACROSS THE ACCESSIBLE PARKING STALLS & ACCESS ISLE SHALL NOT EXCEED A 1:48 (2.00%) SLOPE. THE MAX GRADE DIFFERENCE BETWEEN THE ASPHALT SURFACE, ACCESSIBLE RAMP, AND SIDEWALK SHALL NOT EXCEED 1/4 INCH VERTICAL OR 1/2 INCH WHEN BEVELED. THE ACCESSIBLE MEANS OF EGRESS INCLUDING THE DRIVEWAY PORTION SHALL NOT EXCEED A SLOPE OF 1:20 (5.0%) & A CROSS SLOPE OF 1:48 (2.0%). ALL EXTERIOR DOOR WAY ACCESS REQUIRE AN EXTERIOR LANDING 60 INCHES IN LENGTH WITH A SLOPE NOT EXCEEDING A 1:48 (2.0%) SLOPE

NOTE: SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE PER SLOPES LISTED ON CGN.01 NOTE 70. SEE NOTES 66, 70, 82, & 83 ON CGN.01 FOR FURTHER DETAIL.

NOTE: ALL WORK WITHIN PUBLIC ROADS TO BE DONE IN STRICT ACCORDANCE WITH PERRY CITY STANDARDS AND SPECIFICATIONS

PROJECT INFORMATION	
PROJECT NO.	2501014
DATE	10/09/2025
SCALE	AS SHOWN
SCALE MEASURES	1 INCH ON FULL SIZE SHEET = 40 FEET



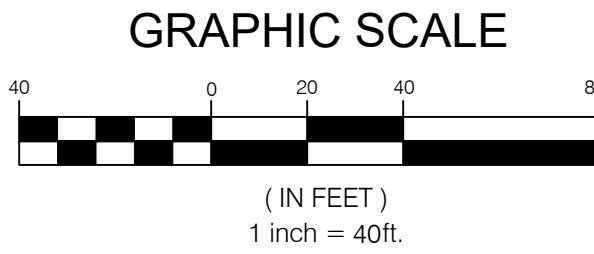
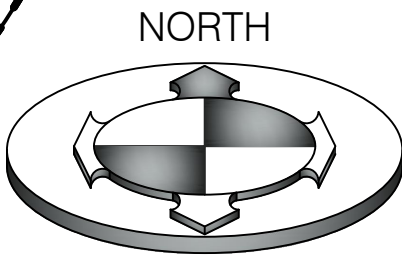
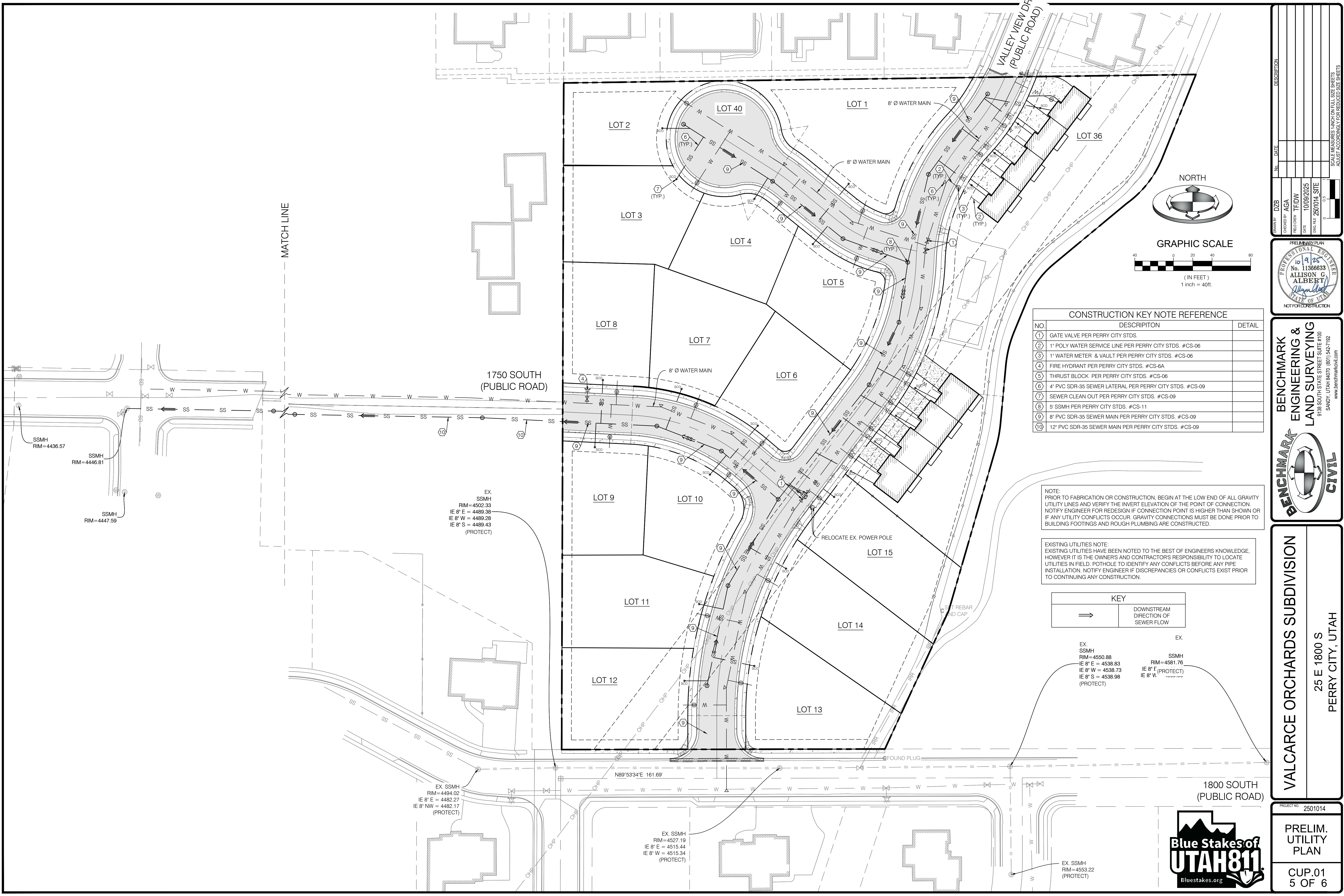
**BENCHMARK** ENGINEERING & LAND SURVEYING  
9138 SOUTH STATE STREET SUITE #100  
SANDY, UTAH 84070 (801) 542-7192  
www.benchmarkcivil.com

**VALCARCE ORCHARDS SUBDIVISION**  
25 E 1800 S  
PERRY CITY, UTAH

PRELIM. SITE PLAN  
CSP.01 4 OF 6







CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPTION	DETAIL
1	GATE VALVE PER PERRY CITY STDs.	
2	1" POLY WATER SERVICE LINE PER PERRY CITY STDs. #CS-06	
3	1" WATER METER & VAULT PER PERRY CITY STDs. #CS-06	
4	FIRE HYDRANT PER PERRY CITY STDs. #CS-6A	
5	THRUST BLOCK PER PERRY CITY STDs. #CS-06	
6	4" PVC SDR-35 SEWER LATERAL PER PERRY CITY STDs. #CS-09	
7	SEWER CLEAN OUT PER PERRY CITY STDs. #CS-09	
8	5" SSMH PER PERRY CITY STDs. #CS-11	
9	8" PVC SDR-35 SEWER MAIN PER PERRY CITY STDs. #CS-09	
10	12" PVC SDR-35 SEWER MAIN PER PERRY CITY STDs. #CS-09	

NOTE:  
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION. NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

EXISTING UTILITIES NOTE:  
EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE, HOWEVER IT IS THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITIES IN FIELD. POT HOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. NOTIFY ENGINEER IF DISCREPANCIES OR CONFLICTS EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.

KEY	
	DOWNSTREAM DIRECTION OF SEWER FLOW

EX. SSMH  
RIM=4550.88  
IE 8" E = 4538.83  
IE 8" W = 4538.73  
IE 8" S = 4538.98  
(PROTECT)

EX. SSMH  
RIM=4581.76  
IE 8" E (PROTECT)  
IE 8" W

EX. SSMH  
RIM=4494.02  
IE 8" E = 4482.27  
IE 8" NW = 4482.17  
(PROTECT)

EX. SSMH  
RIM=4527.19  
IE 8" E = 4515.44  
IE 8" W = 4515.34  
(PROTECT)

EX. SSMH  
RIM=4553.22  
(PROTECT)



PROJECT NO. 2501014

PRELIM. UTILITY PLAN

CUP.01  
5 OF 6

VALCARCE ORCHARDS SUBDIVISION

25 E 1800 S

PERRY CITY, UTAH

FORWARD BY: DZB

CHECKED BY: AGA

FIELD CREW: TFDW

DATE: 10/09/2025

DRAWN BY: 2501014 SITE

DESCRIPTION

NO.

DATE

SCALE MEASURES: 1"=40' ON FULL SIZE SHEETS

ADJUST ACCORDING TO PAPER SIZE SHEETS

PRELIMINARY PLAN

PROFESSIONAL ENGINEER

10/9/25

No. 11366635

ALLISON G. ALBERT

STATE OF UTAH

NOT FOR CONSTRUCTION

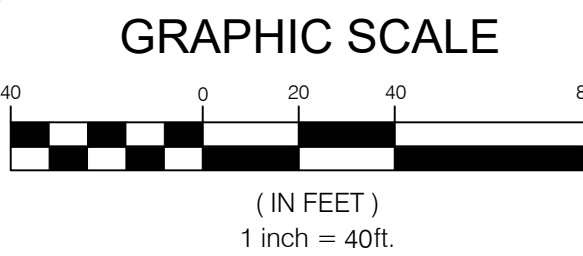
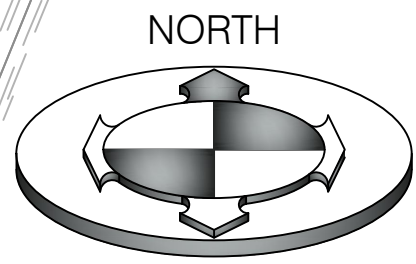
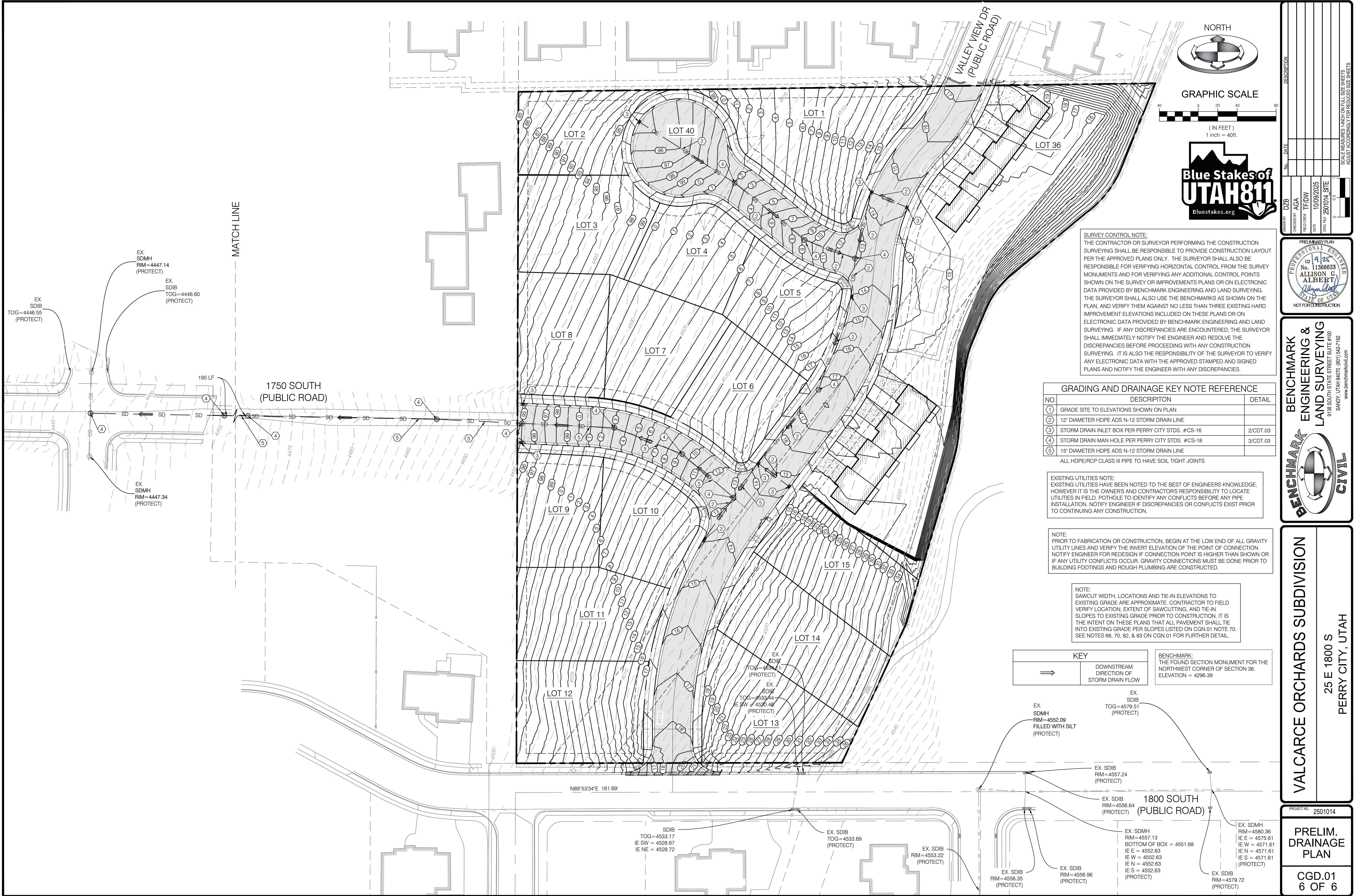
BENCHMARK ENGINEERING & LAND SURVEYING

9138 SOUTH STATE STREET SUITE #100

SANDY, UTAH 84070 (801) 542-7192

www.benchmarkcivil.com





**SURVEY CONTROL NOTE:**  
THE CONTRACTOR OR SURVEYOR PERFORMING THE CONSTRUCTION SURVEYING SHALL BE RESPONSIBLE TO PROVIDE CONSTRUCTION LAYOUT PER THE APPROVED PLANS ONLY. THE SURVEYOR SHALL ALSO BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON THE SURVEY OR IMPROVEMENTS PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN THREE EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION SURVEYING. IT IS ALSO THE RESPONSIBILITY OF THE SURVEYOR TO VERIFY ANY ELECTRONIC DATA WITH THE APPROVED STAMPED AND SIGNED PLANS AND NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

GRADING AND DRAINAGE KEY NOTE REFERENCE		
NO.	DESCRIPTION	DETAIL
①	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	
②	12" DIAMETER HDPE ADS N-12 STORM DRAIN LINE	
③	STORM DRAIN INLET BOX PER PERRY CITY STDS. #CS-16	2/CDT.03
④	STORM DRAIN MAN HOLE PER PERRY CITY STDS. #CS-18	3/CDT.03
⑤	15" DIAMETER HDPE ADS N-12 STORM DRAIN LINE	

ALL HDPE/RCP CLASS III PIPE TO HAVE SOIL TIGHT JOINTS

**EXISTING UTILITIES NOTE:**  
EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE, HOWEVER IT IS THE OWNERS AND CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITIES IN FIELD. POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. NOTIFY ENGINEER IF DISCREPANCIES OR CONFLICTS EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.

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**NOTE:**  
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE PER SLOPES LISTED ON CGN.01 NOTE 70. SEE NOTES 66, 70, 82, & 83 ON CGN.01 FOR FURTHER DETAIL.

KEY	
	DOWNSTREAM DIRECTION OF STORM DRAIN FLOW

**BENCHMARK:**  
THE FOUND SECTION MONUMENT FOR THE NORTHWEST CORNER OF SECTION 36.  
ELEVATION = 4296.39

EX. SDIB  
RIM=4552.09  
FILLED WITH SILT  
(PROTECT)

EX. SDIB  
TOG=4579.51  
(PROTECT)

EX. SDIB  
RIM=4557.24  
(PROTECT)

EX. SDIB  
RIM=4556.64  
(PROTECT)

1800 SOUTH  
(PUBLIC ROAD)

EX. SDMH  
RIM=4557.13  
BOTTOM OF BOX = 4551.68  
IE E = 4552.63  
IE W = 4552.63  
IE N = 4552.63  
IE S = 4552.63  
(PROTECT)

EX. SDMH  
RIM=4580.36  
IE E = 4575.61  
IE W = 4571.61  
IE S = 4571.61  
(PROTECT)

EX. SDIB  
RIM=4579.72  
(PROTECT)

EX. SDIB  
RIM=4556.35  
(PROTECT)

EX. SDIB  
RIM=4556.96  
(PROTECT)

EX. SDIB  
RIM=4553.22  
(PROTECT)

EX. SDIB  
TOG=4553.69  
(PROTECT)

SDIB  
TOG=4533.17  
IE SW = 4528.67  
IE NE = 4528.72

EX. SDMH  
RIM=4447.14  
(PROTECT)

EX. SDIB  
TOG=4446.55  
(PROTECT)

EX. SDMH  
RIM=4447.34  
(PROTECT)

PROJECT NO. 2501014

PRELIM. DRAINAGE PLAN

CGD.01  
6 OF 6

VALCARCE ORCHARDS SUBDIVISION

25 E 1800 S

PERRY CITY, UTAH

BENCHMARK ENGINEERING & LAND SURVEYING

9138 SOUTH STATE STREET SUITE #100  
SANDY, UTAH 84070 (801) 542-7192  
www.benchmarkcivil.com

PROFESSIONAL ENGINEER

10/9/25

No. 11306633

ALLISON G. ALBERT

STATE OF UTAH

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
DZB		
AG		
TFDW		
DATE	10/09/2025	
SCALE	2501014 SITE	

SCALE MEASURES 1"=40' ON FULL SIZE SHEETS  
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS






VICINITY MAP

1750 SOUTH

PROJECT SITE

1800 SOUTH




ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION		PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO		
9/24/2025		UT25126	<p>THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 09/16/25</p> <div><div><div>811</div><div>BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org</div></div><div><p>0' 20 40 80 160</p><p>GRAPHIC SCALE: 1" = 40</p></div></div>		NOVA SOURCE TOWNHOMES 25 E. 1800 S. PERRY, UTAH		NOVA SOURCE ENTERPRISES ATT: DALLIN ASHTON 801-484-3455 DASTON@NOVASOURCE.NET		 <p>DESIGN GROUP Landscape Architecture • Planning &amp; Visualization</p> <p>3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com</p>	 <p>COLOR ILLUSTRATION</p> <p>CITY PERMIT SET</p> <p>LP-COLOR</p>	<p>PM: JTA</p> <p>DRAWN: ACP</p> <p>CHECKED: KBA</p> <p>PLOT DATE: 9/24/2025</p>
NO.	REVISION	DATE									
1	XXXX	XX-XX-XX									
2											
3											
4											



# MEMORANDUM

TO: Perry City Planning Commission  
Robert Barnhill, Perry City Administrator

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

RE: **NOVA SOURCE SUBDIVISION – Conceptual Review**

Date: September 12, 2025

Our office has completed our conceptual review submitted for the proposed Nova source subdivision located at approximately 1750 S and Valley View Dr. Our comments are:

## CONCEPTUAL REVIEW COMMENTS

1. There will need to be a detention/retention basin installed to control site runoff. Please indicate where this basin will be located.
2. There will need to be an agreement made with Rocky Mountain Power for the relocation of the conflicting power pole in the roadway before this development receives blue-stamp approval.
3. We agree with the layout of townhomes and lots proposed to avoid the power easement. Note that a home on lot 12 will have some size and shape constraints given the required side and rear setbacks (Perry Municipal Code (PMC) 15.07.110.1).
4. City Code limits roadway grades to 10% unless approved up to 12% by the Fire Marshal and City Engineer. This may be an issue for some of the roads in this subdivision (PMC 15.09.050.1.5).
5. The proposed subdivision will have sufficient water capacity on a peak day. With 20 psi residual pressures, flows were well in excess of 1,500 gpm. Our model shows that the pressure range is between 50 and 60 psi during peak day usage.
6. There is a ~25' drop in elevation from the intersection to the cul-de sac. It will be difficult to run a sewer to service the homes at the bottom of the cul-de-sac. The existing sewer lines to the north and south are only around 10-15' below the surface. To service the cul-de-sac, the main line would end up over 30' deep at north or south connections. Note that Perry city does not allow for private pumping of sewer effluent (Public Works Standards (PWS) 3.03(I)). Likewise, running a sewer to service LOT 8 and LOT 9 will be difficult. The developer may consider an agreement with property owners to the west to run a sewer west onto 1750 S.
7. Townhomes are required to provide at least 2 ½ parking stalls per unit. Please include a floor plan of the proposed townhome units with the next review for a verification of parking/garage size (PMC 15.19.050.4).
8. The current Public Works Standards require a 61.5' radius for all cul-de-sac rights-of-way (PWS Sheet R4).
9. It appears that LOT 1 has an incorrect area listed, please revise.
10. It appears that secondary water may be available for the subdivision. Pineview may have additional comments on secondary water availability.
11. Please verify that there are no existing flood irrigation structures or ditches that will be affected by this design.
12. Please verify the location of the canal road easement and place on the plat.

If you have any questions, please let us know.



## **COMBINED REVIEW MEMO**

PROJECT: Valcarce Townhomes  
APPLICATION: Preliminary  
DATE: Nov 03, 2025



You will find the following attached:

- Planning Review Comments – Robert Barnhill
- Engineering Review Comments – Brett Jones (pending)

Sincerely,

A handwritten signature in black ink, which appears to read "Robert Barnhill". The signature is written in a cursive, flowing style.

Robert Barnhill  
City Administrator  
Perry City  
435.723.6464

## **PLANNING COMMENTS**

The Preliminary Subdivision Application must show conformance with all applicable laws, regulations, and the Perry Municipal Code (PMC). See PMC 14.02.070 for additional information regarding the Preliminary Subdivision Application. The City Engineer, Fire Marshall, and other reviewing individuals and agencies may provide similar or duplicate comments to those found on this memo. In such instances the city reserves the right to discuss, coordinate, and clarify any conflicts or discrepancies.

### **Preliminary Application**

1. Please update signatures as per PMC 14.04.010 (Mayor is an executive review only and does not approve the plat. The plat is not presented to the land use authority on a certain day.)
2. Provide road section for review. PMC 14.02.070 3, C, ii
3. Please clarify that the park area will be HOA maintained. Please note that improvements presented on the preliminary plan (park improvements, street trees, etc.) shall be binding moving forward.
4. Street lights are needed at each intersection (three) and at the end of the culdesac. See public works standards 3.06 L
5. It appears the grading behind the townhomes will eliminate the canal maintenance road. Please clarify and preserve this road. Provide information for the proposed slope in northeast corner. Coordinate with canal company for security/fencing along canal. PMC 14.04.020, 14.03.010 5
6. Fencing needed around multi-family and between single family and agriculture. PMC 14.03.070
7. Storm water detention and retention not provided. PMC 14.05.030 Depth of storm water pipe at intersection with culdesac is of concern.
8. Verification of easement running to the west for utilities is needed. PMC 14.03.010 5 It appears that a public water main exists in this area and should be shown on the plans.
9. Please show front setbacks for townhomes. Garages must be 25' back. PMC 15.07110.1
10. Townhome Architecture PMC 15.18
  - a. Please provide percentages of materials for all sides.
11. Townhome Landscape PMC 15.18
  - a. Please provide percentage of landscape per gross area of multifamily development including half of the road servicing the units.
  - b. Provide percentage of lawn.

### **Considerations for Final Application**

1. Rockery retaining wall requires engineering.
2. Provide street signs
3. Additional fire hydrants are needed
4. Multi-family Architecture – Need 3D renderings, identify all materials and colors, exterior lighting plan.

# Staff Report

Nov 03, 2025

Perry City Planning Commission



**Preliminary Subdivision – Valcarce Orchards by Nova Source** - located at approximately 75 E 1800 S

## Summary

The application is for a residential development including fifteen single family lots and eight townhome units. The number of townhomes correlates to the allowed number on the density map. The current zoning is R1. The total acreage of the property is approximately 7 acres.

The proposed layout extends Valley View Dr south from the northeast corner and ties into 1800 S on the south. The city would prefer this connection align with Maple Hills Dr. The preferred alignment is only possible with use of a strip of land under different ownership. The layout does provide a stub road to the west in alignment with 1750 S. It appears that the topography is too steep to accommodate a stub road to the east.

Adequate water and sewer utilities exist in the areas. A power transmission line runs through the property which affects the layout of the townhomes.

## Code Compliance

Typically we require preliminary subdivision applications to go through a development review meeting and make corrections prior to being on the Planning Commission agenda. Unfortunately we did not schedule this review prior to the Planning Commission meeting. Our city engineer has not yet provided feedback on this development. Corrective comments from staff are included in this staff report. Staff recommends tabling this item until corrections are made to be ready for approval. Some of the more significant updates include storm water detention/retention, grading details, landscape details.

It should be noted that while the park features presented are not code requirements, the applicant is obligated to follow through on commitments presented in their application to Planning Commission.

## Considerations and Recommendation

This application is an administrative item and should be approved when it meets all requirements outlined in the municipal code. Planning Commission is the final land use authority for this application.

# Staff Report

November 06, 2025

Planning Commission



**Zone Change Request, R1/2 zoning AND Development Overlay District with a Development Agreement – Brett Jones**, located at approximately 1450 W 2250 S (Davis Dr)

## Notes from Work Session

Here are some notes of general comments made by council members in the work session. Please remember that you can and should make the recommendation you feel is best, even if it may differ from the perspectives of others on City Council or the Planning Commission. These notes are of all comments made from various council member, so some of them notes are not fully in alignment with each other.

- The city supports small lots, but we need a balance.
- The open space is appreciated, but it is not as nice as it could be.
- Concerns about the emergency access road (multiple comments).
- Prefers a different style of multifamily unit than townhomes (mansion style homes)
- Concerns with water on the property (multiple comments).
- This ground is not prime agricultural land (when considering the agricultural designation/preservation)
- We should stick to our code rather than approve development agreements.
- Consider ½ acre zoning rather than R1/3
- Should we have more parks generally and especially this close to Dale Young.
- Favor cash in lieu of park
- This area does not need to stay Ag
- Will the city park be too wet.
- Prefer ½ acre zoning.
- Wait for proof on concept of Conservation Subdivisions
- We shouldn't approve the R1/3 or R1 zoning designation.

## Work Session

Below you will find the staff report prepared for Planning Commission. It is anticipated that individual commissioners and council members will have varying opinion and perspectives on this proposal. However, development agreements can take some significant time and negotiation, therefore planning commission felt it prudent and efficient to coordinate and discuss this project jointly. This can preclude wasting time negotiating on a direction that may not be viewed favorably by City Council.

The future land use map shows this area (north of 2250 S) to remain in agriculture. It is worth noting that the south side of 2250 is shown to be residential and that water and sewer utilities are available in 2250 S.

Planning Commission held a public hearing on this issue and some neighbors expressed some concerns and provided some helpful information as follows.

- Consider that no conservation subdivisions have been constructed, so we do not yet have proof of concept.

- Request that 2250 S. be paved before constructing the rest of the subdivision to minimize construction dust.
- Surface irrigation practices impact this property.
- Fence along the emergency access road needs to be relocated.
- Trails should be paved.
- Lots adjacent to existing homes should be larger to help transition to the higher density.
- Should have larger lots overall.
- Potential springs on the property.

### **Summary**

This application includes three adjacent parcels totaling about 28 acres. The current zoning is Agricultural. The developer is proposing 84 single family homes and 8 townhomes. The lots vary in size with the smaller lots being around 6500 square feet.

The proposal generally follows the Conservation Subdivision requirements for property with the R1/3 zoning district, except for one specific component, which necessitates a development agreement. This item relates to emergency egress. Our code requires an additional emergency egress route that is a fully improved city street. The developer is proposing a 30' width secondary access in lieu of the full city street. The plans appear to show this as asphalt, but it is not called out. The developer has indicated that the fire marshal has given verbal approval for this proposal. (Note: Our code requires access roads to be at least 500 feet apart in order to function as separate emergency accesses.)

2250 S. is a gravel road. The West Meadows development is installing the south side of 2250 S for the majority of the distance between this development and the paved intersection on 1200 W. This proposed development should pave the north portion of their frontage and continue east to finish the north side of the road until it meets 1200 W. This should be specified in the development agreement. Multiple stub roads have been provided. Planning Commission should review them for suitability of location. Planning Commission should consider if one of the two access roads that are back to back on 2250 S should be removed and kept as an internal road connection. The Commission should also consider a stub road into the Phillips property (centrally located).

The surrounding uses include agriculture, scattered residences, the railroad, and pending residential development. The future land use map shows this area to agricultural, although it also shows residential in the surrounding area. Adequate water and sewer exist in 2250 S.

### **Conformance to General Plan and Code Compliance**

Zone changes and development agreements are legislative decisions. City Council will be the final land use authority and any information and opinion can be considered when making the decision. Development agreements are completely voluntary for both the applicant and the city. An agreement should be crafted that is beneficial for all parties. The city is under no obligation to approve a proposed agreement. There are many details to finalize with a development agreement and it is common that multiple meetings are required reach final terms.

Development agreements are outlined in section 15.02 of our municipal code. Our Municipal Code says the following regarding Development Agreements:

*The purpose of this chapter is to provide procedures and minimum standards for the review, consideration, and possible approval of development agreements by the City Council. The purpose of development agreements is to allow exceptions or changes to the current code for a specific development, respond to unique aspects of a property or development, further city priorities, bind*

*the Subdivider to agreed upon Improvements and Infrastructure and other development parameters, and above all, create better developments than what could be had without a development agreement. A development agreement may only be approved, if in the opinion of the City Council, such agreement is found:*

*To recognize the intended character of the subject property by tailoring development standards and requirements that provide more desirable land use planning and regulatory standards than would be possible under the city's existing ordinances: and to advance the policies and adopted plans of the City.*

This application should only be given a positive recommendation if it meets the standard of being more desirable than following the existing zoning parameters and be better than a development could be without a development agreement.

The submitted plan shows street trees throughout the development, a park area, small playground, two pavilions with six tables, 12 benches, small disc golf course, 5' gravel trail, and 3' gravel trail around the disc golf. There is a stream running through the north end of the park. It would be helpful to understand what this stream looks like and if it runs year round. Will this stream be a feature or a nuisance that should be piped?

Using the recently approved Olsen Orchards development agreement as a comparison, here are some considerations regarding the proposed development agreement.

- Playground equipment: An image of a budget piece of playground equipment was provided. It appears the plan view shows a swing set as well. Staff recommends considering the selection of a better grade of equipment or taking cash in lieu of equipment, although it may still be best to have the developer install the curbing and fall material.
- The open space and landscape does not appear to have been created by a landscape architect. Our code requires landscape plans and developments over 10 acres to be designed by a landscape architect and/or planner.
- Is there an opportunity to plan for a trail going east to connect with the regional Historic Orchard Pathway? The proposed trail is gravel. Planning Commission has previously requested 6' asphalt trails. Planning Commission could suggest removing the narrower, and redundant, disc golf trail, but improving the main 5' gravel trail to be 6' asphalt.
- These selected trees are not all acceptable tree species.
- Some planting area for shrubs and perennials may be desirable.
- Fencing around the park should be considered.
- The plan does not provide any accommodation for a storm water pond. This should be planned prior to approval or stated in the agreement that developer will give up lots to accommodate the pond.
- It appears that only a small area of lawn is proposed with the rest being some sort of natural vegetation. Staff recommends the majority of the park to be lawn and only the transitional edges to be natural vegetation. The strategy to install such natural areas should be clearly specified.
- Pavilion type/model not specified.
- Benches and tables are low quality. Staff recommends installing half the number of benches but requiring better quality benches and tables and adding a drinking fountain and lighting.
- Disc golf course should specify the exact equipment and call out maps, concrete throwing areas, numbers, etc.
- 2250 S should be improved out to 1200 W.
- City Council requested Olsen Orchards to vary the height of their townhomes and/or show the units as 'Mansion' style homes. Such could be considered here as well.

Additional considerations could include wetlands, neighboring flood irrigation, including a stub road to the Phillips property.

### **Considerations and Recommendations**

As a legislative item Planning Commission may take any information or opinion into consideration. City Council will be the final land use authority. Several details should be worked out before the agreement is approved and finalized.

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

7:01 PM

COMMISSIONERS PRESENT: Vice-Chairman Paul White, Commissioner Stephen Moss,  
Commission Marcus Wager and Commissioner Blake  
Broadhead

COMMISSIONERS ABSENT: Commissioner Ryan Vaughn, Commissioner Beth Thompson  
and Commissioner Jan Kerr

CITY STAFF PRESENT: City Administrator Bob Barnhill, Planning Secretary Tyra  
Bischoff and Attorney Chris Crockett

OTHERS PRESENT: Kim Barnard, Brett Jones, Marc Fletcher, Braun Bowden,  
Boyd Young, Becky Young, Michelle Bowden and Bill Bowden

ONLINE: None

**ITEM 1: CALL TO ORDER AND OPENING CEREMONIES**

Vice-Chairman Paul White called the meeting to order at 7:01 PM.

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

**ITEM 2: ACTION ITEMS**

Ordinance 25-N Zone Change Request to Add Development Overlay Zone located at 910 S  
1600 W & 950 S 1600 W, Parcel #s 03-236-0026 & 03-236-0027, Applicant: Jeremy  
Whittaker

City Administrator Bob Barnhill informed the commission that this item had been reviewed  
in previous meetings. The proposal was for a zone change request for the development  
overlay zoning district. The site plan included a retail portion at the front that follows the  
existing interstate commercial zone, and storage units in the back which would be allowed  
through the development agreement. Mr. Barnhill noted that he had not received any  
updates since the previous meeting, and the concerns identified in the staff report still  
remained unaddressed.

Commissioner Wager noted that the project had come before the commission 2-3 years ago,  
but nothing had happened with it. He observed that there was no provision in the current  
proposal requiring the retail portion to be built first. Bob Barnhill confirmed that the  
developer proposed building the storage units first.



Chairman White asked how to move the project forward, noting that the previous month there had been numerous comments from the council on the layout and issues with the development agreement text submitted by the developer, but no changes had been made.

Commissioner Broadhead mentioned that there were conflicts in the staff report regarding elements the city would not agree to in the development agreement.

The property owner, Marc Fletcher, addressed the commission. He explained that the development group was willing to use the city's attorney's development form. He stated that all infrastructure would be done for the whole subdivision at once, including utilities, curb and gutter. He noted that the two retail pad sites at the front were intended for national franchises, and while all the prep work would be done, they would be developed later as build-to-suit sites.

The Commission held a discussion on the request and shared their frustration that the applicant had not changed anything on the plan addressing their concerns from the previous meeting. After discussion, the Commission determined that the proposal still had significant issues that made it unsuitable for approval.

**MOTION:** Commissioner Wager made a motion to recommend denial of Ordinance 25-N. Commissioner Moss seconded the motion.

**Roll Call Vote:**

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

**Motion Approved. 4 Yes, 0 No**

**A. Public Hearing: Ordinance 25-Q Zone Change Request from Agriculture to R 1/3 with Development Overlay Zoning District with a Development Agreement located at approximately 1472 W Davis Drive, Parcel #s 03-157-0119, 03-157-0156 & 03-157-0124, Applicant: Brett Jones**

Mr. Barnhill provided background on the proposal. He shared that the site consists of three parcels totaling about 28 acres, currently zoned agricultural. The developer was proposing 84 single-family homes and 8 townhomes. The lots varied in size, with most around 6,500 square feet. He compared the proposal to the recently approved Olsen Orchard development, noting similar density but with smaller average lot sizes (8,700 square feet versus 10,000 square feet).

Mr. Barnhill explained that the primary reason for a development agreement was that with more than 30 units, two emergency accesses would be required. The proposal included an emergency access road that did not meet standard city requirements for a fully improved street, which could only be accommodated through a development agreement.

Mr. Barnhill highlighted several issues that needed consideration: playground equipment and amenities, landscape plans, path types (5-foot gravel versus 6-foot asphalt), parking for the open space, tree species, fencing, stormwater management, wetlands considerations, irrigation waters, and the maintenance of the emergency access road.

**The public hearing was opened at 7:36PM.**

Braun Bowden, a resident who lives on one of the 3/4-acre residential lots on Davis Street, expressed concern that no conservation subdivisions in Perry City had been fully completed yet, making it difficult to assess their true impact. He raised concerns about road conditions during construction, irrigation and wetlands in the area, and the proposed emergency access road which would need fencing to maintain livestock containment.

Boyd Young, a resident of Brigham City whose family had owned the land for over 150 years, expressed opposition to the high-density development. He explained the historic irrigation patterns in the area and was concerned about the proposed lot sizes, which he calculated at about 1/6 acre rather than the 1/3 acre suggested by the zoning. He advocated for a buffer zone of larger lots next to existing larger properties.

Michelle Bowden expressed concern about the impact on their agricultural way of life, including livestock and irrigation practices. She noted that water doesn't stop at property lines and worried that new residents might not understand the traditional irrigation practices.

Kim Barnard, who owns property to the west, expressed concerns about water rights from Porter Springs that continue under the railroad tracks to her property. She emphasized that the area has been wetlands for years and that filling it would not stop the natural springs.

**The public hearing was closed at 8:16PM.**

After the public hearing closed, the developer, Brett Jones, addressed the Commission. He acknowledged the concerns raised and stated they had no intention of prohibiting irrigation for neighbors. He explained that they had worked with a wetlands engineer who felt the standing water was likely irrigation water rather than natural wetlands, and that it could be rerouted while still providing water to existing properties. He noted there were no wetlands concerns on the west side and conservation area. He also shared some information clarifying plans for open space and the proposed playground.

The commissioners discussed the many issues that needed to be addressed before the proposal could move forward, including water issues, open space details, lot sizes, and the emergency access road. They also discussed the General Plan and current zoning.

Commissioner Stephen Moss noted that the city's future land use plan designated this area as agricultural, not residential.

Planning Commission Attorney Chris Crockett explained that the city's general plan, though not binding, serves as a valuable guide for future planning and can be updated as needed. He also noted that the rezone request is an administrative application, meaning the city is not obligated to approve it if it is deemed inappropriate, as development can still proceed under the current zoning.

**MOTION:** Commissioner Wager made a motion to table Ordinance 25-P and hold a work session with City Council. Commissioner Moss seconded the motion.

**Roll Call Vote:**

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

**Motion Approved. 4 Yes, 0 No**

**ITEM 3: APPROVAL OF THE MINUTES**

**A. September 4, 2025, Regular Planning Meeting**

**MOTION:** Commissioner Broadhead made a motion to approve the minutes for the September 4, 2025, Planning Commission meeting. Commissioner Moss seconded the motion.

**Roll Call Vote:**

**Roll Call Vote:**

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

**Motion Approved. 4 Yes, 0 No**

**ITEM 4: DISCUSSION**

**A. Future Projects**

Mr. Barnhill reported that there were no new projects to discuss.

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

196 Mr. Barnhill noted that the Highway to End Master Plan, previously recommended by the  
197 Planning Commission, would be on the City Council agenda on October 9th.  
198

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

200 This item was not discussed as the previous City Council meetings had been  
201 canceled.  
202

203 **D. Make assignments for representative(s) to attend City Council (September 11 and**  
204 **25th)**

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

- 206 • October 9, 2025: Paul White
  - 207 • October 23, 2025: Possible Work Session
- 208

209 **ITEM 5: TRAINING**

210  
211 **A. Staff**

212 Mr. Barnhill distributed a publication funded by the State Property Rights Ombudsman's Office  
213 with various land use training materials. The booklet included information on general plans,  
214 planning commission duties, public notice requirements, Robert's Rules of Order, open meeting  
215 requirements, and other relevant topics. He asked the Commissioners to review it and provide  
216 feedback.  
217

218 City Attorney Chris Crockett briefly advised the Commission about maintaining order during  
219 public hearings, suggesting they could be more structured when necessary for contentious or  
220 packed meetings.  
221

222 **ITEM 6: REVIEW NEXT ADGENDA AND ADJOURN**

223  
224 **A. Items for October agenda (next meeting November 6, 2025)**

225  
226 No specific items were identified for the November agenda.  
227

228 **B. Motion to Adjourn**

229  
230  
231 **Motion:** Commissioner Wager made a motion to adjourn the meeting. Commissioner  
232 Broadhead seconded.  
233

234 **All In Favor**

235  
236 **The meeting was adjourned at 8:49PM.**