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 13th)

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 24th Day of October 2025. An individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461).

There Birch off Blancin - Granden

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

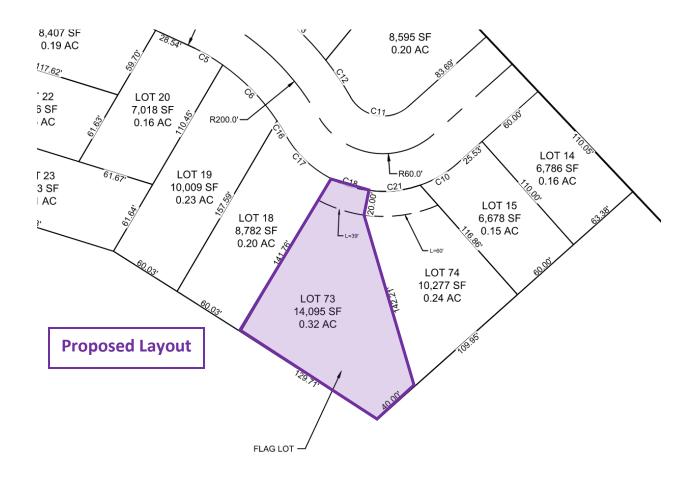
The submitted request is to amend the preliminary approval for this subdivision. This amendment relates specifically to one lot that did not have adequate road frontage. Following the previous amendment to this subdivision earlier this year, a stub road was designed for the property to the north. As 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 <u>may</u> be allowed when determined to be <u>preferable</u>. 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,

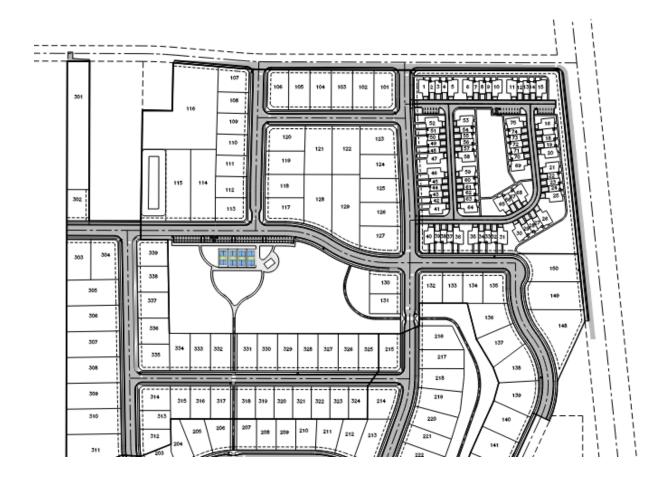
WHEREAS, the City received the Development Agreement Amendment in Exhibit "A" attached and incorporated herein;

WHEREAS, after publication of the require	ed notice the Planning Commission held its public
hearing on November 03, 2025, to take public comn	nent on this proposed Ordinance, after which the
Planning Commission gave its recommendation to	this Ordinance;
WHEREAS, the City Council received the held its public meeting on, 20	recommendation from the Planning Commission and;
NOW, THEREFORE, be it ordained by th	e 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 with Utah Code Annotated §10-3-713, 1953 as amended, I, the City Recorder of Perry entify that foregoing Ordinance was duly passed and published or posted as required by
	DATE:
City Recorder	

Exhibit A



D	olitic of the State of Utah
By:	By:
Kevin Jeppsen Mayor, Perry City	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

"Developer"	
Lync Holdings, LLC	
By:	
Print Name:	
Title:	
DATE:	
Developer Acknowledgment	
State of Utah))ss.	
County of Box Elder)	
On the day of, 20, positive, who	ersonally appeared before me being by me duly sworn, did say that he
is theof	, a limited
liability company, and that the foregoing instrument was company by authority of its members or its articles of or acknowledged to me that said limited liability company	signed in behalf of said limited liability ganization; and said person
My Commission Expires:	

Thomas K. Wood	
By:	
Print Name:	
Title:	
DATE:	
Developer Acknowledgment	
State of Utah))ss.	
County of Box Elder)	
On the day of	, who being by me duly sworn, did say that he
is the of liability company, and that the foregoing in company by authority of its members or its acknowledged to me that said limited liabil	strument was signed in behalf of said limited liability articles of organization; and said person
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,

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



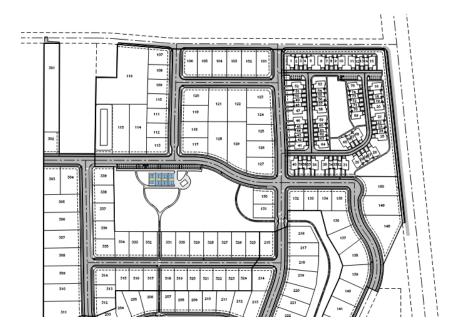
Amendment to the Olsen Orchards Development Agreement – Lync Construction located at approximately 3600 S 1200 W

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.



11/3/25. 10:29 AM

Perry City Community Development

Valcarce Orchards

10/20/2025 - 10/19/2026

Subdivision: Preliminary

Application

Subdivision: Preliminary Application

Printed: 11/03/2025

2798994

737f2a50-adf2-11f0-8084-751642847934

Active

10/20/2025

Under Review

Application Review Status

Pre-Review Received

Brigham City Fire

Not Reviewed

Department

Community Not Reviewed

Development

Final-Review Not Reviewed

Fees **Payments**

10/20/2025 Subdivision: Preliminary Application \$2.600.00

(Residential)

Total Paid

Online

\$2.600.00

\$2,678.00

Subtotal

\$2,600.00

Processing Fee \$78.00

Total \$2,678.00

Amount Paid \$2,678.00

Total Due \$0.00

(Empty fields are not included)

Application Form Data

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, revie This site has updated. Hit Reload and Update to

track all time and resources expen use most recent version. This will reload all tabs, applications. The related city expels so make sure changes are saved first.

ally increased. Perry City will nd inspecting subdivision /subdivider

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	

Total Number of Lots/Units

23

Is this a Residential or Commercial development?

Residential

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.

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	John Valcarce	Rebecca Weed
670 E 540 N	2520 S 1200 W	710 W 3000 S
Centerville, UT 84014	Perry, UT 84302	Perry, UT 84302
Earlene J Hill	Shelby Healy	Scott H Bessinger
15 E 1750 S	52 W 1800 S	30 W 1800 S
Perry, UT 84302	Brigham City, UT 84302	Perry, UT 84302
Jason Griffin	Mario Saucedo	Richard Tucker
16 W 1800 S	4474 W 5750 S	33 W 1800 S
Brigham City, UT 84302	Hooper, UT 84315	Perry, UT 84302
Travis G Port	Casey Crossman	Andrew Rowe
55 W 1800 S	1836 Maple Hills Dr.	1845 S Maple Hills Dr.
Brigham City, UT 84302	Perry, UT 84302	Perry, UT 84302
Howard Hammers	Matthew Zerkle	Brandon L Harris
39 E 1800 S	1812 S 75 E	1830 S 75 E
Perry, UT 84302	Perry, UT 84302	Perry, UT 84302
James Patrick Hartvigsen	Jafus Palmer	Johnnie W Hadfield
1833 S 75 E	1813 S 75 E	29 W Hill Haven Dr.
Perry, UT 84302	Perry, UT 84302	Perry, UT 84302
Duane J Stromberg	Jerry Neil Powell	Josh Knickmeier
43 W Hill Haven Dr.	42 W Hill Haven Dr.	28 W Hill Haven Dr.
Perry, UT 84302	Perry, UT 84302	Perry, UT 84302
Michael J Stewart	Jay Higbee	Kevin Edwards
12 E Hill Haven Dr.	19 W 1650 S	3 W Hill Haven Dr.
Perry, UT 84302	Perry, UT 84302	Perry, UT 84302
Larry Blake Broadhead	Bruce Hyland	Walter Kenneth Smith
18 W Hill Haven Dr.	4 Hill Haven Dr.	69 E Hill Haven Dr.
Perry, UT 84302	Perry, UT 84302	Perry, UT 84302

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

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

Scott F Jensen 1662 S Valley View Dr. Perry, UT 84302 Mark Ewing 27 E Hill Haven Dr. Perry, UT 84302

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

> WAJ Holding LLC 30 E 1650 S Perry, UT 84302

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

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

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.

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.

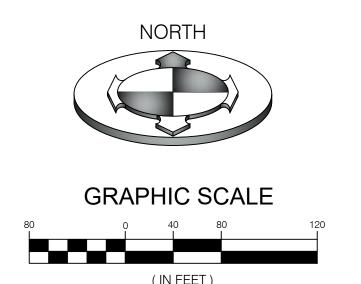
Any individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461). Feel free to contact our planning staff or office staff should you have any questions.

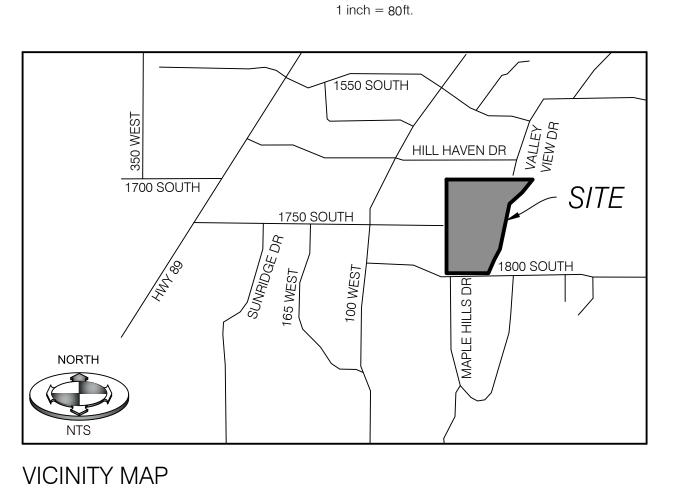
Sincerely,

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 HILL HAVEN DR (PUBLIC ROAD) 1750 SOUTH (PUBLIC ROAD) LOT 9 1800 SOUTH N89°53'34"E 161.69' (PUBLIC ROAD)





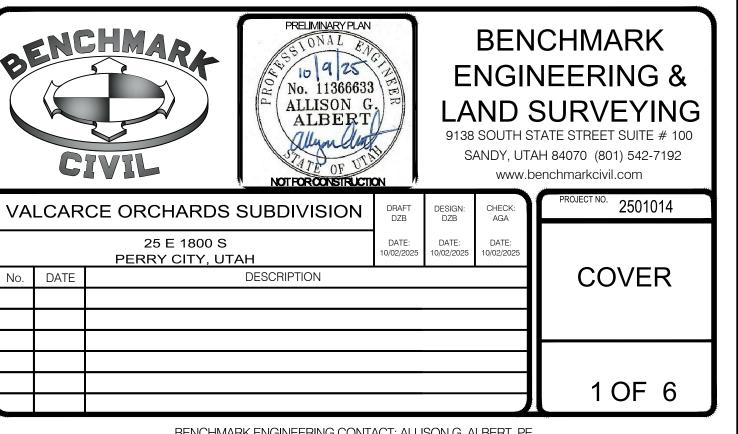
OWNER: PETER VALCARCE DEVELOPER: DALLIN ASTON - NOVASOURCE ENTERPRISES LLC 801-484-3455 daston@novasource.net

DRAWING INDEX

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

PRELIMINARY UTILITY PLAN CUP.01 CGD.01 PRELIMINARY DRAINAGE PLAN

PRELIMINARY CIVIL PLANS NOT FOR CONSTRUCTION



BENCHMARK ENGINEERING CONTACT: ALLISON G. ALBERT, PE

LINFTYPES

<u>NEW</u>	<u>EXISTING</u>	
		SECTION LINE
		PROPERTY LINE
		ADJACENT PL or LOT LINES
		RIGHT-OF-WAY LINE
		CENTERLINE of ROAD
		EASEMENT LINE
		CURB & GUTTER
<u>'111111111111111111111111111111111111</u>	'	EDGE OF ASPHALT
·	· 000000000000000000000000000000000000	FENCE / WALL, STONE
	.0.0.0.0.0.0.0.0.0.0.0.0.0.0.0.0.0.	FENCE, BLOCK
		FENCE, BRICK
o		FENCE, CHAIN
		FENCE, IRON
		FENCE, VINYL
X	X	FENCE, WIRE
*	 *	FENCE, WOOD
— — 44 75— - —	—	INDEX CONTOUR LINE
		INTERMEDIATE CONTOUR LINE
XX.XX		SPOT ELEVATION
TOCSS	SS	SANITARY SEWER LINE
SD	SD	STORM DRAIN LINE
W	W	WATER LINE
IRR	IRR	IRRIGATION LINE
OHP	OHP	OVERHEAD POWER LINE
UG	UG	UNDERGROUND POWER LINE
GAS ———	GAS	GAS LINE
т	т	TELEPHONE LINE
CATV	CATV	CABLE TELEVISION LINE
		DRAINAGE / DITCH CENTERLINE
·	^/	TREE LINE EDGE
FO	——— FO ———	FIBER OPTIC LINE
		PROPOSED ASPHALT
		PROPOSED CONCRETE
<u>[,</u>		

CONSTRUCTION NOTES

RESPONSIBLE DISTRICTS OR AGENCIES AND APPLICABLE STANDARDS
CITY OR COUNTY- PERRY CITY

WATER UTILITY COMPANY- PERRY CITY
SEWER- PERRY CITY AND BRIGHAM CITY CORPORATION
STORM DRAIN/GROUNDWATER- PERRY CITY
IRRIGATION- PINEVIEW WATER SYSTEMS
ELECTRICAL- ROCKY MOUNTAIN POWER (RMP)
TELEPHONE- CENTURY LINK
NATURAL GAS- ENBRIDGE GAS

APPLICABLE STANDARDS: APWA 2025 STANDARDS



NOTE

IN THE EVENT THAT THE CONSTRUCTION NOTES CONFLICT WITH RESPONSIBLE DISTRICT OR AGENCY STANDARDS NOTES AND SPECIFICATIONS, THE DISTRICT OR AGENCY STANDARD NOTES AND SPECIFICATIONS GOVERN.

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY: THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO THE NORMAL WORKING HOURS; AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AN HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

SYMBOLS:

NEW EXISTING

<u>NEW</u>	EXISTING	
\$	♦	SECTION CORNER (FOUND)
•	♦	SECTION CORNER (NOT FOUND)
❖	. ₽	STREET MONUMENT (FOUND)
	中	STREET MONUMENT (NOT FOUND)
0	0	BRASS CAP MONUMENT
-0-	-0-	POWER POLE & OVERHEAD POWER
\$	ф	LIGHT POLE
-•	-•	GUY WIRE
\bigcirc		TELEPHONE MANHOLE
S	S	SANITARY SEWER MANHOLE
((D)	STORM DRAIN MANHOLE
		CATCH BASIN
\Longrightarrow	\Longrightarrow	DIRECTION OF DRAINAGE
W	W	WATER MANHOLE
\bowtie	\bowtie	WATER VALVE
$\langle \! \! \! \! \! \! \! \! \! \! \! \! \! \! \! \! \! \! \!$	$\langle V \rangle$	WATER METER
**	Ş	FIRE HYDRANT
\bowtie	\bowtie	IRRIGATION VALVE
©	© HAMMAN	GAS MANHOLE
		TREE

ABBREVIATIONS

	ABBREVIA
BC	BAR & CAP
BOW	BOTTOM OF VISIBLE WALL
COR.	SECTION CORNER
CB	CATCH BASIN
CF	CUBIC FEET
D	DELTA ANGLE
EG	EXISTING GROUND
EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
EX/ EG	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
GB	GRADE BREAK
GW	GUY WIRE
HP	HIGH POINT
HW	HEAD WALL
I.E.	INVERT ELEVATION
L I P	LIP OF CURB AND GUTTER
L	LENGTH OF CURVE
LF	LINEAR FEET
LP	LOW POINT
M-M	MONUMENT TO MONUMENT
MH	MANHOLE

MON. SURVEY MONUMENT

PVC POINT OF CURVATURE

PVI POINT OF INTERSECTION

OHP OVERHEAD POWER

PP POWER POLE

PVT POINT OF TANGENCY
PUE PUBLIC UTILITY EASEMENT

RADIUS OF CURVE

GENERAL

AND SUBMITTING THEIR BID.

WORK WITH RESPECT TO SUCH HAZARDS.

WORK, OR AS REQUIRED BY SAID PERMITS.

THE OWNER AND/OR ENGINEER.

APPLICABLE LOCAL JURISDICTION.

SHALL BE PAID FOR BY THE CONTRACTOR.

TO DETERMINE WHAT SHOULD BE CONSTRUCTED.

PROJECT CONTACTS (48) HOURS IN ADVANCE OF SAID MEETING.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC SAFETY AND OSHA STANDARDS.

PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.

COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE.

LIGHT DUTY TRAFFIC AND 12 FEET IN EITHER DIRECTION FOR HEAVY DUTY TRAFFIC.

ALL MATERIALS AND CONSTRUCTION IN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH RESPONSIBLE

CONTRACTOR AND APPLICABLE SUBCONTRACTORS SHALL ATTEND ALL PRE-CONSTRUCTION CONFERENCES AND

PERIODIC PROGRESS MEETINGS. PRIOR TO ANY WORK BEING PERFORMED, THE CONTRACTOR SHALL CONTACT RESPONSIBLE DISTRICT OR AGENCY FOR A PRE-CONSTRUCTION CONFERENCE. CONTRACTOR SHALL ALSO NOTIFY THE APPROPRIATE

ONDITIONS PRIOR TO COMMENCING WORK. CONTRACTOR SHALL INSPECT THE SITE OF WORK PRIOR TO BIDDING TO SATISFY

SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING

SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY

HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK. (2) ACCESS TO THE SITE. AND (3)

ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING

THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR OR A SUPPLEMENT

HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING

SPECIFICATIONS AND PLANS SHALL BE SUBSIDIARY TO MORE STRINGENT REQUIREMENTS BY APPLICABLE LOCAL JURISDICTION.

THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED

SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE

TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY

5. ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UTAH CHAPTER (APWA) MANUAL OF

FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND

THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE. EXTENT AND

INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN REGULAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY

CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND

EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND

COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS

AND/OR UDOT. CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMUNICATING THE

PLACED FOR SLAB-ON-GRADE SUCH THAT THE MAXIMUM DISTANCE BETWEEN JOINTS IS 20 FEET IN EITHER DIRECTION FOR

CONCRETE PLACEMENTS SHALL BE CONTINUOUS BETWEEN CONSTRUCTION JOINTS. CONTRACTION JOINTS SHALL BE

9. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER

WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE

CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM

PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES

10. ALL WORK OUTSIDE THE SCOPE OF THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RESPONSIBLE

DESIGN. THESE PLANS DO NOT REPLACE ANY STRUCTURAL, ARCHITECTURAL, OR MECHANICAL PLANS. SHOULD A DISCREPANCY

ARISE BETWEEN THESE PLANS AND ANOTHER PLAN SET, THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT BOTH PARTIES

11. ALL STAIRS AND RAILINGS ARE DESIGNED BY OTHERS AND MUST COMPLY WITH THE ADA STANDARDS FOR ACCESSIBLE

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES

SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR REINSPECTION

IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT

PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS AND ANYTHING THAT HAS

EXISTING IMPROVEMENTS. WHENEVER EXISTING FACILITIES ARE REMOVED. DAMAGED. BROKEN. OR CUT IN THE INSTALLATION

OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS

SED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE

ALREADY BEEN CONSTRUCTED. THERE WILL BE NO EXTRA COST DUE THE CONTRACTOR FOR REPLACING OR REPAIRING

DESIGN. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE SUBSIDIARY TO MORE STRINGENT REQUIREMENTS BY

CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCYS STANDARD

13. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF

FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND

OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY

RIGHT-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN APPROPRIATE PERMITS WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHT-OF-WAY OR EASEMENTS FROM THE CIT

EXPERTISE OF THE CONTRACTOR, IT SHALL BE EXPECTED THAT THE PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS

STANDARD SPECIFICATIONS 2017 EDITION AND THE MANUAL OF STANDARD PLANS 2017 EDITION. SAID STANDARD

4. THE CONTRACTOR SHALL FAMILIARIZE HIM/HER SELF WITH THE PLANS. THE GEOLOGY REPORTS AND THE SITE

CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND

FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.

THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE

RIM TOP ELEVATION OF A STRUCTURE
RR RAILROAD
ROW RIGHT-OF-WAY
R/W RIGHT-OF-WAY
SCO SEWER CLEANOUT
SSMH SEWER MANHOLE
SD STORM DRAIN

SF SQUARE FEET
TBC TOP BACK OF CURB
TMH TELEPHONE MANHOLE
TOA TOP OF ASPHALT PAVEMENT
TOCP TOP OF CONCRETE PAVEMENT
TOF TOP OF FOOTING

TOE TOE OF SLOPE

VPC VERTICAL POINT OF

VPI VERTICAL POINT OF

WM WATER METER

WV WATER VALVE

CURVATURE

INTERSECTION

VPT VERTICAL POINT OF TANGENCY

TOP TOP OF SLOPE
TOW TOP OF WALL
TREEPHONE RISER
UNDERGROUND POWER
TOP UNDERGROUND POWER
TOP OF SLOPE
TOW TOP OF WALL
TELEPHONE RISER
UNDERGROUND POWER
TOP OF WALL
TELEPHONE RISER
UNDERGROUND POWER
TOP OF WALL
THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL; ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE

15. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER. ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATION REDLINES AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

16. CONTRACTOR TO SPACE UTILITIES TO PROVIDE MINIMUM DISTANCES AS REQUIRED BY LOCAL, COUNTY, STATE, AND INDIVIDUAL UTILITY CODES.

17. ALL UTILITES INSTALLED IN ACCORDANCE WITH THE RESPONSIBLE DISTRICTS OR AGENCIES STANDARDS AND

18. COORDINATE ALL SERVICE LATERAL AND BUILDING CONNECTIONS WITH CORRESPONDING ARCHITECTURAL, MECHANICAL OR ELECTRICAL DRAWING FOR LOCATION AND ELEVATION. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED.

19. ALL STORM DRAIN MANHOLES AND CATCH BASINS ARE TO BE PRECAST CONCRETE FROM APPROVED LOCAL MANUFACTURER UNLESS OTHERWISE NOTED. AND COMPLY WITH CITY/COUNTY STANDARD

20. ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR ADS HDPE PIPE OR EQUAL UNLESS OTHERWISE NOTED.

21. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.

22. ALL GAS LINES TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS

23. ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO - FUSION TECHNOLOGY.

24. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.

25. NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK.

26. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE AND SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 - EXCAVATIONS, AND SECTION 69 - TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.

27. PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS; I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.

28. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS.

29. ACTUAL CONNECTIONS TO EXISTING WATER LINES WILL NOT BE PERMITTED PRIOR TO THE COMPLETION OF STERILIZATION AND TESTING OF NEW WATER MAINS. ALL EXISTING WATER VALVES TO BE OPERATED UNDER THE DIRECTION OF THE CITY/COUNTY PUBLIC WORKS DEPARTMENT PERSONNEL ONLY.

30. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE INSPECTED, TESTED, AND APPROVED BY AUTHORITIES HAVING JURISDICTION PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK, AND STREET PAVING.

31. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY COMPANIES FOR THE INSTALLATION OF ALL NEW AND THE REMOVAL, RELOCATION, AND/OR BURIAL OF ALL EXISTING DRY UTILITIES INCLUDING BUT NOT LIMITED TO POWER, GAS, AND COMMUNICATION LINES. IF THERE IS A CONFLICT WITH AN EXISTING DRY UTILITY THE CONTRACTOR SHALL COORDINATE THE REMOVAL OR RELOCATION OF THE EXISTING UTILITY WITH THE RESPONSIBLE DISTRICT OR AGENCY. ALL WORK FOR DRY UTILITIES SHALL BE COORDINATED WITH AND COMPLETED TO THE STANDARDS AND REQUIREMENTS OF THE RESPONSIBLE

SEWER

32. ALL SEWER LINE TO BE FLUSHED, PRESSURE TESTED TO 5 PSI VIDEO INSPECTED AND OTHERWISE TESTED IN

33. ALL SEWER PIPES ARE TO BE SDR-35 PVC PIPE.

DISTRICT OR AGENCY STANDARDS

ACCORDANCE WITH DISTRICT STANDARDS PRIOR TO PLACING IN SERVICE

34. SEWER MANHOLES, LATERALS AND CLEANOUTS TO BE INSTALLED PER RESPONSIBLE DISTRICT OR AGENCY STANDARDS THE UNIT COST OF THE SEWER LATERAL INCLUDES CONNECTION TO THE SEWER MAIN. THE CLEANOUT RISER FOR EACH SERVICE SHALL BE INSTALLED BY THE CONTRACTOR.

35. SEWER CLEANOUTS MUST BE INSTALLED AT A MINIMUM OF EVERY 50 L.F. FOR 4 INCH Ø LATERALS AND EVERY 100 L.F. FOR 6 INCH Ø LATERALS, OR PER THE RESPONSIBLE DISTRICT OR AGENCY STANDARDS, WHICHEVER IS MORE FREQUENT.

36. A SEWER CLEANOUT MUST BE INSTALLED 5 L.F. TO 10 L.F. FROM ANY PROPOSED STRUCTURE, OR PER THE RESPONSIBLE

37. ALL SEWER LATERAL BENDS AND ANGLES TO BE INSTALLED AS SWEEPING BENDS WITH SEWER CLEANOUTS.

38. DURING CONSTRUCTION OF THE SEWERLINE, WYES NEED TO BE INSTALLED FOR THE LATERALS. LATERALS ARE 4" AND NEED TO COME IN AT THE TOP OF THE PIPE WITH A WYE. (SEE RESPONSIBLE DISTRICT OR AGENCY STANDARDS)

39. IT IS THE INTENT ON THESE PLANS THAT ALL SEWER PIPES SHALL SLOPE TO AN EXISTING SEWER CONNECTION VIA GRAVITY FLOW. CONTRACTOR TO START AT THE LOW END OF GRAVITY UTILITY LINES AND VERIFY THAT ALL INVERT ELEVATIONS PROVE SLOPE TO EXISTING CONNECTION VIA GRAVITY. SLOPES MUST MEET OR EXCEED THE SEWER DISTRICTS MINIMUM STANDARDS. NOTIFY ENGINEER IF THERE ARE DISCREPANCIES THAT WOULD CAUSE THE SEWER UTILITY NOT TO DRAIN VIA

WATER

GRAVITY ON THE SITE.

40. WATERLINES TO BE PVC C-900. WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. (MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR TEN FEET HORIZONTAL SEPARATION FROM SEWERLINE

41. ALL WATERLINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE

42. WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE; CORP. STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE.

43. ALL WATERLINES SHALL BE 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS. ALL WATER LINES SHALL BE LOOPED AROUND GRAVITY LINES OR ROPED PER RESPONSIBLE DISTRICT OR AGENCY INSPECTOR.

44. CONTRACTOR TO NOTIFY RESPONSIBLE DISTRICT OR AGENCY FOR CHLORINE TEST PRIOR TO FLUSHING LINES, CHLORINE LEFT IN PIPE 24 HRS. MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH RESPONSIBLE DISTRICT OR AGENCY. ALL TESTS TO BE IN ACCORDANCE WITH RESPONSIBLE DISTRICT OR AGENCY.

45. BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4 INCHES ABOVE BACK OF CURB ELEVATION.
HYDRANTS TO INCLUDE TEE, 6" LINE VALVE, AND HYDRANT COMPLETE TO MEET RESPONSIBLE DISTRICT OR AGENCY STANDARDS,
UNLESS OTHERWISE NOTED ON PLANS.

EXISTING UTILITIES

46. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES SHOWN OR NOT SHOWN. THE INFORMATION SHOWN ON THE PLANS WITH REGARDS TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATION AND/OR RECORD INFORMATION. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE FACILITIES SHOWN AND ANY OTHER FACILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. PRIOR TO CONSTRUCTION OR FABRICATION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENT AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER IN WRITING FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES SO, THAT THE EXACT LOCATION, ELEVATION, MATERIAL, ETC. CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUMP CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION BE MADE PRIOR TO CONSTRUCTION.

47. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTORS SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

48. ALL MANHOLE RIMS, LAMPHOLES, VALVE BOX COVERS, MONUMENT BOXES AND CATCH BASIN GRATES ARE TO BE ADJUSTED TO FIT THE FINISHED GRADE AFTER PAVING, UNLESS OTHERWISE NOTED. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.

49. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL PIPES, WALLS, ETC. ARE ADEQUATELY

CLEARING AND GRADING

DURING CONSTRUCTION OPERATIONS.

50. CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH APWA 2017 STANDARD DRAWINGS AND STANDARD SPECIFICATIONS AND THE RECOMMENDED EARTHWORK SPECIFICATION FOUND IN THE PROFESSIONALLY PREPARED REPORT OF

51. THE CONTRACTOR SHALL REMOVE ALL VEGETATION AND DELETERIOUS MATERIALS FROM THE SITE UNLESS NOTED OTHERWISE; ALL EXISTING WELLS AND SEPTIC TANKS SHALL BE REMOVED AND/OR ABANDONED PER THE REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL REGULATIONS. THE COST TO PERFORM THIS WORK SHALL BE INCLUDED IN THE LUMP SUM

52. SUBSOIL INVESTIGATIONS MUST BE CONDUCTED AT THE SITE OF THE WORK. ALL FOOTING, FOUNDATION OR STRUCTURAL WALL CONSTRUCTION MUST ADHERE TO THE RECOMMENDATIONS DETAILED BY THE PROFESSIONAL REPORT OF THESE

53. SOIL INVESTIGATIONS MUST BE CONDUCTED BY A LICENCED GEOTECHNICAL ENGINEER Y FOR DESIGN PURPOSES ONLY, AND THE DATA SHOWN IN THE REPORTS ARE FOR SUBSURFACE CONDITIONS FOUND AT THE TIME OF THE INVESTIGATION. THE OWNER AND ENGINEER DISCLAIM RESPONSIBILITY FOR THE INTERPRETATION BY THE CONTRACTOR OF DATA, SUCH PROJECTION OR EXTRAPOLATION, FROM THE TEST HOLES TO OTHER LOCATIONS ON THE SITE OF THE WORK, SOIL BEARING VALUES AND PROFILES, SOIL STABILITY AND THE PRESENCE, LEVEL AND EXTENT OF UNDERGROUND WATER FOR SUBSURFACE CONDITIONS

54. ALL PROPOSED ELEVATIONS SHOWN ON THE GRADING PLAN ARE TO FINISHED SURFACE, THE CONTRACTOR IS RESPONSIBLE TO DEDUCT THE THICKNESS OF THE PAVEMENT STRUCTURAL SECTION FOR TOP OF SUB GRADE ELEVATIONS.

55. IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER.

56. UNSUITABLE MATERIAL, SUCH AS TOP SOIL, WEATHERED BED ROCK, ETC., SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER (AND/OR ENGINEERING GEOLOGIST, WHERE EMPLOYED) FROM ALL AREAS TO RECEIVE COMPACTED FILL OR DRAINAGE STRUCTURES.

57. NO TREES SHALL BE REMOVED OR DAMAGED WITHOUT SPECIFIC WRITTEN AUTHORIZATION FROM PROPERTY OWNER.

58. THE EXISTING TOPOGRAPHY ON THESE PLANS IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY BENCHMARK ENGINEERING AND LAND SURVEYING ON 03/10/2025 AND MAY HAVE BEEN MODIFIED SINCE THIS SURVEY WAS PERFORMED.

59. FILLS IN EXCESS OF 4 FEET IN THICKNESS AND BENEATH ALL FOUNDATIONS OR PAVEMENT SECTIONS SHALL BE COMPACTED TO 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM D-1557 COMPACTION CRITERIA. ALL OTHER STRUCTURAL FILL LESS THAN 4 FEET IN THICKNESS SHOULD BE COMPACTED TO AT LEAST 90 PERCENT OF THE ABOVE CRITERIA. REFERENCE THE GEOTECHNICAL REPORT.

60. COMPACTION TESTING WILL BE ACCOMPLISHED BY THE CONTRACTOR, OR THE CONTRACTOR WILL HAVE SUCH TESTING ACCOMPLISHED BY A SEPARATE CONTRACTOR. TEST RESULTS WILL BE SUBMITTED FOR REVIEW WITHIN 24 HOURS AFTER TEST.

61. CONTRACTOR TO SUBMIT PROCTOR AND/OR MARSHALL TEST DATA 24 HOURS PRIOR TO COMPACTION TESTS.

62. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON PLANS.

63. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL. ALL SLOPES IN ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER FACILITIES SHALL BE GRADED NO STEEPER THAN 2 TO 1 FOR CUT AND FILL.

64. GRADES WITHIN ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE TO THE PLAN. CURBS AND PAVEMENT AREAS WHICH ARE NOT INSTALLED PER PLAN MUST BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.

65. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.

66. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSE SURVEYOR VERIFY THE ELEVATION AND LOCATION OF THE EXISTING HARDSCAPE TIE-INS AS WELL AS THE CROSS SLOPE TO THE CURB AND GUTTER FORMS, PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSE SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS, THE CONTRACTOR SHALL SUBMIT THE SLOPE AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.

67. SITE WORK SHALL MEET OR EXCEED OWNER'S SITE SPECIFICATIONS.

68. ALL SITE CONCRETE OR CONCRETE ELEMENT NOT SPECIFICALLY SHOWN AND DETAILED ON STRUCTURAL DRAWINGS TO HAVE A MINIMUM OF 28 DAY COMPRESSION STRENGTH OF 4000 PSI.

69. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING

PROPERTIES DURING THE GRADING PROJECT.

70. ALL DESIGN SLOPES AND TIE-IN SLOPES SHALL CONFORM TO THE FOLLOWING LIMITATIONS. CONTRACTOR SHALL NOTIFY CIVIL ENGINEER FOR REDESIGN IF ANY AREAS EXCEED THE FOLLOWING SLOPES PRIOR TO FORMING, POURING OR PAVING ANY

70.1. LANDSCAPING SHALL SLOPE AT A MINIMUM OF 2% AND MAXIMUM OF 33% IN ANY DIRECTION 70.2. ASPHALT SHALL SLOPE AT A MINIMUM OF 1.5% AND MAXIMUM OF 5% IN ANY DIRECTION, SEE 68.6 70.3. CONCRETE FLATWORK SHALL SLOPE AT A MINIMUM OF 1% AND MAXIMUM OF 5% IN ANY DIRECTION, SEE 68.6

70.4. CURB AND GUTTER SHALL SLOPE AT A MINIMUM OF 0.5% AND MAXIMUM OF 5% IN THE LONGITUDINAL DIRECTION 70.5. ROADWAY CROSS SLOPES SHALL BE BETWEEN 2% AND 4% OR WITHIN THE RESPONSIBLE DISTRICT OR AGENCY'S LIMITS 70.6.FINISHED GRADE SHALL SLOPE AWAY FROM ALL BUILDINGS FOR A MINIMUM OF 10 FEET WITH THE FOLLOWING SLOPES:

LANDSCAPING AT A MINIMUM OF 5%, AND IMPERVIOUS SURFACES AT A MINIMUM OF 2% 70.7. ALL ADA COMPONENTS SHALL MEET CURRENT ADA AND APWA SLOPE REQUIREMENTS

DEWATERING

71. THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL DISPOSE OF THE WATER SO AS NOT TO CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NUISANCE OR MENACE TO THE PUBLIC OR VIOLATE THE LAW. THE DEWATERING SYSTEM SHALL BE INSTALLED AND OPERATED SO THAT THE GROUND LEVEL OUTSIDE THE EXCAVATION IS NOT REDUCED TO THE EXTENT WHICH WOULD CAUSE DAMAGE OR ENDANGER ADJACENT STRUCTURES OR PROPERTY. ALL COST FOR DEWATERING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL PIPE CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF EXCAVATIONS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL SOILS AND ALLOW THE PLACEMENT OF ANY FILL TO THE SPECIFIED DENSITY. THE CONTRACTOR SHALL HAVE ON HAND, PUMPING EQUIPMENT AND MACHINERY IN GOOD CONDITION FOR EMERGENCIES AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION: DEWATERING SYSTEM SHALL OPERATE CONTINUOUSLY UNTIL BACKFILL HAS BEEN COMPLETED TO 1 FOOT ABOVE THE NORMAL STATIC GROUNDWATER LEVEL.

72. THE CONTRACTOR SHALL CONTROL SURFACE WATER TO PREVENT ENTRY INTO EXCAVATIONS. AT EACH EXCAVATION, A SUFFICIENT NUMBER OF TEMPORARY OBSERVATION WELLS TO CONTINUOUSLY CHECK THE GROUNDWATER LEVEL SHALL BE

73. SUMPS SHALL BE NO DEEPER THAN 5 FEET AND SHALL BE AT THE LOW POINT OF EXCAVATION. EXCAVATION SHALL BE

74. THE CONTROL OF GROUNDWATER SHALL BE SUCH THAT SOFTENING OF THE BOTTOM OF EXCAVATIONS, OR FORMATION OF "QUICK" CONDITIONS OR "BOILS", DOES NOT OCCUR. DEWATERING SYSTEMS SHALL BE DESIGNED AND OPERATED SO AS TO PREVENT REMOVAL OF NATURAL SOILS. THE RELEASE OF GROUNDWATER AT ITS STATIC LEVEL SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL FOUNDATION SOILS, PREVENT DISTURBANCE OF COMPACTED BACKFILL, AND PREVENT FLOTATION OR MOVEMENT OF STRUCTURES, PIPELINES AND SEWERS. IF A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR DISPOSAL OF WATER FROM CONSTRUCTION DEWATERING ACTIVITIES, IT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY DEWATERING ACTIVITIES.

75. ONE HUNDRED PERCENT STANDBY PUMPING CAPACITY SHALL BE AVAILABLE ON SITE AT ALL TIMES AND SHALL BE CONNECTED TO THE DEWATERING SYSTEM PIPING AS TO PERMIT IMMEDIATE USE. IN ADDITION STANDBY EQUIPMENT AND APPLIANCES FOR ALL ORDINARY EMERGENCIES, AND COMPETENT WORKMEN FOR OPERATION AND MAINTENANCE OF ALL DEWATERING EQUIPMENT SHALL BE ON SITE AT ALL TIMES. STANDBY EQUIPMENT SHALL INCLUDE EMERGENCY POWER GENERATION AND AUTOMATIC SWITCH OVER TO THE EMERGENCY GENERATOR WHEN NORMAL POWER FAILS. DEWATERING SYSTEMS SHALL NOT BE SHUT DOWN BETWEEN SHIFTS, ON HOLIDAYS, ON WEEKENDS, OR DURING WORK STOPPAGES.

SITE SAFETY AND MAINTENANCE

76. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.

77. THE CONTRACTOR AGREES THAT:

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.

B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.

D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.

E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTIONS AT

F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.

G. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
 H. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE

SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE

SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.

I. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL

78. FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN IF PLAN IS REQUIRED. CONTRACTOR SHALL PROVIDE PLAN AND RECEIVED PROPER

LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVED PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION. WORK IN EASEMENT AND/OR RIGHTS-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID AND/OR RIGHT-OF-WAY. ALL CONSTRUCTION WORK IN UDOT RIGHT-OF -WAY SHALL BE SUBJECT TO INSPECTION BY THE STATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT INSPECTIONS TAKE PLACE WHERE AND WHEN REQUIRED AND TO INSURE THAT ALL WORK IS COMPLETED TO UDOT STANDARDS.

SURFACE IMPROVEMENTS:

79. SUBGRADE PREPARATION: SUBGRADE SHALL BE COMPACTED TO A 95% RELATIVE COMPACTION TO A MINIMUM DEPTH OF 6° FOR ALL ON-SITE DEVELOPMENT. ALL OFF-SITE IMPROVEMENTS ARE TO BE DONE PER APWA STANDARDS.

80. AGGREGATE SUB-BASE: AGGREGATE SUB-BASE SHALL BE GRANULAR BACKFILL BORROW. AGGREGATE SUB-BASE MATERIAL SHALL BE CLEAN AND FREE FROM VEGETABLE MATTER AND OTHER DELETERIOUS SUBSTANCE. AGGREGATE SHALL COMPLY WITH THE GUIDELINE REQUIREMENTS FOR PAVEMENTS FOUND IN THE PROFESSIONALLY PREPARED OF THE SOILS INVESTIGATIONS COMPLETED ON THIS SITE.

81. AGGREGATE BASE: AGGREGATE BASE SHALL BE GRADE 3/4 UNTREATED BASE COURSE, AND COMPLY PREPARED REPORT OF THE SOILS INVESTIGATION PREPARED ON THIS SITE.

82. ALL SIDEWALKS AND CROSSINGS TO MEET CURRENT ADA STANDARDS/ APWA STANDARDS.

83. PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE GENERAL NOTES, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE

84. INSTALLATION OF STREET LIGHTS SHALL BE IN ACCORDANCE WITH CITY STANDARDS.

85. PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS BUILT BY THESE PLANS AND SPECIFICATIONS THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE OWNER, CITY, AND POWER COMPANY TO HAVE THE ELECTRICAL SYSTEM AND ALL STREET LIGHTS ENERGIZED.

86. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR

87. STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH MUTCD & APWA 32 17 23.

88. DURING THE BIDDING PROCESS, CONTRACTOR TO REVIEW DESIGN SLOPES SHOWN FOR PAVEMENT AND WARRANTY THE PAVEMENT TO THE OWNER BASED UPON THE DESIGN SLOPES SHOWN HEREON. CONCERNS WITH SLOPES MUST BE BROUGHT DURING THE BIDDING PROCESS.

89. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SLOPE TO A CATCH BASIN, INLET BOX OR OUT INTO A STREET. CONTRACTOR TO VERIFY FINISH SPOT ELEVATIONS AND NOTIFY ENGINEER IF THERE ARE DISCREPANCIES THAT WOULD CAUSE

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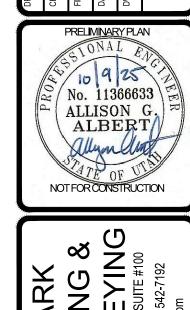
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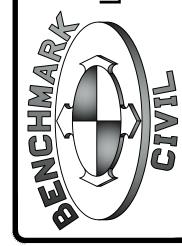
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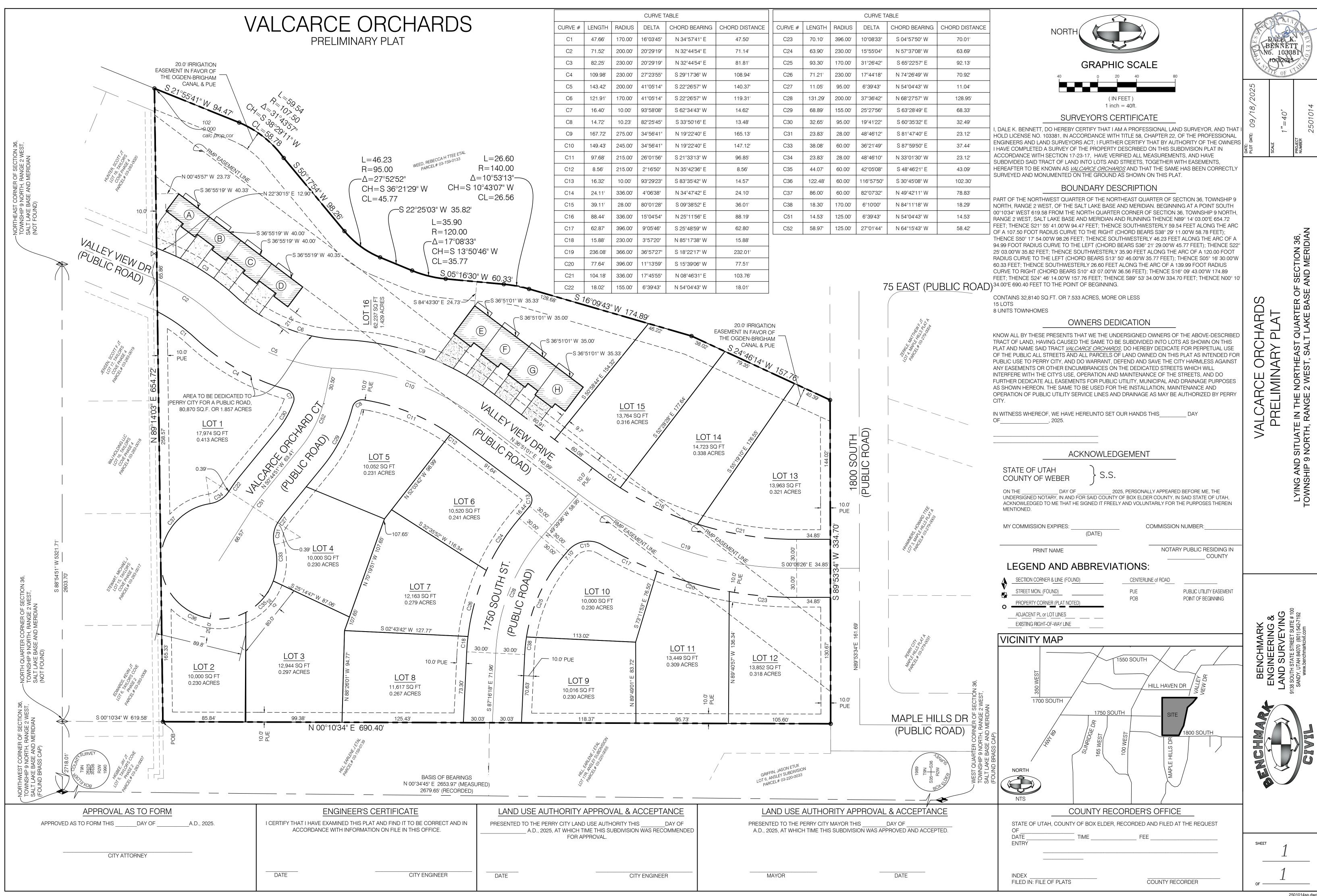
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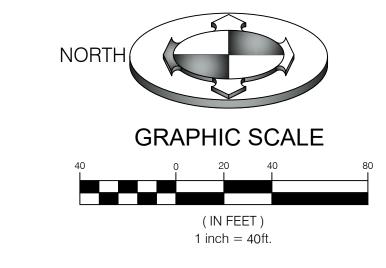












CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPITON	DETAIL
1	ASPHALT PAVEMENT WITH GRANULAR BASE	1/CDT.01
2	CONCRETE CURB AND GUTTER PER APWA #205 TYPE 'A'	2/CDT.01
(3)	SIDEWALK PER APWA #231	
4	ADA RAMP	5/CDT.02
(5)	DRIVE APPROACH PER APWA #225	

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 DEMSITY	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 SETBACK	S (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



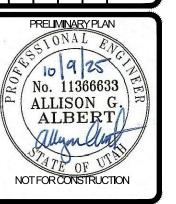
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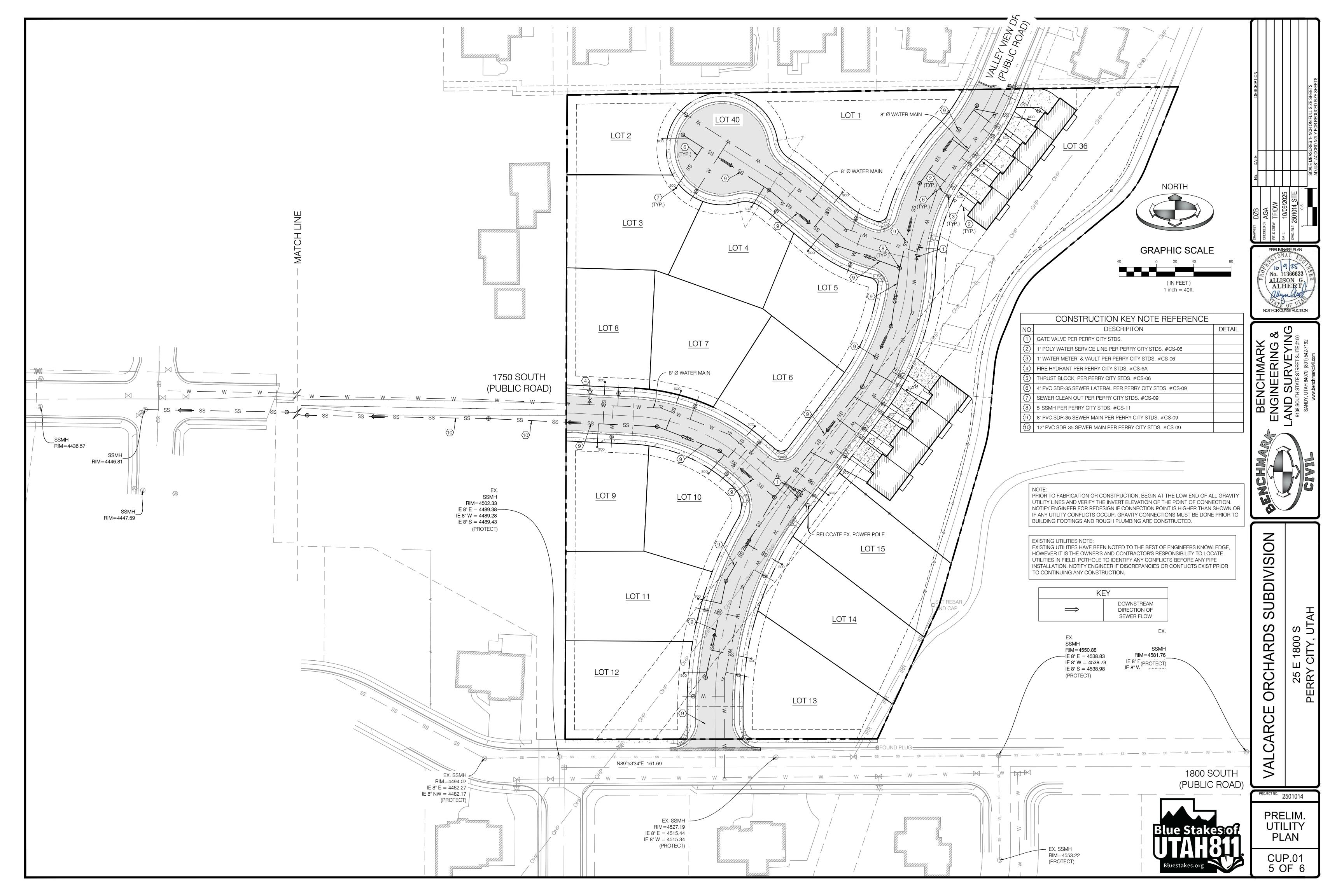
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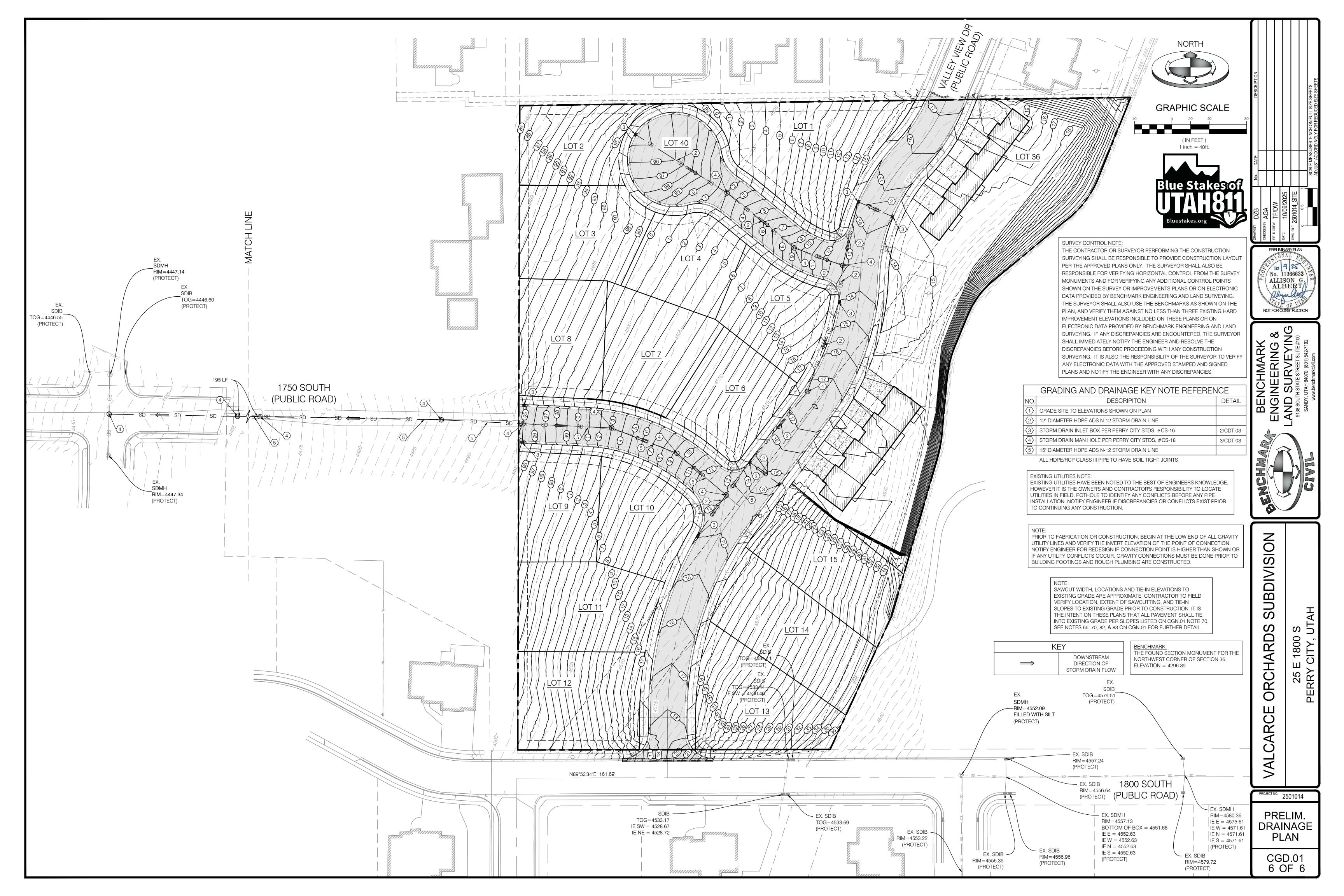


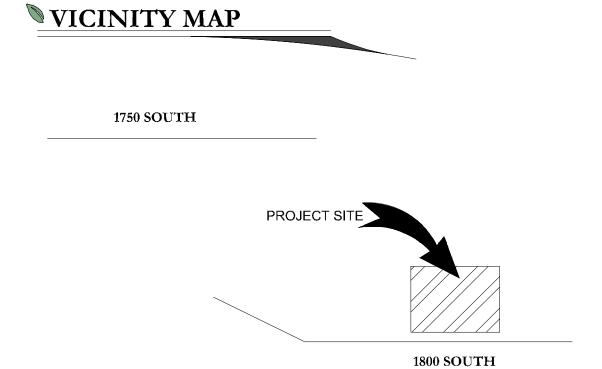
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25 E 1800 S
PERRY CITY, UTAH

PRELIM. SITE PLAN

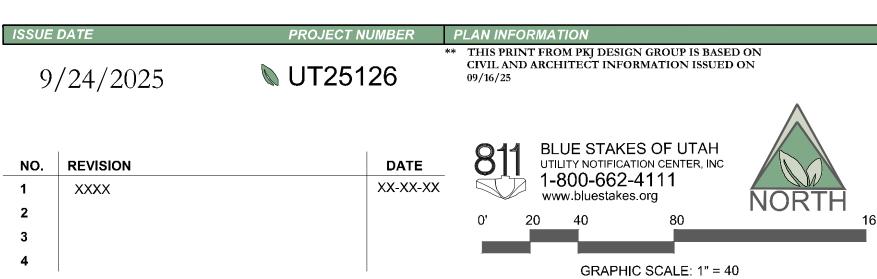
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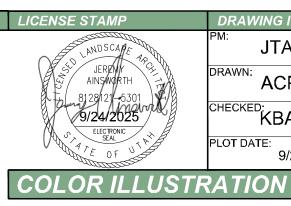
NOVA SOURCE TOWNHOMES 25 E. 1800 S. PERRY, UTAH

NOVA SOURCE ENTERPRISES ATT: DALLIN ASHTON 801-484-3455 DASTON@NOVASOURCE.NET

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M E M O R A N D U M

TO: Perry City Planning Commission

Robert Barnhill, Perry City Administrator

FROM: Brett M. Jones, P.E.

City Engineer

RE: NOVA SOURCE SUBDIVISION - Conceptual Review

Brett M. Jones

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 2½ 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,

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.
- Theselectedtreesarenotallacceptabletreespecies.
- 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.

1 2 3 4	PERRY CITY PLANNING COMMISSION N PERRY CITY OFFICES October 2, 2025	MEETING 7:01 PM	
5 6 7 8 9 10 11 12	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	
13 14 15	CITY STAFF PRESENT:	City Administrator Bob Barnhill, Planning Secretary Tyra Bischoff and Attorney Chris Crockett	
16 17 18	OTHERS PRESENT:	Kim Barnard, Brett Jones, Marc Fletcher, Braun Bowden, Boyd Young, Becky Young, Michelle Bowden and Bill Bowden	
19 20 21	ONLINE:	None	
22 23 24 25	ITEM 1: CALL TO ORDER AND OPENING CEREMONIES Vice-Chairman Paul White called the meeting to order at 7:01 PM.		
26 27	A. Declare Conflict of Interest None.	t, if any	
28			
29 30 31	ITEM 2: ACTION ITEMS		
32 33 34		e Request to Add Development Overlay Zone located at 910 S rcel #s 03-236-0026 & 03-236-0027, Applicant: Jeremy	
35	City Administrator Dob Dove	hill informed the commission that this item had been reviewed	
36 37		chill informed the commission that this item had been reviewed roposal was for a zone change request for the development	
38		site plan included a retail portion at the front that follows the	
39		ial zone, and storage units in the back which would be allowed	
40	through the development agreement. Mr. Barnhill noted that he had not received any		
41		neeting, and the concerns identified in the staff report still	
42	remained unaddressed.		
43			
44	Commissioner Wager noted	that the project had come before the commission 2-3 years ago,	
45	but nothing had happened with it. He observed that there was no provision in the current		
46		portion to be built first. Bob Barnhill confirmed that the	
47	developer proposed building	g 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

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.

145 Planning Commission Attorney Chris Crockett explained that the city's general plan, though 146 not binding, serves as a valuable guide for future planning and can be updated as needed. 147 148 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 149 150 under the current zoning. 151 152 153 **MOTION**: Commissioner Wager made a motion to table Ordinance 25-P and hold a work 154 155 session with City Council. Commissioner Moss seconded the motion. 156 **Roll Call Vote:** 157 158 Commissioner Broadhead, Yes 159 Commissioner Wager, Yes Commissioner White, Yes 160 Commissioner Moss, Yes 161 Commissioner Kerr, Absent 162 Commissioner Vaughn, Absent 163 Commissioner Thompson, Absent 164 165 166 167 Motion Approved. 4 Yes, 0 No 168 169 170 **ITEM 3: APPROVAL OF THE MINUTES** 171 A. September 4, 2025, Regular Planning Meeting 172 173 **MOTION**: Commissioner Broadhead made a motion to approve the minutes for the 174 September 4, 2025, Planning Commission meeting. Commissioner Moss seconded 175 the motion. 176 177 **Roll Call Vote: Roll Call Vote:** 178 Commissioner Broadhead, Yes 179 180 Commissioner Wager, Yes 181 Commissioner White, Yes Commissioner Moss, Yes 182 183 Commissioner Kerr, Absent Commissioner Vaughn, Absent 184 Commissioner Thompson, Absent 185 186 Motion Approved. 4 Yes, 0 No 187 188 189 190 **ITEM 4: DISCUSSION** 191 192 A. Future Projects 193 Mr. Barnhill reported that there were no new projects to discuss.

194

B. Report on past-approved Planning Commission Items 195 Mr. Barnhill noted that the Highway to End Master Plan, previously recommended by the 196 197 Planning Commission, would be on the City Council agenda on October 9th. 198 C. Report from Commissioners regarding previous Council Meetings 199 This item was not discussed as the previous City Council meetings had been 200 201 canceled. 202 D. Make assignments for representative(s) to attend City Council (September 11 and 203 204 205 The commission made the following assignments for upcoming city council meetings: October 9, 2025: Paul White 206 207 October 23, 2025: Possible Work Session 208 209 **ITEM 5: TRAINING** 210 A. Staff 211 212 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, planning commission duties, public notice requirements, Robert's Rules of Order, open meeting 214 requirements, and other relevant topics. He asked the Commissioners to review it and provide 215 feedback. 216 217 218 City Attorney Chris Crockett briefly advised the Commission about maintaining order during public hearings, suggesting they could be more structured when necessary for contentious or 219 packed meetings. 220 221 ITEM 6: REVIEW NEXT ADGENDA AND ADJOURN 222 223 A. Items for October agenda (next meeting November 6, 2025) 224 225 No specific items were identified for the November agenda. 226 227 B. Motion to Adjourn 228 229 230 Motion: Commissioner Wager made a motion to adjourn the meeting. Commissioner 231 Broadhead seconded. 232 233 All In Favor 234 235 236 The meeting was adjourned at 8:49PM.