

PERRY CITY PLANNING COMMISSION

REGULAR MEETING AGENDA

January 15, 2026

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. Public Hearing: Ordinance 25-Q Amended Zone Change Request from Agriculture to R1/3 located at approximately 1472 W Davis Drive Parcel #'s 03-157-0119, 03-124-0156 & 03-157-0124 Applicant: Brett Jones**
 - B. Select a Vice Chairperson for 2026**

- 3. Approval of the Minutes**
 - A. December 4, 2025**

- 4. Discussion**
 - A. Development Agreement Priorities**
 - B. Future Projects**
 - C. Report on past-approved Planning Commission Agenda Items**
 - D. Report from Commissioner regarding previous Council Meetings**
 - E. Make Assignments for Representative to Attend City Council Meetings
(January 8th & 22nd)**

- 5. Training**
 - A. Staff**

- 6. Review Next Agenda and Adjourn**
 - A. Items for January agenda (next meeting February 5th 2026)**
 - 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 23rd day of December 2025. An individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461).

Tyra Bischoff, Planning Secretary

Rules for Public Hearings/Comments:

- (1) Please speak only once (maximum of 3 minutes) per agenda item.
- (2) Please speak in a courteous and professional manner.
- (3) Do not speak to specific member(s) of the Planning Commission, staff, or public (please speak to the Chair or to the Commission as a group).
- (4) Please present possible solutions for all problems identified.
- (5) Action will not be taken during this meeting if the item is not specifically on the agenda.

NOTICE OF PERRY PLANNING COMMISSION PUBLIC HEARING

Notice is hereby given that the Perry Planning Commission will hold, in the City Council Chambers at 1950 S Hwy 89 in Perry a public hearing to receive public comment regarding Ordinance 25-Q Amended Zone Change request from Agriculture to R1/3 located at approximately 1472 W Davis Drive Parcel #'s 03-157-011-, 03-157-0156 & 03-157-0124 Applicant: Brett Jones. 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, January 15, 2026. 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.

December 23, 2025

Notice of Planning Commission Public Hearing

January 15, 2026

1950 S Highway 89

Perry, Utah 84302

Application: Amended Zone Change from Agriculture to R 1/3

Applicant: Brett Jones

Location: 1472 W Davis Drive (03-157-0119, 13-157-0156 & 03-157-0124)

Dear Property Owner:

As required by ordinance, you and all other property owners within 300 feet of the above referenced location are being notified of the application referenced above. Interested persons are invited to attend the upcoming Planning Commission Meeting and provide public comment during the public hearing. All comments are welcome, and we encourage your participation.

The public hearing will be held in conjunction with the regular Perry City Planning Commission meeting, which starts at 7:00 p.m. on Thursday January 15, 2026. You can access this meeting via zoom by going to <https://perrycity.rainadmin.com/whats-new.htm.htm>, to participate in the meeting you will need to attend in person. When Planning Commission makes a recommendation to City Council regarding this application, it will be reviewed by City Council for a final decision at a future date.

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



John Reese
3005 Perry St.
Perry, UT 84302

Larry Hirschi
485 S 200 E
Willard, UT 84340

Richard Wagstaff
1230 W 2450 S
Perry, UT 84302

Julie Reich
928 Larkspur Dr.
Sandy, UT 84094

Jerry Wilde
3102 N Highway 38
Brigham City, UT 84302

Jay Barnard
1150 W 3000 S
Perry, UT 84302

Backcountry Investments LLC
325 N 200 W
Willard, UT 84340

Kimberly Vesco
3622 SE Nehalem St.
Portland, OR 97202

Boyd Young
256 N 400 E
Brigham City, UT 84302

Jeff Phillips
1418 W Davis St.
Perry, UT 84302-90603

William L Bowden
2210 S Highway 89
Perry, UT 84302

Matthew Braun Bowden
1238 W Davis St.
Brigham City, UT 84302

Utah Transit Authority
669 W 200 S
Salt Lake City, UT 84101

Jose G Ventura
940 W 885 S
Brigham City, UT 84302

Staff Report

January 15, 2026

Perry City Planning Commission



Zone Change Request from Agricultural to R1/3 – Brett Jones, located at approximately 1450 W 2250 S (Davis Dr)

Summary

This application includes three adjacent parcels totaling about 28 acres. The current zoning is Agricultural. The developer is requesting the R1/3 zoning district. This application does not include a development agreement, but is simply a request to change the zoning. No development plan has been provided and if one is provided Planning Commission should understand that without a development agreement it would not be binding. The R1/3 zoning district allows for single family lots of 15,000 sf or larger. Eight multi-family units are permitted on the density map for this property.

The surrounding uses include agriculture, scattered residences, the railroad, and pending residential development. Adequate water and sewer exist in 2250 S. 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.

Conformance to General Plan and Code Compliance

Zone changes are legislative decisions. City Council will be the final land use authority and any information and opinion can be considered when making the decision. The future land use map shows the area to be agricultural. It is worth noting that the south side of 2250 is shown to be residential and that utilities are available in the street.

The previous application for development on this property generated significant discussion regarding emergency access. If this zone change were approved the owner could develop up to thirty units on one access.

Section 15.07.080.2 states

As a general policy - responsive to the General Plan to (i) ensure that any increased residential density is met with public parks and green space for new and existing residents and for neighborhood beautification, and (ii) support Conservation Subdivisions - the highest-density residential zone for which the City Council may approve a proposed Zoning Map amendment under paragraph 3 of this Subsection is RE1/2 or R1/2. Real Property owners may accomplish additional single-family residential density by utilizing a Conservation Subdivision. The City Council may approve exceptions to such general policy at its sole discretion.

This section sets a policy of not approving higher density zoning than R1/2, however, Planning Commission could still recommend utilizing the exception language. The point of the policy is that the city should be conscientious and careful about approving additional density and prior to doing so should consider Conservation Subdivisions and/or other creative development solutions to further the priorities of the General Plan.

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.



1 PERRY CITY PLANNING COMMISSION MEETING
2 PERRY CITY OFFICES
3 December 4, 2025

7:00 PM

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7 COMMISSIONERS PRESENT: Chairman Ryan Vaughn, Commissioner Stephen Moss,
8 Commissioner Beth Thompson and Commissioner Blake
9 Broadhead

10
11 COMMISSIONERS ABSENT: Vice-Chairman Paul White, Commissioner Marcus Wager and
12 Commissioner Jan Kerr

13
14 CITY STAFF PRESENT: City Administrator Bob Barnhill, Planning Secretary Tyra
15 Bischoff and Deputy Recorder Misty Moesser

16
17 OTHERS PRESENT: Larry Fairfield, Sara Edwards, Stephanie Ewing, Laurie Smith,
18 Mardi Obray, Scott Jensen, Sherry Jensen, Dallin Aston and
19 Jeannine Jensen

20
21 ONLINE: Mike Stewart, Todd Eskelsen, Douglas Stewart, Dale Bennett
22 and Melanie Barnhill

23
24
25 **ITEM 1: CALL TO ORDER AND OPENING CEREMONIES**

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

- 27
28 **A. Declare Conflict of Interest, if any**
29 None.

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31
32 **ITEM 2: ACTION ITEMS**

- 33
34 **A. Ordinance 25-U Amendment to Development Agreement for Olsen Orchards located**
35 **at approximately 1111 W 3600 S Parcel #02-038-0004 Applicant: Pat Burns**

36
37 City Administrator Bob Barnhill provided background information on the development
38 agreement amendment. He explained that the previously approved development agreement
39 needed modification because UDOT required the closure of the Hargis Hill access to the
40 highway. The main concern from the previous meeting was that closing this access would push
41 additional traffic to the 3600 South intersection.

42 In response to this concern, the developer coordinated with the city engineer to add 2-3 feet of
43 asphalt on the north side of 3600 South to create two eastbound lanes—a right turn lane and a
44 combined straight/left turn lane—along with the westbound lane. This improvement was
45 designed to accommodate the increased traffic flow at the intersection.

46 Commissioner Thompson acknowledged the improvement but expressed concern that the city
47 wasn't receiving sufficient benefit from the development agreement. Commissioner Broadhead

48 inquired about extending the road improvements to 1200 West, noting that the road connection
49 to 1200 West was currently planned for Phase 2 of the development.

50 The Commission discussed how all traffic would primarily flow through 3600 South until the
51 second phase was complete. After deliberation, they concluded that requiring the developer to
52 complete the road connection to 1200 West as part of Phase 1 instead of Phase 2 would
53 improve traffic flow.

54

55 **MOTION:** Commissioner Broadhead made a motion to recommend approval of Ordinance
56 25-U with the inclusion of 3835 South being completed in Phase 1. Commissioner Moss
57 seconded the motion.

58

59 **Roll Call Vote:**

60 Commissioner Broadhead, Yes
61 Commissioner Thompson, Yes
62 Commissioner Vaughn, Yes
63 Commissioner Moss, Yes
64 Commissioner Kerr, Absent
65 Commissioner White, Absent
66 Commissioner Wager, Absent

67

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

69

70

71 **B. Preliminary Subdivision Application located at approximately 75 E 1800 S Parcel**
72 **#03-159-0132 Applicant: Dallin Aston**

73

74 Mr. Barnhill presented the preliminary subdivision application, explaining that at the last
75 meeting, the city had gotten "the cart ahead of the horse" by presenting the application
76 before staff had a chance to review it fully with the developer. The developer has since
77 addressed many of the staff comments and engineer concerns, though some engineering
78 details would still need to be resolved in the final application.

79

80 The approximately 7-acre property is zoned R1 residential and includes a planned
81 connection to an existing stub road, connection to 1800 South, and a future stub road to
82 align with 1750 South. The development includes single-family homes and a row of 8
83 townhomes.

84

85 He shared some concerns that he received from residents prior to the meeting including
86 concerns about water pressure in the area and drainage concerns from water running down
87 the north side of the property.

88

89 Mr. Barnhill explained that contrary to neighbors' concerns, the development would likely
90 improve water pressure in the area by creating a more direct water path that reduces
91 friction loss. He noted that the city had previously tried to obtain this property specifically
92 to add a water main to help with pressure issues, but the owner would not sell at the time.
93 The city engineer had modeled the development and estimated 50-60 PSI with the new
94 water main.

95

96 Regarding drainage, Mr. Barnhill explained that curb and gutter would be installed to collect
97 roadway water, and the development includes a stormwater plan with underground
98 facilities for water collection and percolation.
99

100 Several residents spoke during the meeting:

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- 102 • Laurie Smith expressed concerns about water pressure and questioned how adding more
103 homes would improve it
- 104
- 105 • Larry Fairfield discussed ongoing water pressure problems in the area and issues with
106 motorized vehicles on the Pineview Reservoir Road
- 107
- 108 • Sarah Edwards inquired about water pressure testing and compliance with Utah regulations
109
- 110 • Scott Jensen raised concerns about the placement of townhomes in the foothills area
111
- 112 • Mardi Obray questioned why the road connection on 1800 South doesn't align with Maple
113 Hills Drive
114

115 Mr. Barnhill addressed each concern, explaining that while the city had pushed for the road
116 to align with Maple Hills Drive, the neighboring property owner would not agree to it. He
117 also clarified that the townhomes were positioned where they are partly due to a power
118 corridor that limited building options.
119

120 After discussion, the Commission determined that the application met the requirements for
121 preliminary approval, with technical details to be addressed in the final engineering
122 application.
123

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125

126 **MOTION:** Commissioner Thompson made a motion to approve the Preliminary Subdivision
127 Application. Commissioner Moss seconded the motion.

128

129 **Roll Call Vote:**

130 Commissioner Broadhead, Yes
131 Commissioner Thompson, Yes
132 Commissioner Vaughn, Yes
133 Commissioner Moss, Yes
134 Commissioner Kerr, Absent
135 Commissioner White, Absent
136 Commissioner Wager, Absent
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138 **Motion Approved. 4 Yes, 0 No**
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141 **C. Public Hearing: Ordinance 25-V Adopting a Water Master Plan**
142

143 Mr. Barnhill explained that state legislation requires all general plans to adopt a new water
144 element by the end of 2025. Box Elder County had funded a countywide water master plan that
145 included Perry City, and adopting this plan would satisfy the state requirement. The county plan

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is approximately 80 pages, with some portions specific to the "Willard region" where Perry is located. The plan projects future growth and identifies key considerations for the city.

The public hearing was opened at 7:53PM.

No public comments were made.

The public hearing was closed at 7:53PM.

MOTION: Commissioner Broadhead made a motion to recommend approval Ordinance 25-V. Commissioner Moss seconded the motion.

Roll Call Vote:

Roll Call Vote:

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

Motion Approved. 4 Yes, 0 No

D. Approving Meeting Schedule for 2026

MOTION: Commissioner Moss made a motion to approve the 2026 Planning Commission Meeting Schedule. Commissioner Thompson seconded the motion.

Roll Call Vote:

Roll Call Vote:

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

Motion Approved. 4 Yes, 0 No

ITEM 3: APPROVAL OF THE MINUTES

195 **A. November 6, 2025, Regular Planning Meeting**

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197 **MOTION:** Commissioner Thompson made a motion to approve the minutes for the
198 November 6, 2025, Planning Commission meeting. Commissioner Moss seconded
199 the motion.
200

201 **Roll Call Vote:**

202 Commissioner Broadhead, Yes
203 Commissioner Thompson, Yes
204 Commissioner Vaughn, Yes
205 Commissioner Moss, Yes
206 Commissioner Kerr, Absent
207 Commissioner White, Absent
208 Commissioner Wager, Absent
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210 **Motion Approved. 4 Yes, 0 No**

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213 **ITEM 4: DISCUSSION**

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215 **A. Future Projects**

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217 Mr. Barnhill mentioned he was working on miscellaneous land use updates, including
218 changes required by state legislation. He invited Commissioners to suggest any small code
219 changes they had noticed that could be included in these updates. These will be presented
220 at the next meeting.
221

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

223
224 Mr. Barnhill reported that the development agreement that was previously recommended
225 for denial would be on the next City Council agenda.
226

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

228 None
229

230
231 **D. Make assignments for representative(s) to attend City Council (December 11)**

232
233 The commission made the following assignment for the upcoming city council meeting:
234 • December 11, 2025: Commissioner Broadhead
235

236 **ITEM 5: TRAINING**

237
238 **A. Staff**

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240 The Commission used this time to discuss development agreement priorities and options.
241 Commissioner Thompson expressed frustration that development agreements typically
242 defaulted to parks and playgrounds without exploring other possibilities. She suggested
243 holding work sessions to establish consensus on alternative options the Commission could
244 request.

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Mr. Barnhill explained that development agreements were flexible and could include many different elements beyond parks, such as orchards, infrastructure improvements, architectural enhancements, or cash contributions for specific city projects. He noted that one council member has suggested discontinuing development agreements entirely and simply following code, while others believe development agreements provide necessary flexibility.

The Commission discussed potentially developing a policy outlining priorities for development agreements, similar to the policy created for multifamily housing. They considered creating a list of desired amenities or improvements that could be used when negotiating with developers.

Mr. Barnhill agreed to add "Development Agreement Priorities" as a discussion item for the next meeting.

ITEM 6: REVIEW NEXT ADGENDA AND ADJOURN

A. Items for January agenda (next meeting TBD)

No specific items were identified

B. Motion to Adjourn

Motion: Commissioner Moss made a motion to adjourn the meeting

All In Favor

The meeting was adjourned at 8:16PM.

Staff Report

January 15, 2026

Perry City Planning Commission



Development Agreement Discussion

Summary

Why do development agreements exist as an option?

Our code states the following:

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:

- 1. 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*
- 2. To advance the policies and adopted plans of the City.*

With this code section in mind, I believe that development agreements should never be viewed negatively. They are simply one tool to create better developments. If this isn't the right tool for the job, then it should be set aside for the next job. One question this brings up is: if our existing codes are consistently found to be inadequate to create great developments, and development agreements are needed because of this inadequacy, should we focus more effort on creating better standard zoning parameters?

What have past surveys and our General Plan indicated are priorities of our citizens and can development agreements further these priorities?

(See attached survey responses at the end of this staff report. I included some older surveys as well; it is interesting to see what priorities have carried through over the years and what issues have never been addressed.)

What are some benefits the city could consider, and what are some examples that other city's have required?

- Parks/Trails
 - New parks (you could adopt a map showing what areas should be considered in need of parks and what areas are not)
 - Improvements to existing parks
 - Trails throughout subdivision
 - Improved streetscapes

- Open space preservation
 - Orchards are the highest priority
 - The city could create a cash account set aside for purchasing orchards throughout the city. Developer's could contribute to this.
 - If we are not interested in pastures and wetlands we should state this in the policy.
- Owner occupancy deed restrictions
- Improved Architecture
 - Mansion style multi-family
 - We might need an architect to help us articulate some worthwhile standards
- Public Art
- Educational or cultural installations
- Sustainable building practices
 - Solar panels
 - Night sky
- Commercial Component
- Variety in architecture and lot sizes
- Hold community design workshops
- Deed property to the city for infrastructure other than parks
 - Fire station
 - cemetery

Crafting a Policy

Planning Commission should attempt to articulate which benefits are most desirable to the city. The policy might also state that development agreements are more likely to be considered for developments of a certain size. I have included an example policy that City Council crafted several years ago for requests for increased units on the density map.

Summary

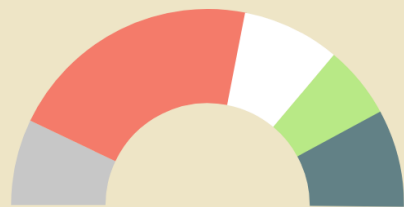
Staff recommends the Planning Commission discuss the purpose and benefits of development agreements, identify city benefits and prioritize them, draft a general policy, and scrutinize existing codes to see if some creative updates can reduce the need for development agreements.

Outreach *results*



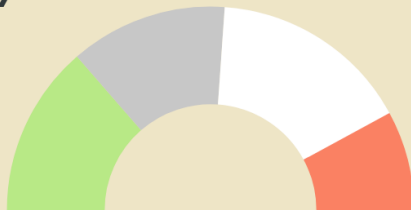
What we learned about *land use*

Perry should provide more diversity of housing types to include town homes, condos, etc.



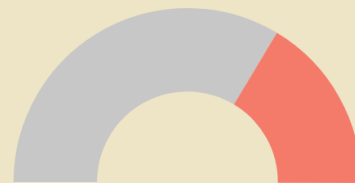
Strongly Agree (14%) Agree (42%) Neutral (16%)
Disagree (12%) Strongly Disagree (16%)

Based upon the various job opportunities and population in the area, what mix of housing types is needed in Perry? Select all that apply.



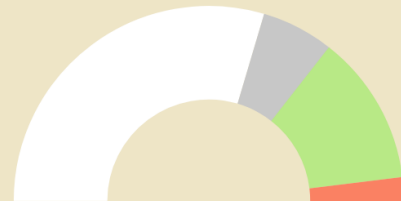
Apartments (27%) Townhomes (25%)
1/4 Acre Single Family Homes (32%)
Rural Single Family Homes (16%)

Do you feel a cemetery is needed in Perry?



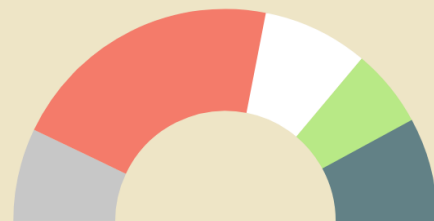
Yes (67%) No (33%)

What are your thoughts about the area behind Maddox as the future "heart of town"?



Like It (59%) Not Sure (12%) Don't Like It (25%)
It Should Be Somewhere Else (4%)

The area between Walmart and Maddox should serve as a walkable commercial and mid-density residential node with outdoor dining and small shops.

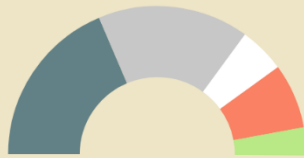


Strongly Agree (14%) Agree (42%) Neutral (16%)
Disagree (12%) Strongly Disagree (16%)

What we learned about

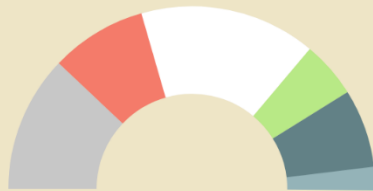
land use (continued)

Pointe Perry should have a commercial focus.



Strongly Agree (37%) Agree (33%) Neutral (10%)
Disagree (14%) Strongly Disagree (6%)

Would you like to see commercial development in Perry? If so, what kind?



Small Shops (24%) Large Retailers (17%) Restaurants (31%)
Offices (10%) Entertainment (14%) Other (4%)

Findings

Perry should provide more diversity of housing types



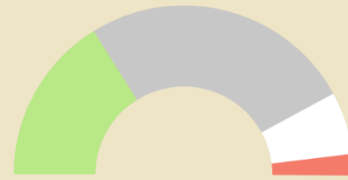
While there are differentiating thoughts on what the land-use between Wal-Mart and Maddox should be in the future, it is important that this area be well-connected with the rest of Perry.



Parks should serve as a center for meeting and community activity.



Parks should serve as a center for meeting and community activity.



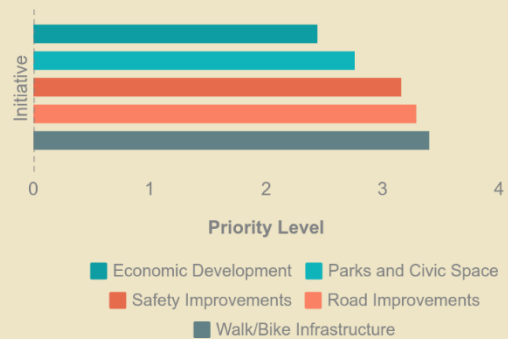
Strongly Agree (32%) Agree (52%) Neutral (12%)
Disagree (0%) Strongly Disagree (4%)

Which do you feel is more needed?



New Parks (23%) Improve Existing Parks (70%)
Both (7%)

Prioritize the following spending areas the City should make additional investments in:



Economic Development Parks and Civic Space
Safety Improvements Road Improvements
Walk/Bike Infrastructure

Perry should consider developing a cemetery



Pointe Perry should have a commercial focus.



There is a desire for more locally oriented shops and restaurants in Perry



Perry's existing parks should be improved.



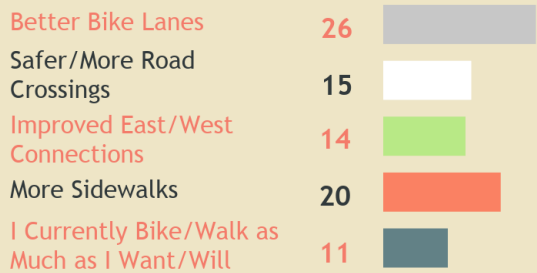
What we learned about

transportation

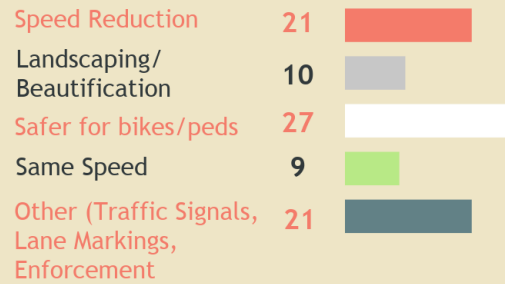
How often do you bike or walk?



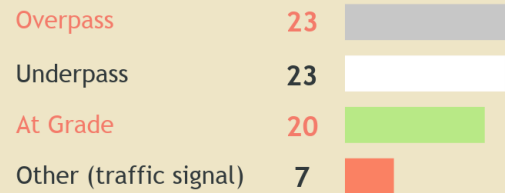
What would encourage you to bike/walk more?



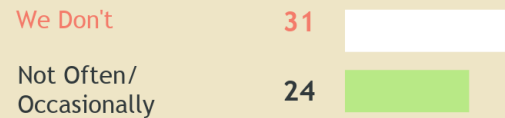
How do you feel about Highway 89? What would you like to see change or stay the same?



If all options were feasible, would you prefer to see an underpass, overpass, or at grade crossing near 2700 South along 89?



How frequently do you use transit? Would you like to use it more?



Findings

Improving bike lanes and increasing the amount of sidewalks would encourage people to bike/walk more



There is currently infrequent transit use in Perry. While most responders do not use transit, there is some interest if it were more convenient and reliable. (Note: Objective A under Transit encourages Perry to study this further and the Box Elder/Cache/Weber County Transit Study (2019) is analyzing ways to improve transit in the region.)





Objective A: Balance residential and commercial opportunities along US 89 that blend with existing housing and infrastructure to enhance existing neighborhoods and increase housing options.

Strategy 1: Update zoning to reflect best practice design standards, regulating overall site and structure, including standards for porch and garage orientation, fencing, set-backs, commercial set-backs, etc.

- a. Conduct a planning process to recommend best-practice design standards.

Strategy 2: Refine Neighborhood Commercial Zone along US 89 to limit commercial to those areas where it will serve the surrounding neighborhood and has the capacity to succeed (reference map)

- a. Consider parcel boundaries and surrounding uses; identify areas along the highway where small format, neighborhood-friendly commercial is desired by the community and update the zoning to include design standards; identify areas along the highway where the Neighborhood Commercial Zones are not appropriate and change them to a more appropriate zoning designation.
- b. Preclude direct access onto US 89 in areas along the highway where it is not warranted
- c. Support direct access onto US 89 in areas where development is appropriate and an access is warranted

Strategy 3: New residential developments should consider the impacts to local roads and existing housing when connecting to US 89

Objective B: Allow for alternative housing choices, such as townhomes and senior centers, to be integrated into single family neighborhoods.

Objective C: Provide housing for the Perry work force and aging population, supporting local commercial and meeting housing needs of current and future residents.

Strategy 1: Provide zoning that allows and encourages housing choices throughout Perry, including accessory dwelling units (ADUs)

Strategy 2: Increasing housing options where appropriate; adopt attached-unit residential design standards that ensure quality development, and minimizes impact on surrounding neighborhoods through appropriate setbacks, heights, and landscaping. Multifamily housing built in Perry should be developed to compliment surrounding neighborhoods and not overwhelm them in building size and height. For this reason, Townhomes and Mansion style condos are fitting home styles in Perry



Figure 6: Mansion Style Condos

Strategy 3: Support housing assistance programs, such as those administered by Bear River Association of Governments and the State Department of Workforce Services to those with special housing needs

Strategy 4: Incentivize the rehabilitation of existing housing stock to preserve housing supply and maintain affordability

Strategy 5: Ensure that any increased residential density is met with public parks and green space for new and existing residents, and neighborhood beautification

Strategy 6: Support PMC 15.07.130 regarding Conservation Subdivisions that allows for density clustering and open space trade-offs

Access to parks, open lands/space, and natural resources is a critical element of ensuring Perry maintains a small-town feel. Recreation access is one of the defining features of living in Utah and one reason why people choose to live and work in the region. By ensuring equitable access to these recreation opportunities, Perry can further develop a stronger community identity through civic amenities, public projects, and parks. While providing recreational opportunities is a critical component of Perry's small-town feel, identified areas of limited to no access can maintain sensitive lands and prevent development in delicate areas, including watershed and wildlife locations. Identifying areas for recreation and preservation can help maintain water sources and protect environmentally sensitive areas.

1) PARKS

Parks are the core to healthy, sustainable places with whole neighborhoods. Quality parks that serve every neighborhood in Perry are central as development occurs. Parks should have features that are useful to residents and be easy to access. The National Recreation and Park Association has calculated that the typical park and recreation agency offers one park for every 2,114 residents served. Perry City currently offers more parks per resident than this number. However, there are some neighborhoods in Perry with limited access to parks, and the existing parks are in need of improvements. Not only should new parks be considered as Perry grows and changes, but existing parks can be improved to meet the needs of existing and new residents of all ages.

Opportunities for day-to-day family recreation close to home is something current residents can benefit from today. Perry Park at the center of town has amenities such as a baseball diamond, event pavilion, and play equipment, Dale Young Nature Park has a multi-use path and serene surroundings, and the Centennial Soccer Complex near City Hall has soccer fields. Small neighborhood parks such as Mt. View and Anderson ensure that residents east of US 89 have nearby park space. The Parks and Trails Map highlights existing parks and neighborhoods within a quarter mile of a park. The Perry neighborhoods located in the northeast, and some homes in the south, are not within .25 miles of a park, though there is a small HOA maintained green space. As Perry continues to grow all neighborhoods should have a park within reasonable walking distance.



Objective A: Increase amenities within and access to Perry's parks.

Strategy 1: Invest in equipment, amenities, landscaping improvements (trees, natural vegetation, etc.) and maintenance of existing parks, as well as preservation of historical elements.

Strategy 2: Consider updating the Parks and Open Space Master Plan for Perry, designating current and future parks and outlining their programming long-term

Strategy 3: As the programming and land-use around Perry Park develops, it will draw people from around Perry and surrounding communities. The parking and park amenities should reflect needs and desires of residents and visitors

Strategy 4: Consider the potential for improving access to the Dale Young Nature Park pond

Objective B: Identify parcels where small format community open space can be developed.

Strategy 1: Obtain an ideal park to population ratio on an ongoing basis

Strategy 2: Based on the Parks and Trails Map the north east area of Perry lacks access to a park and should be prioritized when considering new park development. The City should work to identify suitable property and funding for a park in this area.

Strategy 3: Designate a portion of development impact fees for public parks in identified locations



Figure 15: Dale Young Nature Park

Complete results from the public open houses and on-line survey are presented below.

Table 1: 2016 Open House – Dot Exercise Results

Initiative	October 5, 2016 Open House	October 5, 2016 Open House	Total Votes
Well Maintained Roads	33	18	51
Bike lanes, connecting trails, and access to healthy lifestyle options	21	28	49
Safety Features (streetlights, crosswalks, sidewalks, pedestrian overpass, signage)	19	27	46
Availability of Clean Water	31	11	42
Parks & Green Space	15	25	40
Safe Access to Highway 89	31	0	31
Sales Tax Options for Revenue	7	9	16
Increased Public Safety (Police, Fire)	7	8	15
Access to Quality Education	2	11	13
Leisure Based Business and Restaurants	6	6	12
Walkable Communities (mixed use areas)	7	4	11
Emergency Preparedness	3	4	7
Increased Recreation / Community Based Services	4	3	7
Dependable and Affordable Options for Retail Services	2	4	6
Building and paying now for the infrastructure to be able to facilitate more residential growth	3	1	4
Clean Air	3	1	4
Cemetery	0	4	4
Transportation	2	1	3
Moderate Income Housing	1	1	2
Quality Public Transportation	2	0	2
Affordable Energy	1	0	1
Quality Job Opportunities	0	1	1

Table 2: 2016 Survey Data

Initiative	Total Votes
Availability of Clean Water	91
Safety Features (streetlights, crosswalks, sidewalks, pedestrian overpass, signage)	91
Well Maintained Roads	92
Bike lanes, connecting trails, and access to healthy lifestyle options	76
Parks & Green Space	78
Sales Tax Options for Revenue	73
Increased Public Safety (Police, Fire)	73
Clean Air	60
Affordable Energy	64
Emergency Preparedness	61
Walkable Communities (mixed use areas)	55
Leisure Based Business and Restaurants	60
Access to Quality Education	53
Dependable and Affordable Options for Retail Services	51
Increased Recreation / Community Based Services	52
Quality Job Opportunities	52
Quality Public Transportation	53
Building and paying now for the infrastructure to be able to facilitate more residential growth	58
Moderate Income Housing	52
Safe Access to Highway 89	33
Cemetery	4
Maintain Small Town Atmosphere	2
East of Highway 89 Collector Street	2
Multiple (18) initiatives with one vote	

May 2018 Open House

The Steering Committee and the WFRC TLC Planning Group, in collaboration with the steering committee, developed outreach questions and exercises for the open house held May 31, 2018. The open house was advertised on a flyer which was sent out via city newsletter and Facebook. An estimated 50 people attended the open house.

Findings from the Open House

Table 3: 2018 Open House Results – Favorite Goal

Initiative	Total Votes
Put a sticker next to the goals that are most important to you!	
Enhance Perry's agricultural, small-town community feel while enhancing regional access	17
Develop a stronger community identity through civic amenities, public projects, and parks	12
Ensure a safe, connected, and well-maintained transportation network	13
Identify and pursue economic development opportunities	9
Encourage thoughtful growth patterns and developments	15
Maintain water sources and protect environmentally sensitive areas	6

1. Enhance Perry's agricultural, **small-town community feel** while maintaining **access opportunities to urban amenities**
2. Develop a **stronger community identity** through civic amenities , public projects, and parks
3. Ensure safe, connected, and well-maintained **transportation network**
4. Identify **economic development** opportunities
5. Encourage **progressive growth patterns** and developments
6. Maintain **water sources** and **protect environmentally sensitive areas**

The characteristics of Perry that I enjoy most are

Community (or similar)

sense of community. A community that "feels" rural, but provides essential services

safe community

Interactive community

friendly small town feel

hometown feel

small town community feel

rural feel/small town

people - community

small town charm

neighborly citizens

quiet nice neighborhoods

values

holiday festivals

Proximity

close to major urban amenities (20 min)

proximity to larger cities

close to major metro area, but still quiet and not congested

City Makeup

Balance of residential, business, and cultural preservation.

orchards

safety

Perry would be better if it only had

Lanscaping etc. Element

more beautification

preservation of orchards

street trees program

street tree

green spaces - more parks

beatification

spruced-up communities / beautification

Community Element

Community center

a better community center

surprisingly progressive - wifi

a way to preserve its orchard charm, culture

feels sterile

enhanced administration, city planning,

Shopping / Dining Element

a costco, home depot

more commercial in appropriate places

home depot / retail

things to do: businesses, restaurants

Transportation Element

Planned roads. Access to & from highways etc.

Safety/transportation

better east/west access

Recreation Element

Recreation/Park/Trails

trail system for exercise / entertainment

more recreation opportunities

Housing Element

more multi-family units in appropriate locations

development enforcement/administration

New developments and/or transportation in Perry should

Improve Access and/or Safety

east/west access

alternative north/south access

safe & accessible

connect roads so that traffic NSEW w/o highway

be connected

connectivity on east side

safer HWY 89 access off (UDOT)

connected transportation

pedestrian overpass

overpass w beautification

Growth Patterns

well designed commercial zones

concentrate community sub developments

look at & plan for future impacts

retain a slow growth plan

safety growth

Diverse Development (or similar)

be diverse

have foresight

preserve legacy

orchard charm/culture preservation

diverse development

utilize mixed use developments

surprising progressive

Maintenance

better maintained roads

water distribution to the south

have a sustainable transportation plan including a way to improve street maintenance

Branding / Parks

streets aligned with signs - fruit highway

Entrance signs start and end of fruit highway

utilize our access utopia @ public parks

Ideally Perry and the General Plan should

protect community values

communication throughout the city

help Perry citizens view the general plan

Transparency exposure

directions to the city and options

a vision that would help Perry be a place where my kids would want to live

protection and direction

flexible

protection and direction

Relevance

not too restrictive on property rights

makes accommodation for long term growth

roadmap for the future

direction to progress while preserving heritage and uniquenesses

a 20 year plan that reflects the vision, culture & values of the community

vision for a viable path and tools to get to that vision

Introduction

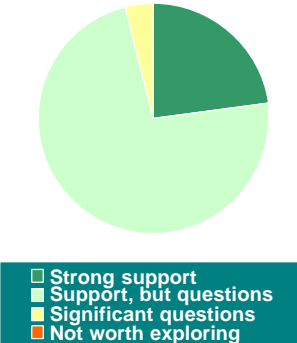
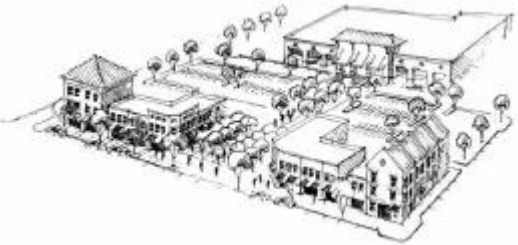
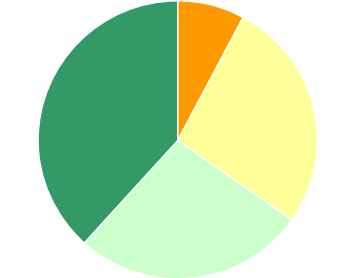

This document summarizes a community visioning effort conducted from April 2004 to December 2004. The visioning effort was provided by the staff of Envision Utah, a non-profit planning organization focused on growth along the Wasatch Front. Envision Utah was guided by the regular input of a Steering Committee, comprised of several community citizens and stakeholders. Perry City staff also assisted by providing community information and data, and assisting with meeting setup. The steering committee met periodically to provide feedback to Envision Utah staff and to assist them in preparing materials for the public, and to interpret results from public feedback.

In June of 2004, residents were invited through the city’s newsletter to participate in a public workshop where input was gathered from a mapping exercise, and a visual preference survey. Later, in September 2004, residents were invited to attend a public open house where the results of the workshop were presented, and additional comments were given.

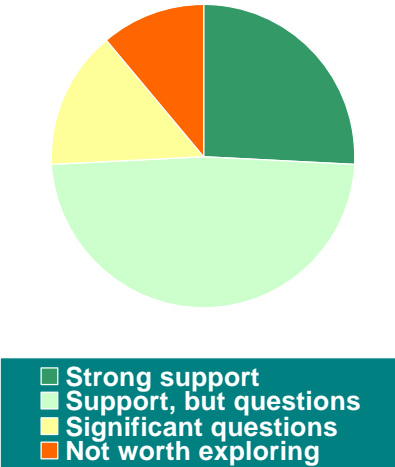

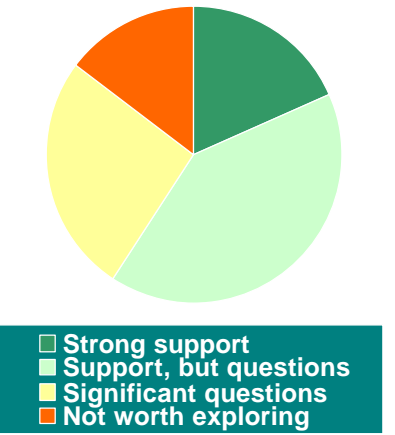
Public feedback is documented in this report as a basis for updating the general plan update.

<u>Introduction.....</u>	<u>1</u>
<u>Visual Survey Results.....</u>	<u>2</u>
<u>Map Visioning Results</u>	<u>10</u>
<u>Bench Area Open Space Results</u>	<u>15</u>

Visual Survey Results

NOTE: Questions with 70% or more support should be seriously considered.		
<p>Question 1 PRIMARY BUSINESS DISTRICT: Do you support planning for a commercial center-type development district with a mix of uses, such as commercial, entertainment, educational, recreational, etc., to attract visitors and residents?</p> <p>95% support</p>	 <p> ■ Strong support ■ Support, but questions ■ Significant questions ■ Not worth exploring </p>	 <p>Example: small business district</p>
<p>Question 2 If Perry were to develop a Primary Business District, should new commercial development incorporate strategies to cater to pedestrians and tourists?</p> <p>Level 1= auto-oriented Level 2= primarily auto-oriented with some pedestrian elements Level 3= primarily pedestrian-oriented some automobile elements Level 4= pedestrian-oriented</p>	 <p> ■ Level 1 ■ Level 2 ■ Level 3 ■ Level 4 </p>	 <p>Levels 3 & 4: most support</p>

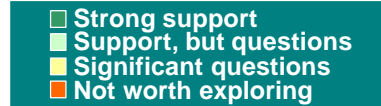
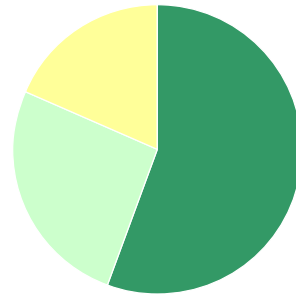
Perry City Vision, 2005 to 2030

<p>Question 3 (Residential component of Business District): If Perry was to develop a Primary Business District, should residential units be incorporated into commercial areas to provide a localized pedestrian customer base?</p> <p>75% Support</p>	 <p> ■ Strong support ■ Support, but questions ■ Significant questions ■ Not worth exploring </p>	 <p>Riverwoods, Provo: residential above commercial</p>
<p>Question 4 SMALL-SCALE RETAIL: Should new commercial development in residential areas have pedestrian friendly elements (buildings oriented to street / sidewalk, parking on side or rear) and include a mix of uses, such as attached or second story apartments, assuming that the design is compatible with adjacent neighborhoods?</p> <p>60% Support</p>	 <p> ■ Strong support ■ Support, but questions ■ Significant questions ■ Not worth exploring </p>	 <p>Jack's Market, Stansbury Park, Tooele County. Neighborhood Commercial</p>

Perry City Vision, 2005 to 2030

<p>Question 5 HOMEBUILDER INCENTIVES: Should homebuilders be given incentives such as a larger back yard and flexible setbacks, in return for recessed garage doors and overall lot-size reduction?</p> <p>70% Support</p>	 <table border="1"><thead><tr><th>Category</th><th>Percentage</th></tr></thead><tbody><tr><td>Strong support</td><td>35%</td></tr><tr><td>Support, but questions</td><td>30%</td></tr><tr><td>Significant questions</td><td>25%</td></tr><tr><td>Not worth exploring</td><td>10%</td></tr></tbody></table>	Category	Percentage	Strong support	35%	Support, but questions	30%	Significant questions	25%	Not worth exploring	10%	 <p>Home with reduced setback, recessed garaged</p>
Category	Percentage											
Strong support	35%											
Support, but questions	30%											
Significant questions	25%											
Not worth exploring	10%											
<p>Question 6 MULTI-FAMILY DESIGN: Should new multi-family buildings ensure compatibility with single family homes and the broader community by hiding parking areas and ensuring window or door openings facing public streets and walkways?</p>	 <table border="1"><thead><tr><th>Category</th><th>Percentage</th></tr></thead><tbody><tr><td>Strong support</td><td>30%</td></tr><tr><td>Support, but questions</td><td>25%</td></tr><tr><td>Significant questions</td><td>35%</td></tr><tr><td>Not worth exploring</td><td>10%</td></tr></tbody></table> <p>60% Support</p>	Category	Percentage	Strong support	30%	Support, but questions	25%	Significant questions	35%	Not worth exploring	10%	 <p>Well-designed multi-family</p>
Category	Percentage											
Strong support	30%											
Support, but questions	25%											
Significant questions	35%											
Not worth exploring	10%											

Question 7
LIFECYCLE HOUSING, MIX OF LOTS:
 Should the city consider zoning that allows a mix of single family lot sizes in a new subdivision if the overall density is the same as it otherwise would be and buildings are compatible with each other?



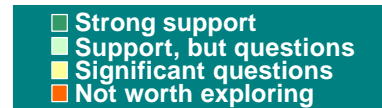
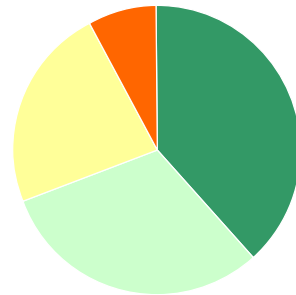
80% Support



Uniform lot size above, flexible lot size below.



Question 8
LIFECYCLE HOUSING, MIX OF HOUSING TYPES: Should duplexes or townhouses be allowed in new subdivisions that have single-family homes if the overall density is the same as it otherwise would be and buildings are compatible with each other?



70% Support

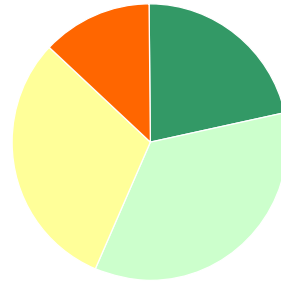


mix of lot sizes and housing types in Kentlands, MD

Perry City Vision, 2005 to 2030

Question 9

MIX OF HOUSING TYPES: If you don't support the previous concept, should duplexes or townhouses be allowed in new subdivisions close to **HIGHER INTENSITY AREAS**, such as commercial developments and major roads?

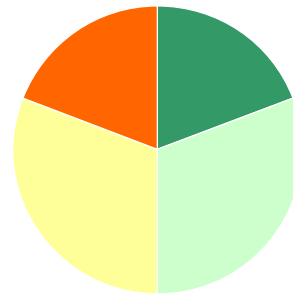


■ Strong support
■ Support, but questions
■ Significant questions
■ Not worth exploring

55% Support

Question 10

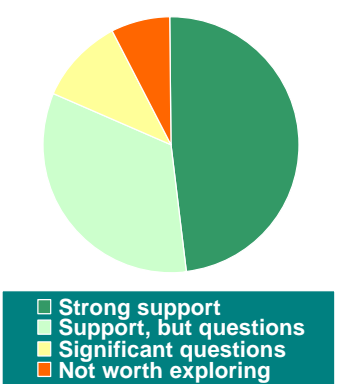
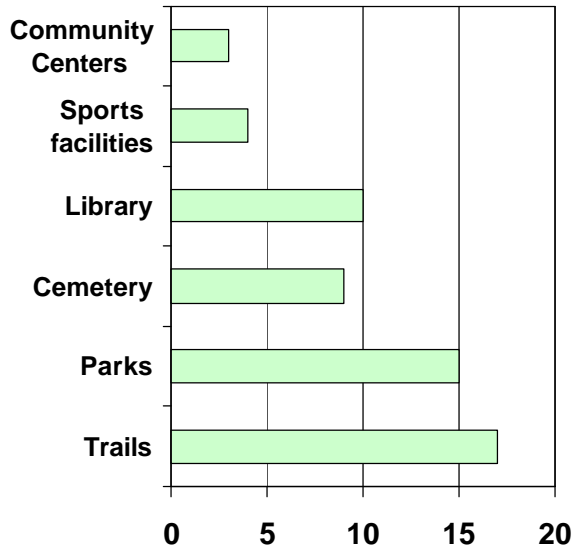
PRESERVING CRITICAL LANDS BY TRANSFERRING DEVELOPMENT: Do you support transferring the location of development from sensitive lands to more appropriate areas?



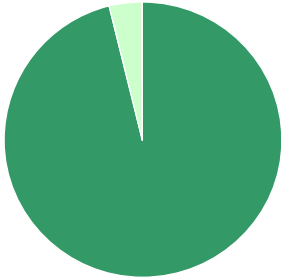

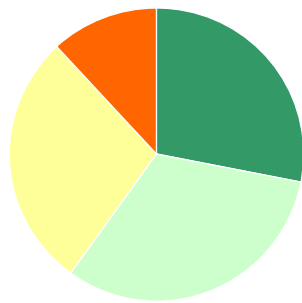
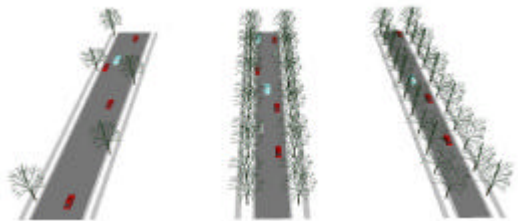
■ Strong support
■ Support, but questions
■ Significant questions
■ Not worth exploring

50% Support

Perry City Vision, 2005 to 2030

<p>Question 11 PLANNED UNIT DEVELOPMENTS (PUDs): Should PUD zones require developers to preserve minimum amounts of open space & parks and provide other community amenities in exchange for flexible lot sizes or housing types?</p>	 <p>80% Support</p>
<p>Question 12 COMMUNITY AMENITIES: What types of public facilities and amenities should the City promote for development (parks, trails, library, cemetery, swimming pool etc.)? Note: keep in mind that these types of facilities or amenities would likely to be paid for with tax dollars...</p> <p>1. Trails & Parks were the most popular!</p> <p>2. A Library and a Cemetery had significant support.</p>	

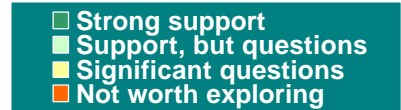
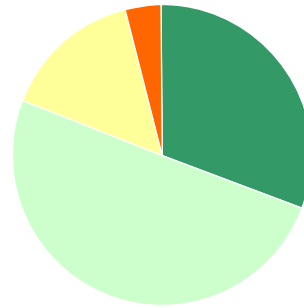
Perry City Vision, 2005 to 2030

<p>Question 13 STREET CONNECTIVITY: Should new streets in Perry City be interconnected to ease pedestrian and bicycle movement, increase safety and disperse traffic?</p>	 <ul style="list-style-type: none"> ■ Strong support ■ Support, but questions ■ Significant questions ■ Not worth exploring <p>100% Support</p>	 <p>Connected streets allow multiple routes and disperse traffic</p>
<p>Question 14 ROAD STANDARDS: Should Perry City consider a variety of new street standards, including reduced pavement widths and increased planting strips, appropriate to different types of development and traffic volumes?</p>	 <ul style="list-style-type: none"> ■ Strong support ■ Support, but questions ■ Significant questions ■ Not worth exploring <p>60% Support</p>	 <p>three different road cross sections</p>

Perry City Vision, 2005 to 2030

Question 15

STREET TREES: Should new residential development incorporate street trees and ample planting strips between the street and sidewalk?



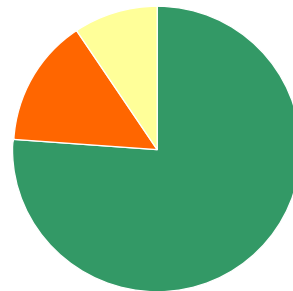
80% Support



Question 16

COMPLIANCE WITH GENERAL PLAN: Should Perry City adopt State Law 10-9-303 (6B) mandating that zoning ordinances and future development are compliant with the General Plan?

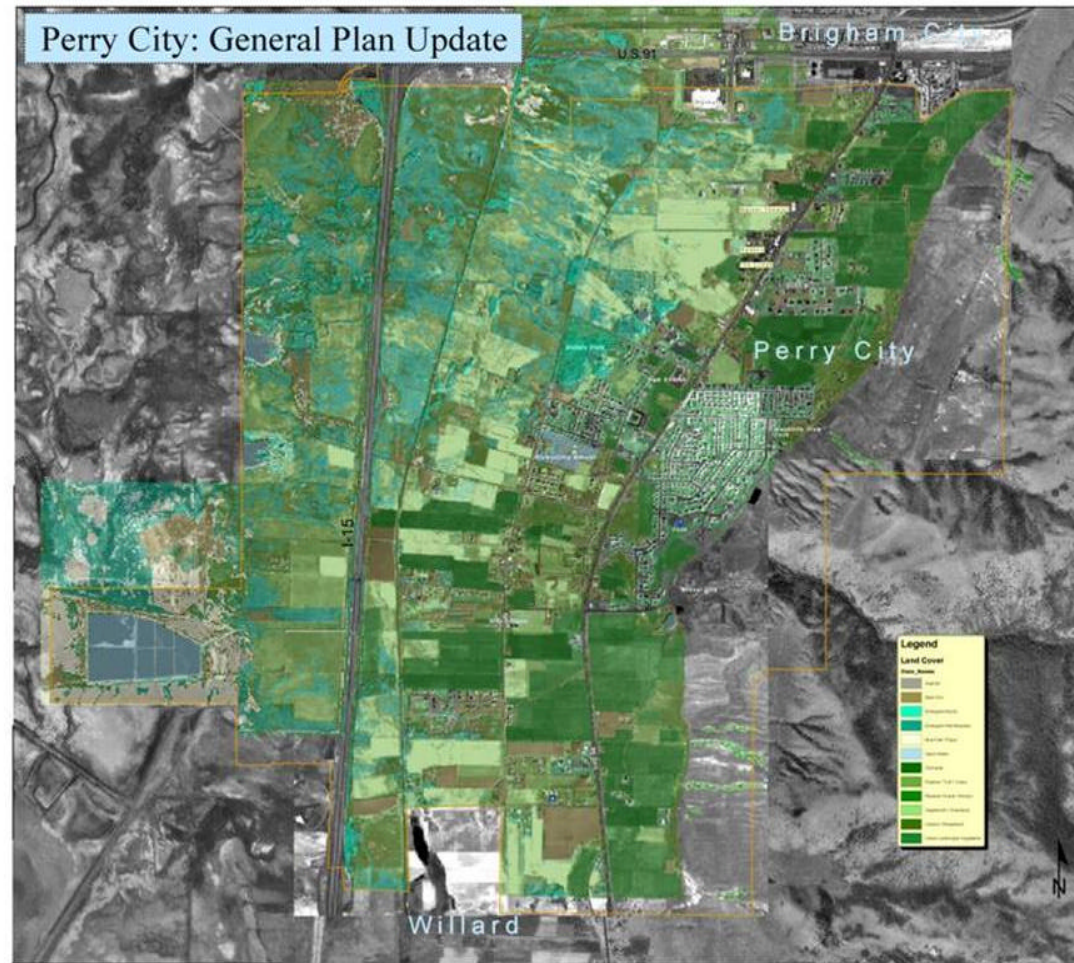
75% Support



Map Visioning Results

1. Base Map

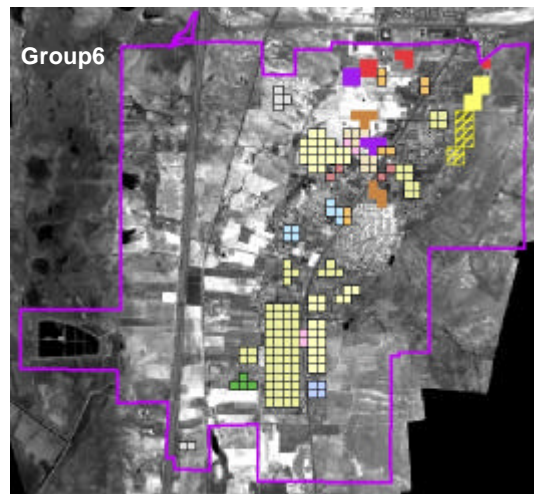
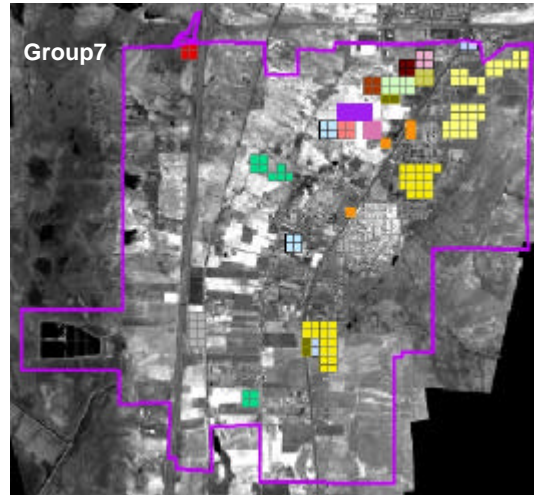
During the Public Workshop on June 2, 2004, groups worked together on maps to explore solutions for growth and development projected for the year 2030 in Perry City. The Base Map illustrated current conditions such as existing development, roads locations, agricultural and wetland areas, public lands, and the current city boundary limits.



2. Completed Maps

Seven Groups completed maps with proposed land uses and transportation facilities. Each map was carefully digitized and entered into GIS software to analyze.

(two examples of digitized maps, see right)

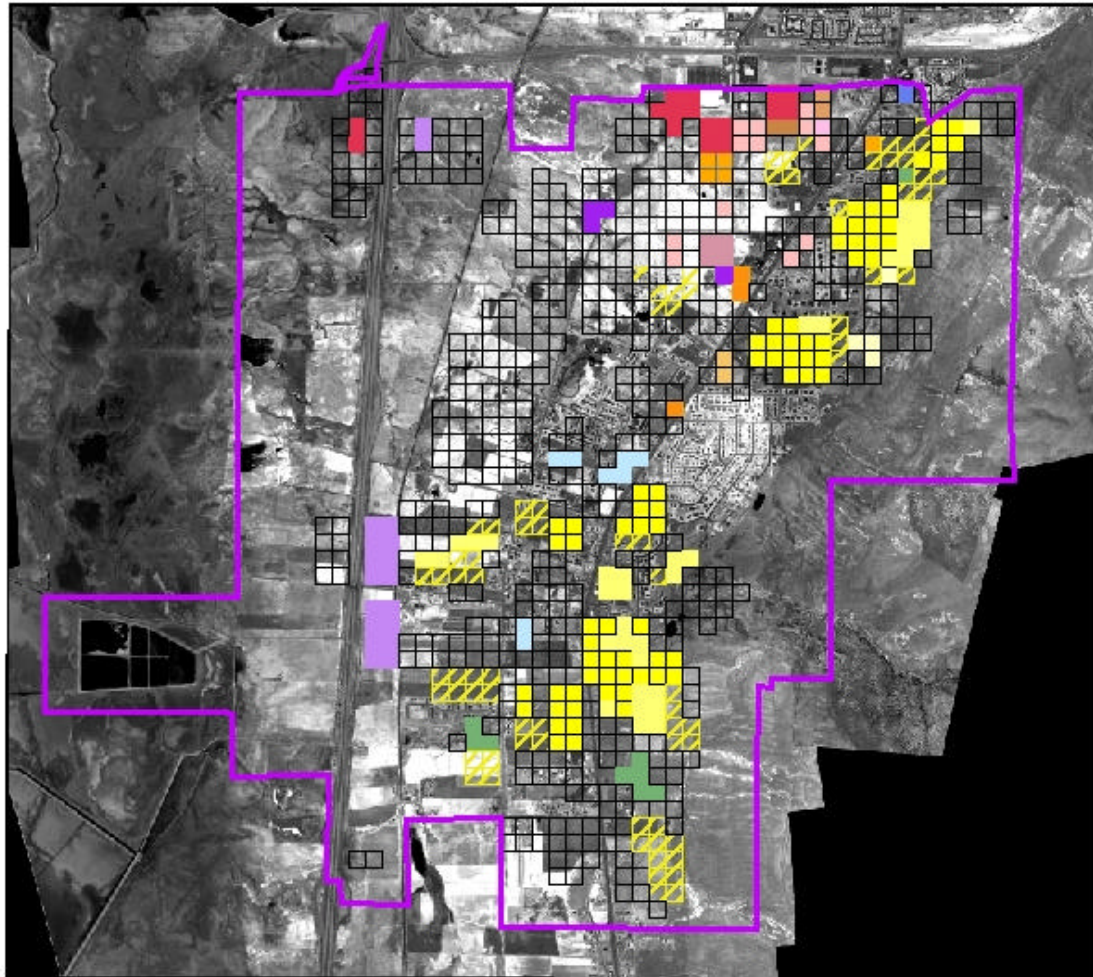


(land use legend for maps, left)

Single Family	General Commercial
Multi Family	Office
Conservation Subdivision	Business (Mixed-use)
Neighborhood Park	Mixed-Use
Community & Civic Residential	Live / Work
Civic	Industrial
Institutional	Research Park

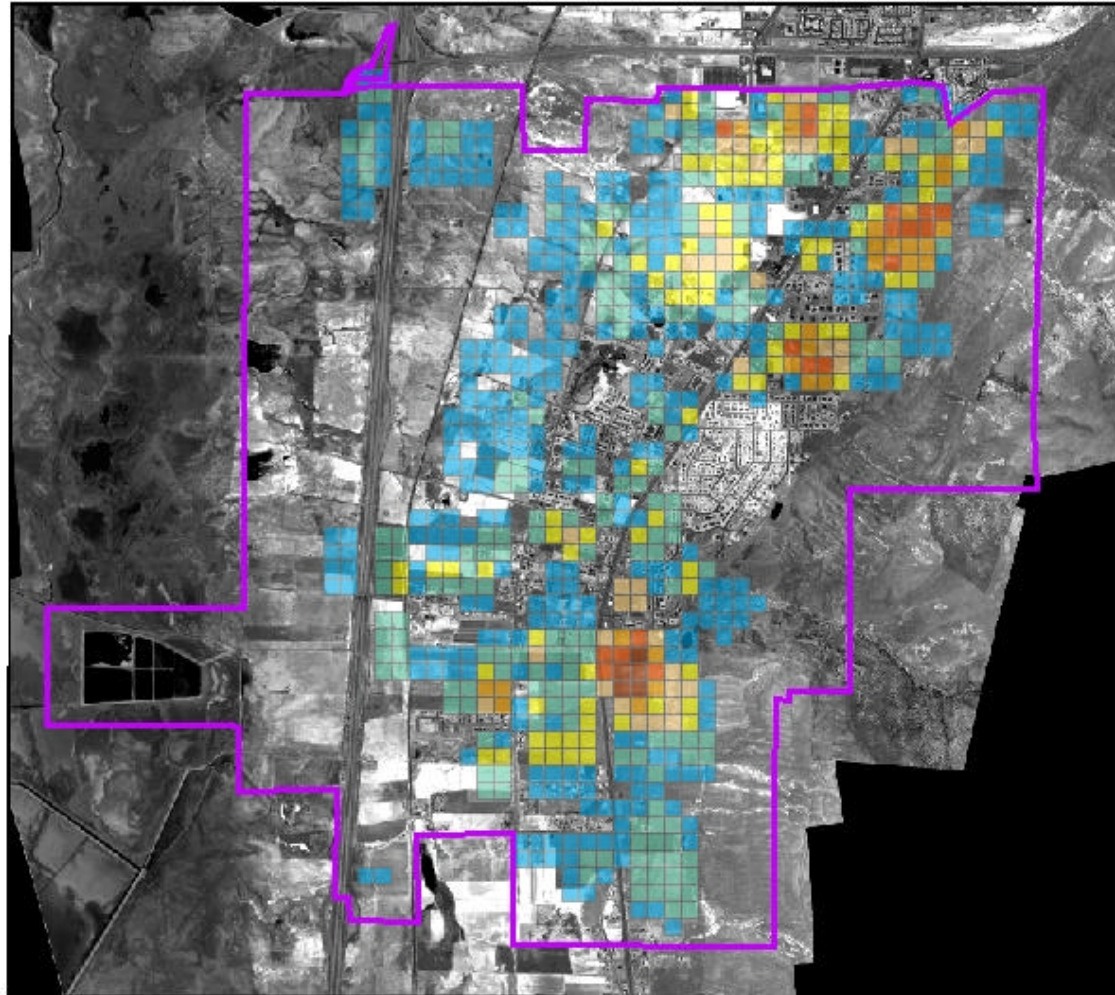
Perry City Vision, 2005 to 2030

The predominant land uses averaged from 7 workshop maps.



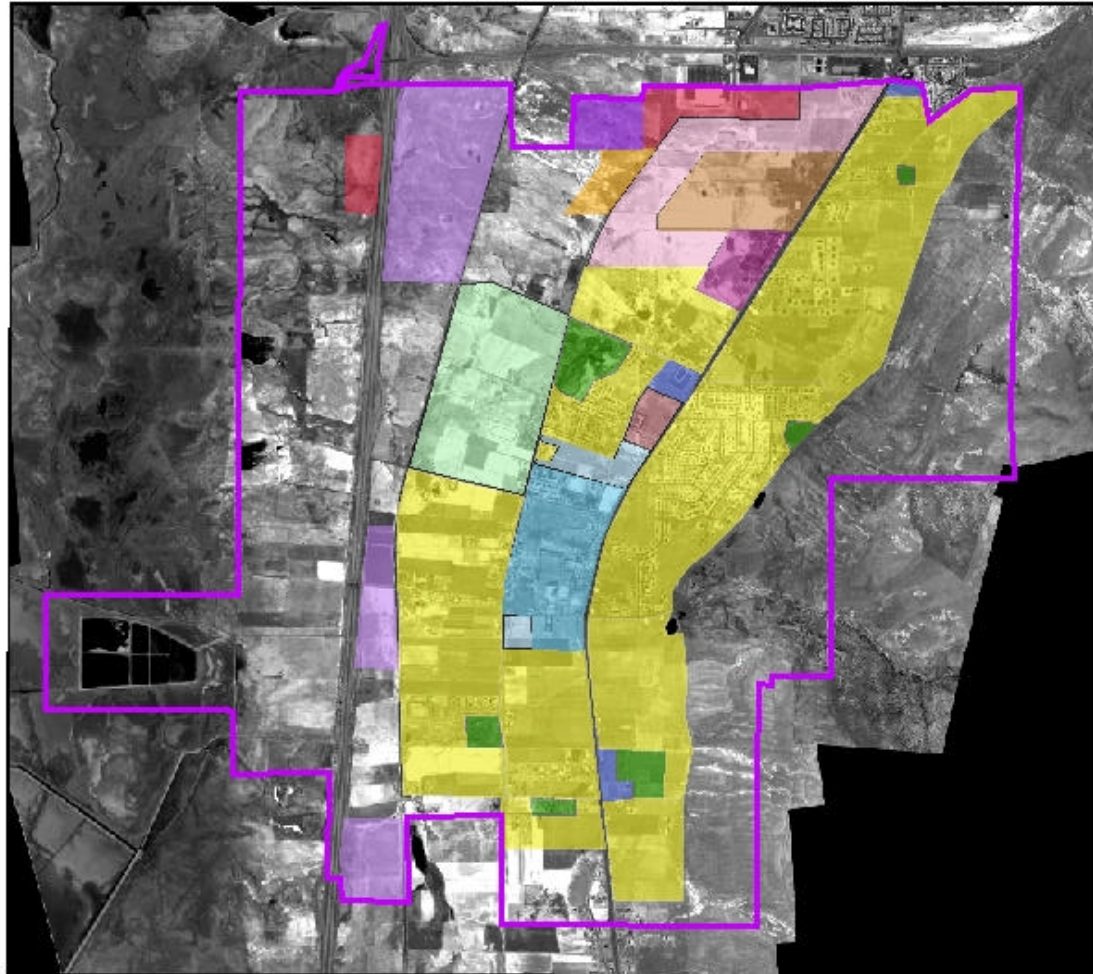
Perry City Vision, 2005 to 2030

The combined frequency of chip placement from 7 workshop maps. Blue tones mark the least frequency, transitioning to green, yellow, orange, and red, which marks the greatest frequency of chip placement. Colors on this map do not indicate land use.



Perry City Vision, 2005 to 2030

Envision Utah's first draft of a general land use plan, based on the public comments and combined mapping results (refer to the land use code on page 10). This map served as an early draft of Perry City's general plan map.



Bench Area Open Space Results

The mapping exercise allowed participants to mark areas with a green marker desired for preservation. The mapping shows majority support for preservation of steeper bench areas, and mixed support for moderate slope bench development. An additional community survey could help to clarify the public's preservation interests on the bench.

Images of each map are available at Perry City Offices.

Map 1: Shows only steeper slopes on bench as preserved – the moderate slopes are not delineated in green. Little to no development chips are put above the canal.

Map 4: Shows preservation of steeper slopes only, some development chips are shown on the moderate slope bench above the canal.

Map 3: Shows a trail along the canal. Shows no open space nor development comments above the canal.

Map 5: Shows no definitive open space marks, and shows no development chips above the canal.

Map 2: Shows much of the remaining bench land as preserved, some of it to the north is not marked as preserved, but no development chips are put above the canal.

Map 6: Shows one development chip, and some trail access to the bench with no open space comments.

Multi-family Dwelling and Apartment Density Map Policy

Adopted by Resolution March 25, 2021

The intent of the Multi-family Dwelling and Apartment Density Map (Map) is to limit and scatter Multi-family Dwelling and Apartment units (Units) throughout the City. In addition, city codes relating to these developments focus on architectural and site design standards with the intent of ensuring these developments are positive assets for our community. The Map, coupled with design standards, will ensure development occurs in a way that integrates all housing types into diverse and cohesive communities.

Limit

Based on conversations with various developers and direct observation and experience, it is assumed that without limitations more Units would be developed than what the city currently deems as acceptable and desirable. The policy to place limits on the quantity of units is based in large degree on the city's General Plan and associated public input. Such Units should be an integrated component of the city's housing without dominating any particular community within the city.

It is the policy of Perry City to maintain our relevant codes and maps in such a way as to limit these Units to be a minority component of our housing profile primarily in terms of acreage, but also in terms of Unit quantity in comparison to single family or commercial development in an area. When considering changes to the Map, Planning Commission and City Council may consider future single family and commercial developments as well as existing.

Scatter

Scattering units throughout the city is an important partner to limiting the total number of Units. The Map forces units to be scattered throughout the City. Additionally units should be scattered within each district on the Map. On both a macro and micro scale there should not be clear areas where high density housing is prevalent or not prevalent. All areas of the City should have some degree of housing diversity. Beyond the Map, which addresses Multi-family Dwellings and Apartments, commercial development, and size and type of single family housing can also be considered when measuring diversity in an area.

General Plan

The Perry City General Plan includes some relevant guidance as follows:

- *Perry desires to preserve a physical charm that reflects its small-town characteristics. Perry has the desire to weave place making improvements throughout..... enhancing the sense of place.*
- *GOAL: Encourage thoughtful growth patterns and developments.*

- *Residential: Refers to all zones primarily for residential use. This may include lots from 8,000 to 20,000 square feet, as well as an intermixing of alternative housing types, such as townhomes, senior housing, and mansion-style apartments.*
- *Neighborhood Commercial: Commercial uses that are fitting with and supportive of surrounding residential uses along US 89 are permitted within Neighborhood Commercial zones. Multi-family residential uses should be selectively allowed in these areas and should be scattered throughout these areas rather than massed in specific areas.*
- *Housing – Objective B: Allow for alternative housing choices, such as townhomes and senior centers, to be integrated into single family neighborhoods.*
- *Housing – Objective C, Strategy 2: Increasing housing options where appropriate; adopt attached-unit residential design standards that ensure quality development, and minimizes impact on surrounding neighborhoods through appropriate setbacks, heights, and landscaping. Multifamily housing built in Perry should be developed to compliment surrounding neighborhoods and not overwhelm them in building size and height. For this reason, Townhomes and Mansion style condos are fitting home styles in Perry.*
- *Housing – Objective C, Strategy 5: Ensure that any increased residential density is met with public parks and green space for new and existing residents, and neighborhood beautification.*

Map Amendments

There will always be pressure to increase the allotted numbers on the Map. In some cases a change to the Map will be appropriate and desirable. In some cases a development plan may be presented along with a Map change request showing what the developer is willing to implement above and beyond our standards in order to ensure the development is desirable for the City. In this case, the development plan should be codified with an overlay zone or other form of assurance to ensure the plan is fully implemented in conjunction with the requested Map amendment. The following specific considerations will guide the Planning Commission and City Council when deciding what requests warrant a change to the Map.

- Compliance with the general policies and principles outlined in this document will greatly favor a Map change request.
- Small increases to the current numbers (10% or less) will be more likely to be approved with minimal scrutiny. The greater the change requested the higher level of scrutiny and commitment and improvement on a development plan should be expected. Increases to the same district on the Map within the last five years should be considered.
- Development plans providing integration of Units with single family and/or commercial development will be favored. This element should apply to the specific development being considered as well as surrounding existing development. Development plans that break up Units with single family lots will be favored over plans that continue to lump Units together.
- Development plans providing significant architectural elements that go above and beyond Perry City standards and contribute to a development being more pleasing and

desirable for the community are another factor in favor of granting a Map change request.

- Development plans providing significant open space enhancements that go above and beyond Perry City standards and contribute to a development being more pleasing and desirable for the community are another factor in favor of granting a Map change request. Such improvements could include landscaping features, water features, site amenities (benches, lighting, art), playgrounds, trails, and buffers.
- As time passes and developments are implemented and evaluated over years it may be appropriate to reconsider the base allotment of Units on the Map simply due to changing circumstances and perspectives. In this case the entire Map should be reevaluated and amended in a consistent and city wide manner.
- It is possible that there may be considerations and special circumstances not anticipated by this policy. In the case that such circumstances affect the decision of the Planning Commission or City Council when making amendments to the Map, it is recommended that the motion clearly describes said special considerations. This will help to provide consistency and clarity in making future decisions.

Ultimately City Council retains the right to control the items on their agenda as well as to deny or approve any Map change request for any reason.