

PERRY CITY PLANNING COMMISSION

REGULAR MEETING AGENDA

September 3, 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. Ordinance 26-N Zone Change To add Development Overlay Zone to existing R ½ located at approximately 3700 S Perry Street
Parcel #'s 02-035-0090, 02-035-0094, 02-035-0091 Applicant:
Lync Construction**

3. Approval of the Minutes

A. August 6, 2026

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
(September 10th and 24th)**

5. Training

A. Staff

6. Review Next Agenda and Adjourn

A. Items for October agenda (next meeting October 1st)

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 26th day of August. 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.

Lync Construction

Permit/License #

07/07/2026 - 07/06/2027

5015628

Zone Change Application

Reference Number

Zone Change

0dee48c0-7984-11f1-9b71-6384278e981f

Application Status

Status

Under Review

Active

Application Review Status

Pre-Review	Received	Date Submitted
Community Development	Not Reviewed	07/06/2026
Final-Review	Not Reviewed	

Fees

Payments

Zone Change	\$400.00	07/07/2026	Online	\$400.00
Subtotal	\$400.00	Total Paid		\$412.00
Processing Fee	\$12.00			
Total	\$412.00			
Amount Paid	\$412.00			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

Name

Lync Construction

Phone Number

(385) 626-4984

Email

alex@lynccconstruction.com

Mailing Address

1946 W 5600 S, Roy, Utah, 84067

Interest in Property

Owner

Property Address

3700 S PERRY ST PERRY UT 84302

Property Serial #

020350090, 020350094, 020350091

Current Zoning Designation

R1A

Proposed Zoning Designation

DOZ

Purpose of Request

The purpose of this request is to apply the Development Overlay zone, with an accompanying development agreement, to approximately 33 acres of R-1/2 zoned property adjacent to the Olsen Orchards development. The applicant proposes a 74-lot single-family subdivision in place of the multifamily component (8 townhome units) permitted under current zoning. The proposed plan provides a mix of lot sizes, including several lots over one acre, consistent with feedback received from the City. The development agreement will establish the approved concept plan, lot count, lot mix, and required improvements, giving the City certainty as to exactly what will be built.

Conformance with the Perry City General Plan

This request covers approximately 33 acres adjacent to the Olsen Orchards development, currently zoned R-1/2. The request is to apply the Development Overlay zone with an accompanying development agreement. The current zoning permits a multifamily component of 8 townhome units. Rather than building attached product, we are proposing to develop the property entirely as single-family homes — 74 total lots — trading the townhome units for a modest number of additional single-family lots. 1. It delivers the housing type Perry residents asked for. During the General Plan outreach process, the top land-use finding from the 2018 open house was that "¼ acre single family homes are needed in Perry," and the majority of survey respondents disagreed that Perry should provide more diversity of housing types such as townhomes and condos. This request responds directly to that preference: it removes the attached-unit component and replaces it with the single-family product the community said it wants. 2. It provides genuine lot-size diversity, including estate-sized lots. The proposed plan is not a uniform grid. It mixes conventional single-family lots with several lots exceeding one acre. This range of lot sizes serves households at different stages — from young families to buyers seeking larger properties consistent with Perry's rural character — and creates a transition in scale within the neighborhood rather than a single repeated lot type. 3. It is consistent with the Housing Element's direction on where attached housing belongs. The General Plan states that future residential development should be in keeping with existing homes, and that alternative housing types such as attached units should be located near existing or planned regional transportation amenities to minimize increased traffic on neighborhood streets. This parcel is an interior residential location, not a regional transportation corridor. Single-family homes are the more appropriate product here under the Plan's own criteria. 4. The Development Overlay with a development agreement gives the City certainty. Rather than a straight rezone, this request follows the same structure the City recently applied to the adjacent Olsen Orchards property (Ordinance 24-

l): the overlay district paired with a development agreement that locks in the approved concept plan, lot count, lot mix, and improvements. The City is not approving abstract density — it is approving a specific plan, with the larger lots and single-family commitment made binding through the agreement. 5. It represents thoughtful growth where infrastructure already exists. A core General Plan goal is to "encourage thoughtful growth patterns and developments," with growth focused where resources and infrastructure allow. This parcel is contiguous to Olsen Orchards, where roads, sewer, and water infrastructure are being constructed now. Developing here uses that infrastructure efficiently rather than leapfrogging into unserved areas, and the developer will pay for the extension of sewer, water, and road infrastructure, including all applicable impact fees. 6. It preserves Perry's small-town character while meeting documented housing need. The Plan's leading goal is to enhance Perry's agricultural and small-town community feel. Detached single-family homes — including the estate lots — continue the established neighborhood pattern, avoid the massing and traffic intensity of attached product, and contribute 74 family-oriented homes toward Perry's projected long-term housing need.

Additional Information

 2026.06.01 Connectivity Plan.pdf

 2026.03.30 Concept Plan.pdf

Will the zone change request be tied to a specific development plan?

Yes

Signature

I agree that the facts stated in this application are true, and upon changes I will provide notification as needed.

Electronically Signed

Alexander Owens - 07/06/2026 3:45 pm

Messages

07/07/2026 15:05 pm - Robert Barnhill

Updated address and SN as per phone conversation

Staff Report

September 03, 2026

Perry City Planning Commission



Request for the Development Overlay Zone with a Development Agreement – Lync Construction, located at approximately 3700 S 1200 W

UPDATE

The developer has updated their 'baseline' plan according to the existing R1/2 zoning. This shows fifty total lots/units with eight of those being townhomes. The updated development agreement proposal shows sixty total lots/units. Overall, the proposal removes the townhomes in favor of single-family homes and increases the total number of lots by ten. Eighteen of these lots are part of the proposed 'six-packs'. The square footage of the 'six-pack' lots increased slightly. The square footage of the standard single-family lots was increased measurably with the smallest lot now being 12,516 sf. The previous concept had many lots under 10,000 sf. The developer is willing to provide \$10,000 per lot approved beyond the baseline amount for park improvements (the current proposal would equate to \$100,000 for an increase of ten lots).

Public Hearing – Three individuals provided public comments during the hearing.

Concerns and Opposition: Don't like it, we need to keep this area rural, possible affects to private aircraft runway, garbage on the nearby trail, more homes will bring more trail use and more garbage, ethical accusations towards the commission, confused about the process, increase in traffic, there is agriculture nearby, lots are too small, there will be storm water runoff that will contaminate the water, they prefer R1A zoning, concerned about last minute information received from the developer without time to review, why change from the ½ acre zoning, the developer needs to prove why their proposal is beneficial.

Other comments: Support the feedback from the preliminary review, support the new trail.

Overall the planning commission felt that the baseline ½ acre zoning was acceptable. Without any clearly defined community benefits, the increase in density was simply too much. There is some interest in having the 'six-pack' layout of single-family homes in lieu of the allotted eight townhomes. The need for a true baseline concept matching the current zoning was reaffirmed.

Summary

The subject property is approximately 33 acres and is zoned R 1/2. (The actual acreage and layout of the property boundaries are anticipated to change as part of a land swap with a neighboring property owner). The property is directly west of the approved Olsen Orchards Subdivision and is currently under agricultural use. The current zoning allows for 1/2 acre lots and eight multi-family units. The applicant is proposing to forego the eight allowed multi-family units and convert them to single family lots.

The submitted concept includes 74 residential lots. Seven of these lots would be over one acre in size. The remaining 67 lots would range in size from 6,700 sf to about 14,000 sf. Many of the smaller lots are proposed to be accessed by small shared private driveways. (These driveways would reduce the usable area of these small lots.)

The developer has already installed sewer and water utilities to benefit this property. Stub roads are

provided to the north and south. There are two access points on 1200 W, which do not align with the road alignment from Olsen Orchards. This misalignment on 1200 W is concerning. Staff recommends consolidating the two access roads into one road that aligns with Olsen Orchards. Unfortunately, this significantly limits the potential of this development as two accesses are needed in order to exceed 30 lots. Another option is to adjust the road network in Olsen Orchards before it is recorded so that it can align with these newly proposed roads. The city engineer recommends adjusting the stub road in Olsen Orchards to begin curving south to align with the proposed layout in this development.

The developer has suggested that the pond area could be deeded to the city.

Conformance to Draft Policies and Procedures

When viewed alongside nearby development this proposed concept does provide some housing variety. The one acre lots are larger than other developed lots in the area. The elimination of the townhomes helps the area to be less overloaded with that housing type considering that Olsen Orchard includes 75 units. Olsen Orchards does have many single family lots similar in size to this concept, however the concept does include a unique layout with lots on small private drives.

The applicant verbally indicated that their intent is to keep the number of lots/units roughly equal to what is allowed with the base zoning. The idea is that this approach would not necessitate additional community benefits, but only open the door for a creative design approach. It does not appear that this goal is being met.

A preliminary plan (without townhomes) was submitted following ½ acre zoning requirements. Unfortunately the boundaries and details of the baseline and proposed plans do not fully align and are insufficient for a true comparison.

If the overall direction and layout of the development holds appeal to the city we should consider what adjustments should be made or what community benefits could be requested.

- Trails around the pond (some wetland challenges) and a connection to the Historic Orchard Pathway.
- Additional improvements to the Olsen Orchards Park
- Street trees along 1200 W
- Preservation of orchards elsewhere in the city.

The developer may prefer to reduce the number of lots rather than make significant additional improvements.

Preliminary Review (City Council Representative, Planning Commission Representative, Engineer, Staff)

Notes from the preliminary review in accordance with the draft ordinance change regarding development agreements.

1. After studying the traffic implications, our engineer strongly recommends adjusting the Olsen Orchards road to curve south rather than north. Having this access further from the 3600 S intersection is critical.
2. Provide an updated layout for the existing ½ acre zoning that matches development boundaries, includes storm water pond, etc. so the city has a more accurate plan to compare against.
3. The layout following the existing ½ acre zoning is not viewed unfavorably. With that being said, we believe the proposed plan still has enough merit to explore further.
4. Community benefits that may be appropriate to counterbalance the increased density:
 - a. Character - Identify ways to help this development have its own unique character. This could

include:

- i. Enhanced streetscapes and corner treatments
 - ii. Street trees
 - iii. Unique lighting
 - iv. Distinct variety in architectural styles among the homes
 - v. Homes close to the street, lesser setbacks, front porches, picket fences, etc.
 - b. Enhancement of pond - trails, dock, etc.
 - c. Connection to Historic Orchard Pathway
 - d. Craft a view from 1200 W that is appealing
 - e. Provide images of what the shared driveway areas would look like and consider language that can ensure these will be implemented well.
 - f. Preservation of orchards elsewhere in the city.
5. It appears that 15-20 additional residential lots are being proposed beyond what the current zoning would allow. Considering the type of community benefits that may be included in this agreement, the proposed increase in density is not viewed favorably. Density between the current zoning and the proposed plan would be viewed favorably.

Comparison of Single-Family lots sizes in Olsen Orchards to Proposed development

Olsen Orchards Single Family Lots

6 – 8,000 sf	45
8 – 10,000 sf	28
10 – 12,000 sf	21
12,000 + sf	37

Proposed Development

6 – 8,000 sf	33
8 – 10,000 sf	10
10 – 12,000 sf	13
12,000 + sf	18

Applicant Narrative

Purpose of Request

The purpose of this request is to apply the Development Overlay zone, with an accompanying development agreement, to approximately 33 acres of R-1/2 zoned property adjacent to the Olsen Orchards development. The applicant proposes a 74-lot single-family subdivision in place of the multifamily component (8 townhome units) permitted under current zoning. The proposed plan provides a mix of lot sizes, including several lots over one acre, consistent with feedback received from the City. The development agreement will establish the approved concept plan, lot count, lot mix, and required improvements, giving the City certainty as to exactly what will be built.

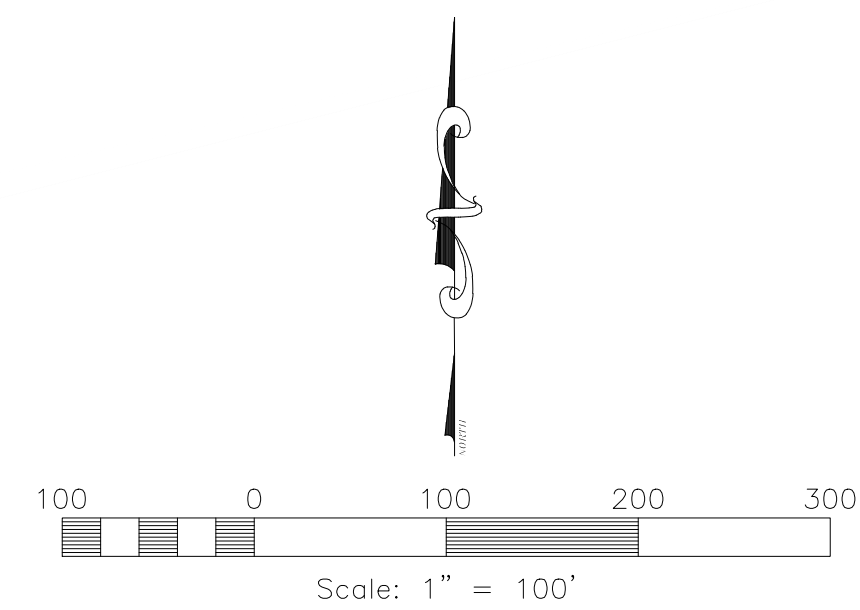
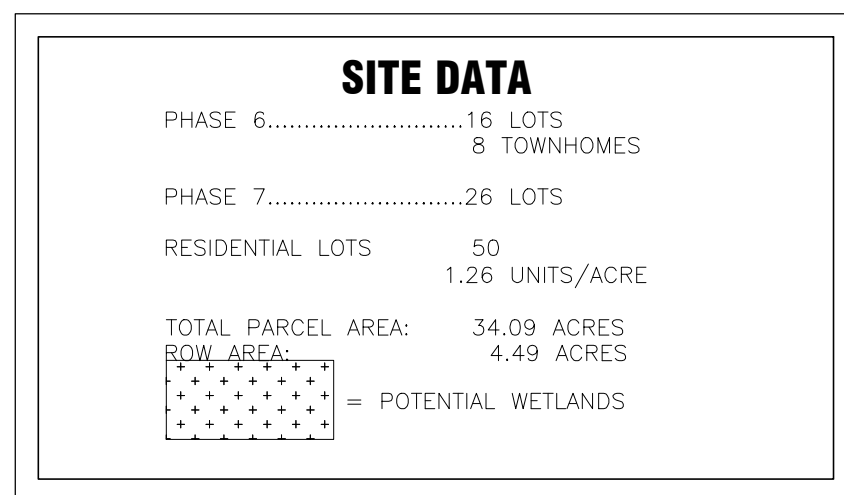
Conformance with the Perry City General Plan

This request covers approximately 33 acres adjacent to the Olsen Orchards development, currently zoned R-1/2. The request is to apply the Development Overlay zone with an accompanying development agreement. The current zoning permits a multifamily component of 8 townhome units. Rather than building attached product, we are proposing to develop the property entirely as single-family homes — 74 total lots — trading the townhome units for a modest number of additional single-family lots. 1. It delivers the housing type Perry residents asked for. During the General Plan outreach process, the top land-use finding from the 2018 open house was that "¼ acre single family homes are needed in Perry,"

and the majority of survey respondents disagreed that Perry should provide more diversity of housing types such as townhomes and condos. This request responds directly to that preference: it removes the attached-unit component and replaces it with the single-family product the community said it wants. 2. It provides genuine lot-size diversity, including estate-sized lots. The proposed plan is not a uniform grid. It mixes conventional single-family lots with several lots exceeding one acre. This range of lot sizes serves households at different stages — from young families to buyers seeking larger properties consistent with Perry's rural character — and creates a transition in scale within the neighborhood rather than a single repeated lot type. 3. It is consistent with the Housing Element's direction on where attached housing belongs. The General Plan states that future residential development should be in keeping with existing homes, and that alternative housing types such as attached units should be located near existing or planned regional transportation amenities to minimize increased traffic on neighborhood streets. This parcel is an interior residential location, not a regional transportation corridor. Single-family homes are the more appropriate product here under the Plan's own criteria. 4. The Development Overlay with a development agreement gives the City certainty. Rather than a straight rezone, this request follows the same structure the City recently applied to the adjacent Olsen Orchards property (Ordinance 24-I): the overlay district paired with a development agreement that locks in the approved concept plan, lot count, lot mix, and improvements. The City is not approving abstract density — it is approving a specific plan, with the larger lots and single-family commitment made binding through the agreement. 5. It represents thoughtful growth where infrastructure already exists. A core General Plan goal is to "encourage thoughtful growth patterns and developments," with growth focused where resources and infrastructure allow. This parcel is contiguous to Olsen Orchards, where roads, sewer, and water infrastructure are being constructed now. Developing here uses that infrastructure efficiently rather than leapfrogging into unserved areas, and the developer will pay for the extension of sewer, water, and road infrastructure, including all applicable impact fees. 6. It preserves Perry's small-town character while meeting documented housing need. The Plan's leading goal is to enhance Perry's agricultural and small-town community feel. Detached single-family homes — including the estate lots — continue the established neighborhood pattern, avoid the massing and traffic intensity of attached product, and contribute 74 family-oriented homes toward Perry's projected long-term housing need.

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.



Pat Burns
Lync Development
1946 W 5600 S
Roy, UT. 84067
(801) 710-2234

Willard City, Box Elder County, Utah

PART OF THE SE 1/4 OF SECTION 10 T.8N., R.2W., S.1.B & M., U.S. SURVEY
WILLARD, BOX ELDER COUNTY, UTAH

Base Density Plan

Revised: Aug. 19, 2026

Engineer: N. Reeve
Planner: C. Cave
Designer: S. Simroyh
Date: 8-19-2026
Name: OLSEN ORCHARDS
PHASE 6 & 7
Number: 6298-18



Olsen Orchards - Phase 6 & 7

Willard City, Box Elder County, Utah

Reeve & Associates, Inc.

RA

Reeve & Associates, Inc.

3160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-1100 FAX: (801) 621-2666 WWW.REEVE-ASSOC.COM
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DATE	DESCRIPTION
	12/18/2024	30' EASEMENT ADDED
	7/8/2025	6 PLOTS ADDED
	3/23/2026	ROADS/PHASES
	8/19/2026	6 PLOTS REMOVED

Olsen Orchards - Phase 6 & 7

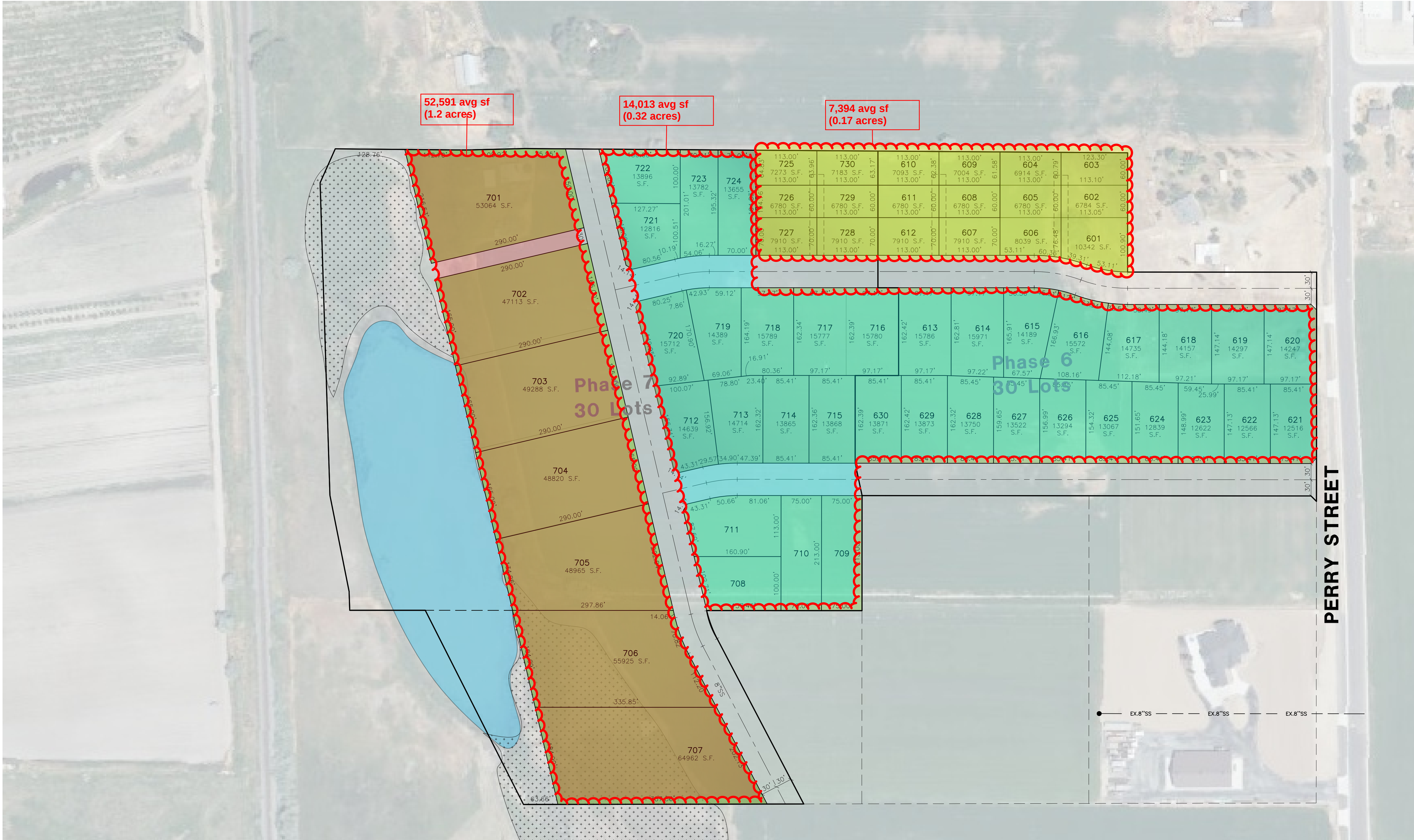
PART OF THE SE 1/4 OF SECTION 10 T.8N., R.2W., S.11B. & M., U.S. SURVEY
WILLARD, BOX ELDER COUNTY, UTAH

Concept Plan

Project Info.

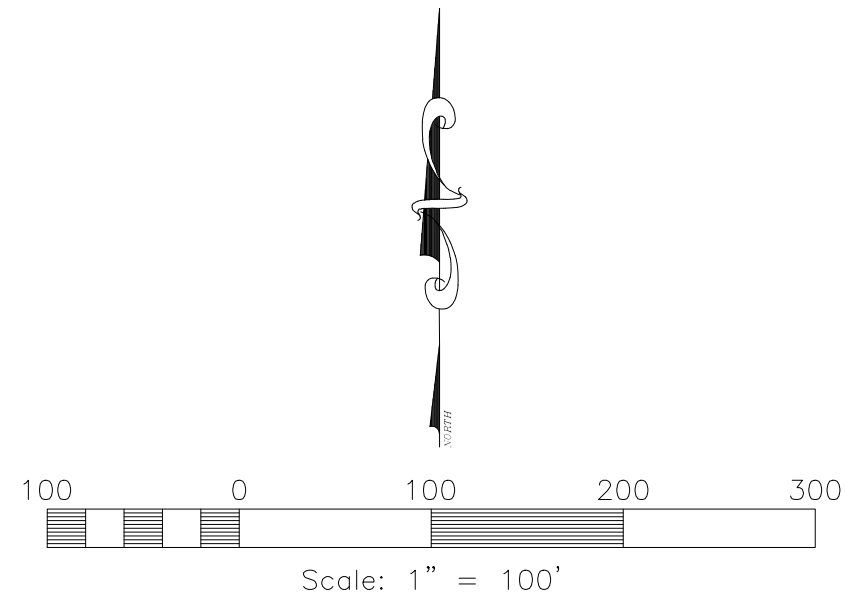
Engineer: N. Reeve
Planner: C. Cave
Designer: S. Simrayh
Date: 08-19-2026
Name: OLSEN ORCHARDS
PHASE 6 & 7
Number: 6298-18

Sheet	1
1	Sheets



Olsen Orchards - Phase 6 & 7

Willard City, Box Elder County, Utah



= POTENTIAL WETLANDS

Reeve & Associates, Inc.

5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405

TEL: (801) 621-1100 FAX: (801) 621-2666 WWW.REEVE-ASSOC.COM

LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS

TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DATE	DESCRIPTION
	12/18/2024	30' EASEMENT ADDED
	7/8/2025	6 PLOTS ADDED
	3/23/2026	ROADS/PHASES
	8/19/2026	6 PLOTS REMOVED

Olsen Orchards - Phase 6 & 7

PART OF THE SE 1/4 OF SECTION 10 T.8N., R.2W., S.11B. & M., U.S. SURVEY
WILLARD, BOX ELDER COUNTY, UTAH

Concept Plan

Project Info.
Engineer: N. Reeve
Planner: C. Cave
Designer: S. Simrayh
Date: 08-19-2026
Name: OLSEN ORCHARDS PHASE 6 & 7
Number: 6298-18

Sheet	1
1	Sheets

PERRY CITY PLANNING COMMISSION MEETING
PERRY CITY OFFICES
AUGUST 6, 2026

7:02 PM

COMMISSIONERS PRESENT: Chairman Paul White, Vice Chairman Stephen Moss,
Commissioner Marcus Wager, Commissioner Jan Kerr and
Commissioner Travis Moesser

COMMISSIONERS ABSENT: Commissioner Beth Thompson

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

OTHERS PRESENT: Toby Wright, LeNisha Wright, Rob Hinchee, Kate Hinchee,
Alex Owens, James Settlemire, Rolin Hinrichsen, Ronda
Hinrichsen, Greg Young, Mike Young, Nathan Combs and Pat
Burns

ONLINE: None

ITEM 1: CALL TO ORDER AND OPENING CEREMONIES

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

A. Declare Conflict of Interest, if any

None.

ITEM 2: ACTION ITEMS

**A. Public Hearing: Ordinance 26-J Zone Change from R1A to R1 (approximately ¼ acre
of property) located at 1371 W 3030 S and 1405 W 3030 S, Parcel #02-034-0118;
Applicant: Stanford Young**

City Administrator Bob Barnhill presented the request to rezone approximately 0.25 acres of a 1.5-
acre parcel from R1A to R1, which would allow the applicant to subsequently subdivide and create
one new single-family lot. The proposed lot size is consistent with surrounding properties. The
future land use map designates the area as residential, supporting the request.

Chairman White opened the Public Hearing.

The public hearing was opened at 7:05PM.

No public comments were made.

The public hearing was closed at 7:06PM.

The Commission discussed the existing policy discouraging R1 zoning, noting it was adopted
around 2015 under a different development philosophy and may warrant future review. Mr.

Barnhill noted that a municipal code policy exists but is generally understood to target larger conservation subdivision scenarios rather than single-lot requests of this nature.

The Commission agreed that the policy's intent does not apply to this limited request and that the lot is compatible with the surrounding neighborhood character.

MOTION: Commissioner Kerr made a motion to recommend approval of Ordinance 26-J Zone Change from R1A to R1. Commissioner Moss seconded the motion.

Roll Call Vote:

Commissioner Moesser, Yes
Commissioner White, Yes
Commissioner Kerr, Yes
Commissioner Moss, Yes
Commissioner Wager, Yes
Commissioner Thompson, ABSENT

Motion Approved. 5 Yes, 0 No

B. Public Hearing: Ordinance 26-K Zone Change from Mixed R1, C1 & NC2 to R1A located at 1670 S Highway 89, Parcel #03-159-0270; Applicant: Robert Hinchee

Mr. Barnhill presented the request to rezone an approximately 2.75-acre property currently split across three zoning districts (R1, C1, and NC2) to a unified R1A designation. The property is a long-established farmstead containing a historic home, a peach orchard, and agricultural fields. He shared that the future land use map designates the corridor as mixed use and neighborhood commercial, though justification for a recommendation either way was defensible given the property's context.

Chairman White opened the Public Hearing.

The public hearing was opened at 7:24PM.

The applicant, Robert Hinchee, stated that the R1A designation is necessary to allow prospective buyers to keep horses and other livestock, which has been an obstacle to selling the property.

Toby Wright, a neighbor to the north, spoke in support of the property remaining agricultural and rural in character. He also requested that public notices include more descriptive information about the nature of proposed changes to better inform residents.

The public hearing was closed at 7:30PM.

The Commission discussed the fact that R1A is the most restrictive zoning for agricultural animals, limiting livestock numbers based on square footage. They expressed support for preserving the agricultural character of the property and noted that R1A zoning serves that goal while limiting

potential over-intensification. The possibility of retaining the neighborhood commercial strip along Highway 89 was raised but ultimately deemed unnecessary at this stage.

MOTION: Commissioner Moss made a motion to recommend approval of Ordinance 26-K Zone Change from Mixed R1, C1 & NC2 to R1A. Commissioner Moesser seconded the motion.

Roll Call Vote:

Commissioner Moesser, Yes
Commissioner White, Yes
Commissioner Kerr, Yes
Commissioner Moss, Yes
Commissioner Wager, Yes
Commissioner Thompson, ABSENT

Motion Approved. 5 Yes, 0 No

C. Public Hearing: Ordinance 26-N Zone Change to Add Development Overlay Zone to Existing R ½ located at approximately 3700 S Perry St, Parcel #s: 02-035-0090, 02-035-0094 & 02-035-0091; Applicant: LYNC Construction

Mr. Barnhill presented a proposed development overlay for an approximately 33-acre parcel zoned R 1/2 on the south end of Perry City, recently annexed from Willard City. The applicant, Lync Construction (represented by Alex Owens and Pat Burns), proposed a development agreement that would forgo the 8 townhome units permitted under current zoning in exchange for approval of 74 single-family lots, including a mix of standard lots, larger 1-acre lots along the western edge, and "6-pack" lots accessed by shared private driveways. The baseline zoning would yield approximately 49 units (41 single-family lots plus 8 permitted townhomes).

Chairman White opened the Public Hearing.

The public hearing was opened at 7:54PM.

Several members of the public spoke in opposition, expressing concern over density, lot sizes as small as 6,700 square feet, impacts to a nearby pond and wetlands, traffic, and the character of the surrounding agricultural area. One resident raised the issue of a legally permitted private airstrip on his property adjacent to the proposed development. Another resident questioned the sufficiency of the community benefits offered in exchange for the density increase.

The public hearing was closed at 8:08PM.

The Commission acknowledged the applicant's effort to respond to prior workshop feedback but expressed that the proposed density remained too high relative to baseline zoning and the surrounding context. Members noted that significant density had already been accommodated in the adjacent Olsen Orchards phases 1-3 and that additional density in this area was not viewed as a community need at this time. While some members expressed interest in the 6-pack lot concept

as a potential alternative to townhomes, the Commission agreed that the current proposal lacked sufficient community benefits and was too dense to support as submitted.

The item was tabled to allow the applicant to submit a revised proposal.

D. Ordinance 26-D Development Agreements

Mr. Barnhill presented revisions to Ordinance 26-D. At the direction of the City Attorney, the previously adopted development agreement policies and priorities document, along with the multifamily density map policy adopted by prior resolution, will be incorporated directly into the City Code rather than maintained as separate resolutions. No substantive policy changes were made. He explained that the revisions simply move the existing policies into the City Code to provide greater permanence and accessibility. The preliminary review process for development agreements, which was previously recommended to the City Council, is also included.

MOTION: Commissioner Wager made a motion to recommend Ordinance 26-D Development Agreements. Commissioner Kerr seconded the motion.

Roll Call Vote:

Commissioner Moesser, Yes
Commissioner White, Yes
Commissioner Kerr, Yes
Commissioner Moss, Yes
Commissioner Wager, Yes
Commissioner Thompson, ABSENT

Motion Approved. 5 Yes, 0 No

E. Ordinance 26-H Waterwise Landscaping

Mr. Barnhill presented Ordinance 26-H, which would update landscaping standards to align with a state water conservation program. Key changes include reducing the maximum lawn allowance for commercial and multifamily developments from 70 percent to 20 percent (with an exception for active recreation areas) and establishing a new 50 percent front and side yard lawn limitation for single-family homes, with no lawn permitted in strips less than 8 feet wide. Adoption of these standards would qualify Perry City for a state incentive program offering residents reimbursements for lawn removal and water-conserving landscaping improvements. Mr. Barnhill reviewed multiple existing development landscape plans and found that most would require only minor adjustments or none at all.

The Commission discussed concerns about the intrusiveness of regulating single-family yards, the adequacy of Pineview Water's existing conservation measures, and questions about language placement within the municipal code. Mr. Barnhill noted that City Council had previously declined to adopt similar changes due to hesitation about regulating private residential yards.

MOTION: Commissioner Moesser made a motion to recommend approval of Ordinance 26-H Waterwise Landscaping. Commissioner Kerr seconded the motion.

Roll Call Vote:

Commissioner Moesser, Yes
Commissioner White, No
Commissioner Kerr, Yes
Commissioner Moss, Yes
Commissioner Wager, Yes
Commissioner Thompson, ABSENT

Motion Approved. 4 Yes, 1 No

ITEM 3: APPROVAL OF THE MINUTES

A. June 4, 2026, Regular Planning Meeting

MOTION: Commissioner Wager made a motion to approve the minutes for the June 4, 2026 Planning Commission meeting.

Roll Call Vote:

Commissioner Moesser, Yes
Commissioner White, Yes
Commissioner Kerr, Yes
Commissioner Moss, Yes
Commissioner Wager, Yes
Commissioner Thompson, ABSENT

Motion Approved. 5 Yes, 0 No

ITEM 4: DISCUSSION

A. Future Projects

The Commission identified two items for future discussion: (1) reviewing and possibly revising the municipal code policy that discourages R1 zoning, including requirements such as the neighbor petition; and (2) discussing whether standard zoning designations should allow for a greater variety of lot sizes, which could reduce the need for development agreements.

B. Report on past-approved Planning Commission Items

Mr. Barnhill noted that public concern has been expressed regarding tree removal on Hargis Hill in connection with the Olsen Orchards development. He shared that replacement plantings are required per the applicable conditions.

C. Report from Commissioners regarding previous Council Meetings

Mr. Barnhill reported on the most recent City Council meeting, noting that the Council did not adjust the certified tax rate and held a public hearing on the vacation of Hargis Hill Road. No items previously forwarded by the Planning Commission had yet been acted upon by the City Council.

D. Make assignments for representative(s) to attend City Council (April 16th)

- August 13th- Commissioner Moesser
- August 27th- Commissioner White

ITEM 5: TRAINING

A. Staff

None

ITEM 6: REVIEW NEXT ADGENDA AND ADJOURN

A. Items for September agenda (September 3rd)

Anticipated September agenda items include the tabled Ordinance 26-N (Lync Construction development overlay, revised) and potentially a new development agreement application for the Nelson property near Promontory School.

B. Motion to Adjourn

MOTION: Commissioner Kerr made a motion to adjourn the meeting.

All In Favor

The meeting was adjourned at 9:29PM.