

# **PERRY CITY PLANNING COMMISSION**

## **REGULAR MEETING AGENDA**

**May 3, 2019**  
**7:00 pm regular meeting**  
**3005 S 1200 W Perry, UT**

Agenda items may vary depending on length of discussion, cancellation of scheduled items, or agenda alteration. Action on public hearing(s) will be later in the same meeting or at a subsequent meeting.

### **1. 7:00 p.m.- Call to Order and Opening Ceremonies**

- A. Thought, Reading, or Invocation-**Tresa Peterson
- B. Pledge of Allegiance to the U.S.A.-**Nicole Butler
- C. Declare Conflicts of Interest, If any**

### **2. Public Hearings**

Rules:

- (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 may not be taken during this meeting if the item is not specifically on the agenda.
- A.** A public hearing to receive public comment regarding amending regulations regarding Apartments, the Land Use Chart, and Lot Requirements.
  - B.** A public hearing for a zone change from NC2 to R1A or AL. The request is to use the property for grazing and raising goats and piglets for food sale.
  - C.** A public hearing for a zone change from NC2 to R2. It is currently a mobile home park with the intent of putting in townhomes. Applicant, JJTL Properties LLC.
  - D.** A public hearing for Suncrest Phase 4 preliminary & final. Located at 50 West 1925 South in Perry. Applicant, Randy Matthews.
  - E.** A public hearing for a Conditional Use Permit for XLR8 Motors, Located at 2600 South Hwy 89 in Perry. Applicant, Aaron Lee.

### **3. Land Use Applications**

- A.** An application and a recommendation to City Council to amend the regulations regarding Apartments, the land use chart, And Lot Requirements.
- B.** An application and a recommendation to City Council for a zone change from NC2 to R1A or AL. The request is to use the property for grazing and raising goats and piglets for food sale.
- C.** An application and a recommendation to City Council for a zone change from NC2 To R2. It is currently a mobile home park with the intent of putting in townhomes. Applicant, JJTL Properties LLC.
- D.** Application for preliminary/final and recommendation to City Council for approval

for the Suncrest Phase 4 Subdivision. Located at 50 West 1925 South in Perry.  
Applicant, Randy Matthews.

E. Application and recommendation to City Council for approval of a Conditional Use Permit for XLR8 Motors. Located at 2600 South Hwy 89 in Perry. Applicant, Aaron Lee.

F. Application for Approval of a Site Plan Review for Alpine Gardens Sign.

**4. Land Use Ordinances, Zoning, Design Guidelines, General Plan, Etc.**

A. None

**5. Approval of the Minutes**

A. April 4, 2019 Regular Meeting Minutes and April 18, 2019 Work Session

B. Report from Commissioner regarding last Council Meeting.

C. Make Assignments for Representative to Attend City Council Meetings.  
(May 9, 2019 and May 23, 2019)

**6. Discussion**

A. Future Projects

B. Report on past-approved Planning Commission Agenda Items.

**7. Training**

A. Staff

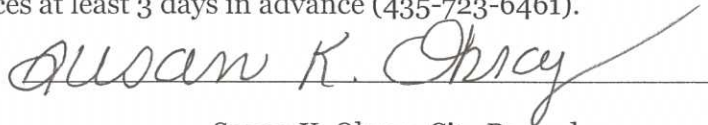
**8. Review Next Agenda and Adjourn**

A. Items for June agenda

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 three locations: The Perry City Offices, Centennial Park, Perry City Park; and faxed to the Ogden Standard-Examiner, Box Elder News Journal; and posted on the State Website; on this 25<sup>th</sup> day of April, 2019. Any individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461).



Susan K. Obray, City Recorder

**NOTICE OF PUBLIC HEARINGS**  
**PERRY CITY PLANNING COMMISSION**

Notice is hereby given that the Perry City Planning Commission will hold, in the City Council Chambers at 3005 South 1200 West in Perry, as part of its regular meeting (which starts at approx. 7:00 p.m., on Friday, May 3, 2019), a public hearing to receive public comment to Amend the Regulations regarding Apartments, the Land Use Chart, and Lot Requirements. Any individual requiring auxiliary services should contact the City offices at least 3 days in advance (1-435-723-6461). For other questions, please contact Susan K Obray, City Recorder.

Please publish in the April 17, 2019 Box Elder News Journal

### **NOTICE OF PUBLIC HEARINGS PERRY CITY PLANNING COMMISSION**

Notice is hereby given that on Friday, May 3, 2019 the Perry City Planning Commission will hold, in the City Council Chambers at 3005 South 1200 West in Perry, as part of its regular meeting (which starts at approx. 7:00 p.m.) a public hearing to receive public comment regarding an application for a zone change on property located at 2050 W Hwy 89, parcel number 03-158-0029 in Perry. Applicant: Cheryn Parker. The current property is zoned NC2, the desired change is R1A or AL. The request is to use the property for grazing and raising goats and piglets for food sale. Any individual requiring auxiliary services should contact the City office at least 3 days in advance (1-435-723-6461) for other questions please contact Susan K. O Bray, City Recorder.

Please publish in the April 17, 2019 Box Elder News Journal

# PERRY CITY

3005 SOUTH 1200 WEST • PERRY, UTAH 84302  
OFFICE • (435) 723•6461  
FAX • (435) 723•8584

**Re: Notice of City Council Public Hearing on Friday, May 3, 2019:  
Application for a Zone Change from NC2 to R1A or AL**

Dear Property Owner:

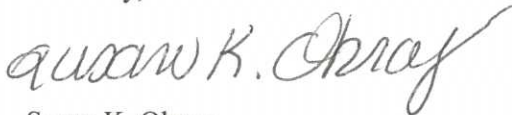
As required by ordinance, all property owners within 300 feet are being notified regarding a pending land use application. The following proposed Zone Change Application is located in close geographic proximity to your land: Approx. 2050 South Hwy 89 Perry UT. 84302. Applicant: Cheryn Parker.

- (1) An Application to change the current zone from NC2 to the desired zone R1A or AL. The request is to use the property for grazing and raising goats and piglets for food sale.

Interested persons are invited to attend the upcoming Planning Commission Meeting, and to give public comment during the public hearing. The public hearing will be held in conjunction with the Perry City Planning Commission meeting, which starts at 7:00 p.m. on Friday, May 3, 2019. This application will eventually require City Council approval.

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

Sincerely,



Susan K. O'Bray  
Perry City Recorder

# PERRY CITY ZONE CHANGE APPLICATION

3005 South 1200 West - Perry, Utah 84302

Office: (435) 723-6461

Fax: (435) 723-8584

Fee: \$400.00

Name: Cheryl Parker Phone #: 385 254 4416 Brett  
801, 433 7421

Mailing Address: 2050 W Hwy 89 Perry UT 84302

Interest in Property (Owner, Agent, etc.): Owner

Parcel Numbers of property to be changed: 03-158-0029

General Location or Address of property: Same as above

Total Size of Area to be changed if less than the entire parcel 1 acre - 1.25 acres - 1.5 acres

Current Zone of property: NC-2 Desired Zone: ~~RIA~~ or AL

Explanation of reasons for the Zone Change Request: We would like to use  
property for grazing and raising goats and piglets for  
food sale.

Please attach any additional maps or other information that would be helpful in considering your application.

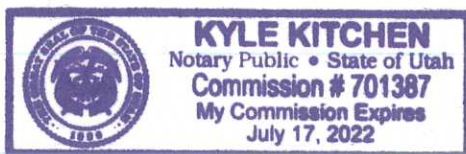
Applicant's Signature: Cheryl Parker Date: 4/8/19

I, Cheryl Parker, being duly sworn, depose and say that I  
am the owner or authorized agent of the owner of the above described property and the application, statements,  
answers herein contained and the information provided are in all respects true and correct to the best of my knowledge  
and belief.

Signed: Cheryl Parker

Owner or Agent

Subscribed and sworn before me this 8<sup>th</sup> Day of April 20 19



[Signature]  
Notary

My Commission Expires: July 17<sup>th</sup> 2022 Residing in Weber County, Utah

- [Searching](#)
  - [Document Search](#)
  - [Property Search](#)
- [Report](#)
- [Help](#)
- [About](#)
- [GIS Web Map](#)
- [Treasurer's Tax Info](#)
- [Return to Box Elder County Website](#)
- [Logout PublicWeb](#)

## Account R0036563



Our property is 1.71ac SO we would  
like anywhere from 1-1.5ac changed - 1.25ac  
we will split the parcel if need  
be. Perfect  
Please

### **NOTICE OF PUBLIC HEARINGS PERRY CITY PLANNING COMMISSION**

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Please publish in the April 17, 2019 Box Elder News Journal

# PERRY CITY

3005 SOUTH 1200 WEST • PERRY, UTAH 84302  
OFFICE • (435) 723•6461  
FAX • (435) 723•8584

**Re: Notice of City Council Public Hearing on Friday, May 3, 2019:  
Application for a Zone Change from NC2 to R2**

Dear Property Owner:

As required by ordinance, all property owners within 300 feet are being notified regarding a pending land use application. The following proposed Zone Change Application is located in close geographic proximity to your land: Approx. 2880 South Hwy 89 Perry UT. 84302. Applicant: JJTL Properties LLC.

- (1) An Application to change the current zone from NC2 to the desired zone R2. This property is currently a mobile home park. The applicant's intent is to put in townhomes.

Interested persons are invited to attend the upcoming Planning Commission Meeting, and to give public comment during the public hearing. The public hearing will be held in conjunction with the Perry City Planning Commission meeting, which starts at 7:00 p.m. on Friday, May 3, 2019. This application will eventually require City Council approval.

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

Sincerely,

Susan K. Obray  
Perry City Recorder

**JJTL Properties, LLC**

Permit/License #

**04/11/2019 - 04/10/2020**

**7100413**

**Zone Change Application**

Reference Number

**Zone Change**

**666712d0-5c9e-11e9-84bc-4938c5a9c88c**

Application Status

Status

**New**

**Active**

---

## Application Review Status

Final-Review

Not Reviewed

Date Submitted

**04/11/2019**

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### Fees

Zone Change

**\$400.00**

**Total Fees**

**\$400.00**

**Amount Paid**

**\$0.00**

### Payments

There are no payments

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## Application Form Data

(Empty fields are not included)

Name

**JJTL Properties, LLC**

Phone Number

**(801) 792-4345**

Email

**jjames@hjdllaw.com**

Mailing Address

**381 S. Gary Way**

Interest in Property

**Owner**

Property Address

**2880 Hwy 89, Perry Utah**

Property Serial #

**02-028-0058**

Current Zoning Designation

## NC3

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### Proposed Zoning Designation

**R2**

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### Purpose of Request

The property is currently a run-down trailer park. We would like to improve the entire property by constructing 16-24 townhomes. The homes are intended 3 bed/2 bath homes and priced around \$225k - \$250k and appeal to young families as a starter home.

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### Conformance with the Perry City General Plan

The zone change would benefit the city of Perry by significantly improving a highly visible piece of property along Highway 89, replacing rundown trailers with new townhomes. It would also provide affordable housing for young middle class families. Perry does not have many new construction homes in this price range, or even homes in this price range. In the past six months there has only been seven homes offered for sale and purchased in this price range through the MLS service.

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### Additional Information

 **Letter (final).pdf**

Dear Perry City Planning Commission,

The following drawings are meant to provide the Planning Commission with a general idea of the layouts we are considering. We welcome open collaboration with the Planning Commission and staff to come to a design that works well for the City and adjacent property owners. The main variables are dependent upon the cooperation of the surrounding property owners. While we think the development will be a significant improvement of the current property, we would also like to work with surrounding land owners to ensure that the development is beneficial for them as well.

You will see that the main difference between the two drawings is how the property is accessed, with the first drawing having access from 1000 West while the second drawing shows the access coming in from Highway 89. Again, we are willing to collaborate with the City on which design works the best in terms of access versus costs.

We have discussed this development at some length with Perry's City Planner, Robert Barnhill, who has been very patient and helpful through this point in the process. Mr. Barnhill has indicated that a zoning change would likely be conditioned on a Development Agreement. We are comfortable entering into a development agreement that conditions the re-zone on the satisfactory development of the property.

Finally, if we're ever going to upgrade the property from a mobile home park to something clean and new, now is the time. Several of the trailers on the property have deteriorated to a point that will require us to replace them this year. If we invest the money to replace any of the trailers it would be very difficult for us to make any development plan economically viable. Accordingly, we would like to engage with the Planning Commission to work through any concerns or issues it may have in order to avoid delays in the approval process. We are willing to meet with the Planning

Commission in person to address any potential concerns and work diligently toward a rezone that will accommodate our proposed plans.

Sincerely,

A handwritten signature in blue ink, appearing to read "Justin L. James", with a stylized flourish extending from the end.

Justin L. James





**NOTICE OF PUBLIC HEARINGS**  
**PERRY CITY PLANNING COMMISSION**

Notice is hereby given that the Perry City Planning Commission will hold, in the City Council Chambers at 3005 South 1200 West in Perry, as part of its regular meeting (which starts at 7:00 p.m. on Friday, May 3, 2019, a public hearing to receive public comment regarding Suncrest Subdivision Phase 4, Applicant: Randy Matthews, Location: 50 West 1925 South and Tax Id.# 03-159-0204 & 0205 Perry UT 84302. All interested persons shall be given the opportunity to be heard. Written concerns are welcome. Any individuals requiring auxiliary services should contact the City offices at least 3 days in advance (435-723-6461). By: Susan K. O Bray, City Recorder.

Please publish in the April 25<sup>th</sup> Box Elder News Journal

# PERRY CITY

3005 SOUTH 1200 WEST • PERRY, UTAH 84302  
OFFICE • (435) 723•6461  
FAX • (435) 723•8584

April 15, 2019

**Re: Notice of Planning Commission Public Hearing on Friday, May 3, 2019:  
Application for Suncrest Subdivision Phase 4, Applicant: Randy Matthews, Location:  
50 West 1925 South, Tax ID # 03-159-0204, Perry UT 84302**

Dear Property Owner:

As required by ordinance, you and all other property owners within 300 feet are being notified regarding a pending application for Suncrest Subdivision Phase 4 Located 50 West 1925 South and Tax ID#03-159-0204, Perry UT 84302, which is located in close geographic proximity to your land. Interested persons are invited to attend the upcoming Planning Commission Meeting and give public comment during the public hearing.

The public hearing will be held in conjunction with the regular Perry City Planning Commission meeting, which starts at 7:00 p.m. on Friday, May 3, 2019. A final recommendation by the Planning Commission regarding this application will most likely occur during this meeting.

Any individual requiring auxiliary services should contact the City Offices at least 3 days in advance (1-435-723-6461). Feel free to contact our planning staff or office staff should you have any questions.

Sincerely,



Susan K. O'Bray  
Perry City Recorder

## APPLICATION FOR SUBDIVISION DEVELOPMENT

|                     |                            |                          |
|---------------------|----------------------------|--------------------------|
| <b>STAFF ONLY</b>   | Date Application Received: | Application Received By: |
| Concept Fee Amount: | Date Fee Received          | Fee Received By:         |
| Preliminary Fee:    | Date Fee Received          | Fee Received By:         |
| Final Fee Amount:   | Date Fee Received          | Fee Received By:         |
| Construction Fee:   | Date Fee Received          | Fee Received By:         |
|                     | Public Hearing Date:       |                          |

Complete all sections below. Please print legibly

### Applicant Information (Property Owner)

Randy Matthews  
Name (First and Last)

435-720-0654  
Phone Number

2321 S. Linda way  
Address

Perry  
City

84302  
Zip Code

Fax Number

Email

### Authorized Agent Information (Contact Person)

Randy Matthews  
Name (First and Last)

435-225-2320  
Phone Number

2321 S. Linda way  
Address

Perry  
City

84302  
Zip Code

Fax Number

Email

### Engineer / Surveyor

Greg Hansen  
Name (First and Last)

Hansen + Associates  
Company Name

Phone Number

Fax Number

Email

Address

City

Zip Code

### APPLICANT SIGNATURE

I hereby certify that all information provided herein is true and correct. I understand and agree to comply with the rules listed below.

Applicant Signature (or Authorized Representative)

3/14/2019  
Date

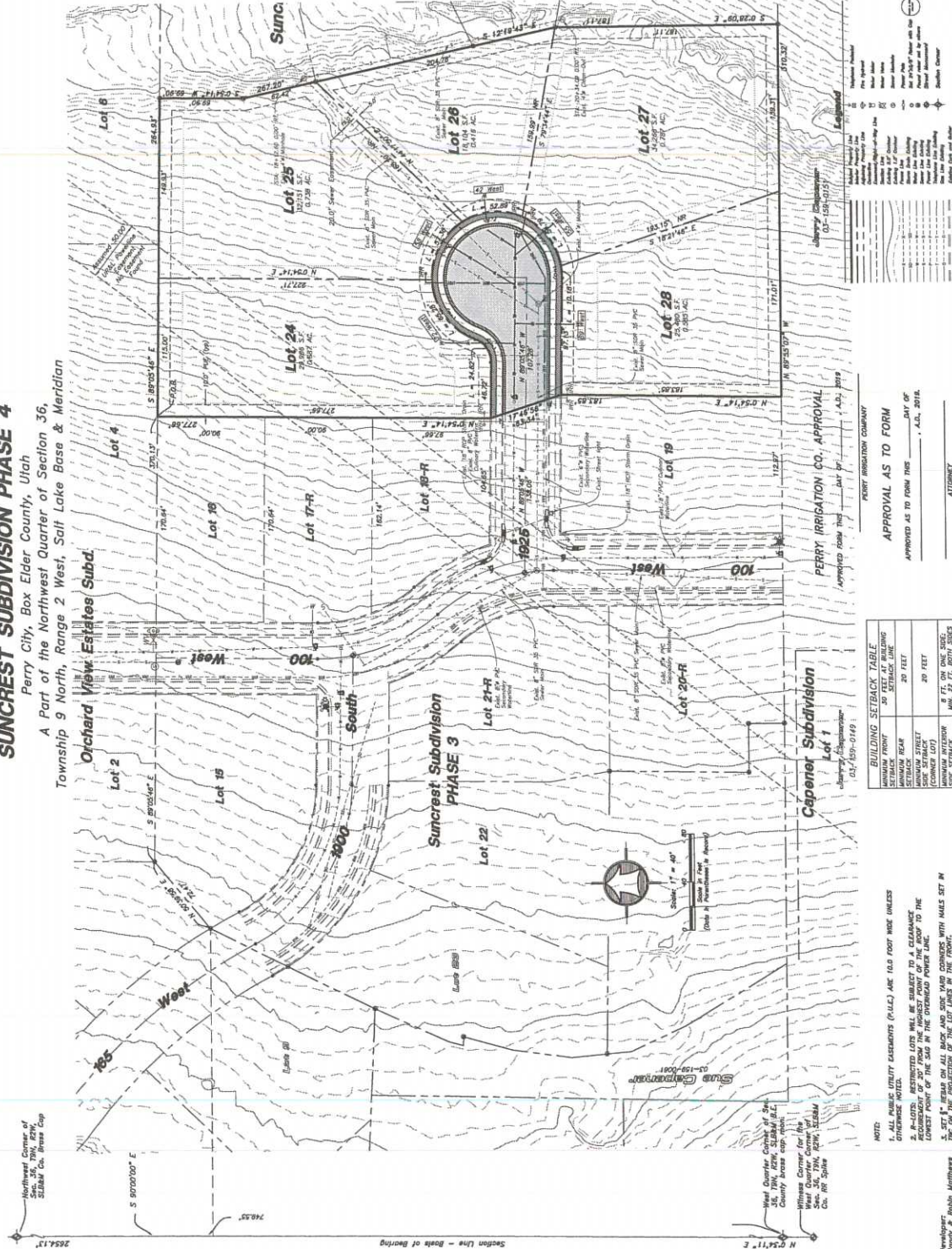
- (1) All sections of this application must be complete and will not be reviewed until fees have been received.
  - (2) The payment of fees does not guarantee a certain result and fees are not refunded due to the lack of favorable results.
  - (3) Complete documentation must be submitted to the City 14 days in advance of any meeting.
  - (4) The applicant (or a representative) must be present at a meeting for action to be taken.
- See Perry Municipal Code 42.07, 43.04.030, 43.04.035, Title 52 and Title 54.

Parcel Number(s) & Address(es) effected by subdivision:

## Preliminary

Perry City, Box Elder County, Utah

**Orchard View Estates, Ltd.**



NOTE:

1. ALL BUILDING UTILITY EASEMENTS (P.U.E.) ARE 10.0 FOOT WIDE UNLESS OTHERWISE NOTED.
2. R-LOTS: RESTRICTED LOTS WILL BE SUBJECT TO A CLEARANCE REQUIREMENT OF 30' FROM THE HIGHEST POINT OF THE ROOF TO THE LOWEST POINT OF THE SAG IN THE OVERHEAD POWER LINE.
3. SET 1' RETIAR ON ALL BACK AND SIDE YARD CORNERS WITH NAILS SET TO PROTECT THE PROJECTION OF THE LOT LINES IN THE FRONT.

**HANSEN & ASSOCIATES, INC.**  
Consulting Engineers and Land Surveyors  
538 North Main Street, Brigham, Utah 84302  
Visit us at [www.haies.net](http://www.haies.net)

PLANNING COMMISSION APPROVAL  
 DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2018

APPROVAL AND ACCEPTANCE  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
DIVISION WAS APPROVED AND ACCEPTED.

**ENGINEER'S CERTIFICATE**

SURVEYOR'S CERTIFICATE

[illegible][illegible]

K. Greg Hansen P.L.S.  
11401 Land Commerce Lane 167819

**BOUNDARY DESCRIPTION**

[illegible]

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SURVEYED INTO LOTS AND ALLEYS, AND STREETS AS SHOWN ON THIS PLAN, AND HAVE SAID TRACT SURVEYED, SUBDIVIDED, PLATTED, AND LOTS AND ALLEYS AND STREETS THEREON TO BE Laid OUT, HAVE CAUSED THE SAME TO BE Laid OUT, AND PARTS OR PORTIONS OF SAID LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DONATE TO PEERY CITY THOSE CERTAIN STRIPS OR STRIPS AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF A PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY PEERY CITY. WE ALSO HEREBY DECLARE THE PLAT NOT WITHOUT FORCE AND

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURE THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2018.

P &amp; P LAND DEVELOPMENT, LLC BY RANDY MATTHEWS

BANDY MATTHEWS

CORPORATE ACKNOWLEDGMENT

State of Utah  
County of Box Elder

On the \_\_\_\_\_ day of \_\_\_\_\_, 2019, J. Randy Matthews personally appeared before me, the undersigned notary public in and for said state and county, being duly sworn, acknowledged to me that he is the majority owner of R & L Land Development, LLC and that he signed the above owner's dedication who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

Notary public

.....

State of Utah  
County of Box Elder

On this day of the Undersigned Notary Public in and for said County of Appeared before me, the Signer of the Attached Oath of Dedication, Box Elder, in the State of Utah, the Signer of the Attached Oath of Dedication, one in Number, who duly Acknowledged to me he Signed It Freely and Voluntarily and for the Purpose Therein Mentioned

NARRATIVE

**NARRATIVE**

The purpose of this survey was to establish and set the property corners of the five land subdivisions as shown and described herein. This survey was ordered by family members of the owner of the land. The survey was the minimum information surrounding the land. The land was owned by the late Mr. J. W. Smith, who was the owner of the land. The land was located in the Southeast Subdivision No. 1, 2 and 3, along with the Southeast Subdivision No. 4, 5 and 6, which were all part of the same tract. The land was located in the Southeast Subdivision No. 1, 2 and 3, along with the Southeast Subdivision No. 4, 5 and 6, which were all part of the same tract. The land was located in the Southeast Subdivision No. 1, 2 and 3, along with the Southeast Subdivision No. 4, 5 and 6, which were all part of the same tract.

COUNTY RECORDER'S NO.

*State of Utah, County of Box Elder, Recorded and  
Filed at the Request of*

**ENGINEER'S CERTIFICATE**

APPROVAL AND ACCEPTANCE  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
DIVISION WAS APPROVED AND ACCEPTED.

PLANNING COMMISSION APPROVAL  
 DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2018

**HANSEN & ASSOCIATES, INC.**  
Consulting Engineers and Land Surveyors  
538 North Main Street, Brigham, Utah 84302  
Visit us at [www.haies.net](http://www.haies.net)

# IBM



**NOTICE OF PUBLIC HEARINGS**  
**PERRY CITY PLANNING COMMISSION**

Notice is hereby given that the Perry City Planning Commission will hold, in the City Council Chambers at 3005 South 1200 West in Perry, as part of its regular meeting which starts at approx. 7:00 p.m., on Friday, May 3, 2019, a public hearing to receive public comment regarding a Conditional Use Permit for XLR8 Motors, Located at 2600 S. Hwy 89, Applicant Aaron Lee, Property Owner Brett Reeder. Any individual requiring auxiliary services should contact the City offices at least 3 days in advance (1-435-723-6461). For other questions, please contact Susan K Obray, City Recorder.

Please publish April 17, 2019

# PERRY CITY

3005 SOUTH 1200 WEST • PERRY, UTAH 84302  
OFFICE • (435) 723-6461  
FAX • (435) 723-8584

April 15, 2019

**Re: Notice of Planning Commission Public Hearing on May 3, 2019:  
Application for a Conditional Use Permit for a Commercial Business License for  
XLR8 Motors, Located at 2600 South Hwy 89, Applicant, Aaron Lee, Property Owner,  
Brett Reeder**

Dear Property Owner:

As required by ordinance, you and all other property owners within 300 feet are being notified regarding a pending application for a Conditional Use Permit for a commercial business.

Applicant: Aaron Lee, property owner, Brett Reeder. Located at 2600 South Hwy 89 Perry, Utah 84302, which is located in close geographic proximity to your land. Interested persons are invited to attend the upcoming Planning Commission Meeting and give public comment during the public hearing. The public hearing will be held in conjunction with the regular Perry City Planning Commission meeting, which starts at 7:00 p.m. on Friday, May 3, 2019. A final recommendation by the Planning Commission regarding this application will most likely occur during this meeting.

Any individual requiring auxiliary services should contact the City Offices at least 3 days in advance (1-435-723-6461). Feel free to contact our planning staff or office staff should you have any questions.

Sincerely,

Susan K. Obray  
Perry City Recorder



## Conditional Use Permit Application

**\*All sections of this application must be complete and fees paid upon submittal or application will be deemed incomplete.**

Project Title: XLR8 Motors Address of Property: 2600 S HWY 89 Perry UT 84302

TaxID/Parcel Number: 02-028-0069 Current Zoning: Commercial

Existing Use of Property: Vacant Proposed Use Of Property: Auto Dealer

Project Description (attache furether descriptions and plans as necessary):

Cars will be parked in existing garage spaces

Name(s) of Applicant(s) or Authorized Agent(s): Aaron Lee, Trent Allsup

Mailing Address: 582 W 3900 N City, State, Zip: Pleasant View UT 84414

Phone: 801-668-5713 Fax: none Email: aaronrlee@gmail.com

Name(s) of Property Owner(s) if other than applicant (include a notarized affidavit from the property owner acknowledging authorization to make this application) : Brett Reeder

Mailing Address: 20 w 400 n City, State, Zip: Brigham City, UT, 84302

Phone: 435-720-3440 Fax: none Email: rctowinginc@msn.com

Name of Architect/Engineer: \_\_\_\_\_ Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

### Applicant Certification:

I certify under penalty or perjury that this application and all inforation submitted as a part of this application is true, complete, and accurate to the best of my knowledge. I also acknowledge that I have reviewed the Perry City Code regarding this application and that items and checklists contained in this application are basic and minimum requirements only and that the other requirements may be imposed that are unique to individual projects or uses. I agree also to comply with any and all applicable City Ordinances in effect at this time. Should any of the information or representations submitted in connection with this application be incorrect or untrue , I undertand that Perry City may rescind any apporoval, or take any other legal or appropriate action. I also agree to allow the Staff or apppointed agent(s) of the City to enter the subject property to make any necessary inspections thereof. I also understand the property owner or the authorized agent will be billed for engineering fees in excess of one hour and will be resposnible for repayment of those fees.

Signature: *Aaron Lee* Date: 4/09/2019

**Please note: Attendance at Planning Commission is required by the applicant or a representative. It is the applicant's responsibility to call for meeting dates and times.**

### Office Use Only

Application# \_\_\_\_\_ Application Fee \$ \_\_\_\_\_ Date Received \_\_\_\_\_ PC Mtg \_\_\_\_\_ Receipt# \_\_\_\_\_

## XLR8 MOTORS

Permit/License #

04/09/2019 - 12/31/2019

1992443

### Business License

Reference Number

General

697464b0-5aef-11e9-94b6-df20f104debd

Application Status

Status

New

Active

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## Application Review Status

Pre-Review

Reviewing

Date Submitted

Final-Review

Not Reviewed

04/09/2019

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## Fees

Automotive Fee

\$34.00

**Total Fees**

**\$34.00**

**Amount Paid**

**\$0.00**

## Payments

There are no payments

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## Application Form Data

(Empty fields are not included)

Applicant First Name

Aaron

Applicant Last Name

Lee

Applicant Email

aaronrlee@gmail.com

Applicant Phone Number

(801) 668-5713

Is the Applicant the Property Owner?

No

Business Name

XLR8 MOTORS

Business Type

Automotive

Ownership Entity

**Partnership**

Business Phone

**(801) 668-5713**

Business Address (Street)

**2600 S Highway 89**

City

**Perry**

State

**UT**

Zip

**84302**

What classification of property is this?

**Commercial**

Property Serial #

**02-028-0069**

Sales Tax #

**83-3037920**

State Entity Registration #

**11119811-0180**

Describe Business

**Car Dealership**

Business Website Address

**None**

Please upload professional licensing/certification

 **commerce7164601933971675896.pdf**

Is there alcohol sales on the premises?

**No**

Type of Business

**New**

Property Owner's First Name

**Brett**

Property Owner's Last Name

**Reeder**

Property Owner's Email  
**rctowinginc@msn.com**

Property Owner's Phone  
**(435) 720-3440**

Mailing Address (Street)  
**582 w 3900 n**

City  
**Pleasant View**

State  
**UT**

Zip  
**84414**

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## Internal Notes

04/09/2019 12:59 pm - Robert Barnhill

The applicant has indicated the following via email: It is for an auto dealer. The cars will be kept inside the garages there will not be any public or employees there will be a banner attached to the building 3 vehicles max will be there A banner sign will not be permitted.

April 23, 2019

To whom it may concern:

My name is Brett Reeder I am the property owner for parcel 02-028-0069, 2600 South Hwy 89 in Perry. XLRs Motors, owner, Aaron Lee would like to sell cars and have a business on my property. This letter is to inform Perry City that I give him permission to use my property for his business.

Sincerely,

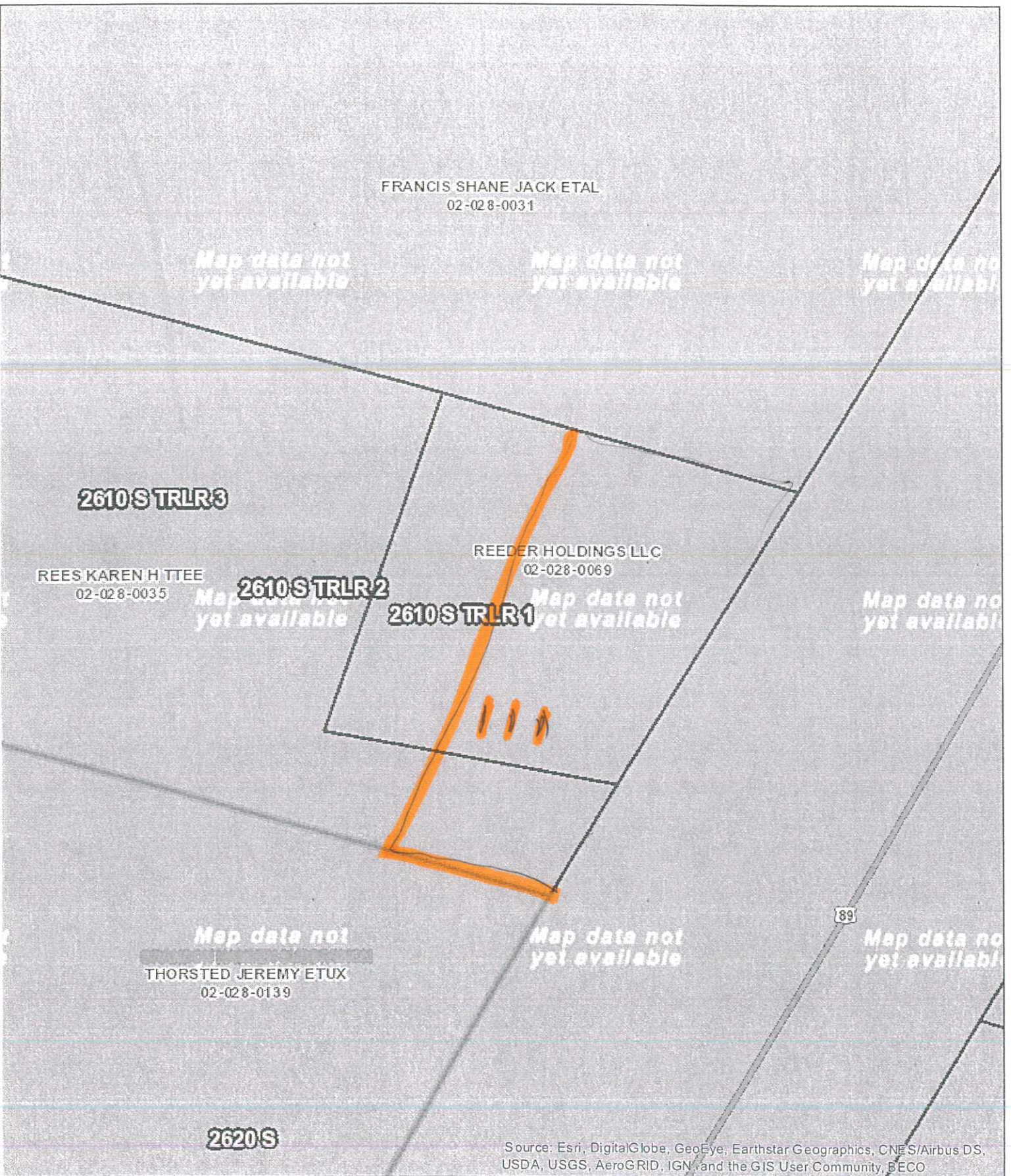
Brett Reeder



4-23-19



# Box Elder County Web Map



1:564



Box Elder County

• Mile Markers



Cities

Freeway Exits

- [Searching](#)
  - [Document Search](#)
  - [Property Search](#)
- [Report](#)
- [Help](#)
- [About](#)
- [GIS Web Map](#)
- [Treasurer's Tax Info](#)
- [Return to Box Elder County Website](#)
- [Logout Public Web](#)

**Account R0036220**

Location

Acres 0.06

Parcel Number 02-028-0069

Account Number R0036220

Tax District 157 - BE CO/PERRY FLD CONTR/DRAIN

HouseNumber 2610

StreetName S HWY 89

**Parcels**

OwnerName REEDER HOLDINGS LLC

Legal BEG AT A PT LOC S 1375 FT & N 75\* 53' W 615 FT & N 15\*53'E 132 FT & S 74\*53'E 430 FT M/L FRM NE COR OF NW/4 OF SEC 2, TWP 8N, R 2W, SLM, (SD POB BEING ON NWLY SIDE OF U.S. HWY 89-91 & SE COR OF LISLE LARSEN TRACT) TH SWLY ALG SD NWLY LINE OF HWY 102 FT, TH N 75\*53' W 50 FT, TH N 15\*52'E 99 FT M/L TO A PT N 73\* 53' W OF BEG, S 74\*53'E 75 FT M/L TO POB. CONTG .06 ACRE M/L.

Transfers

Owner

Owner Name REEDER HOLDINGS LLC

Owner Address 205 W 1000 N  
BRIGHAM CITY, UT 84302

Value

|                 |                         |
|-----------------|-------------------------|
| Actual (2018)   | \$38,900                |
| Primary Taxable | \$38,900                |
| Tax Area: 157   | Tax Rate: 0.013259      |
| Type            | Actual Assessed Acres   |
| Improvement     | \$19,500 \$19,500 0.000 |
| Land            | \$19,400 \$19,400 0.060 |

**Doc Description**

Ownership Maps

Ownership Maps

WARRANTY DEED

WARRANTY DEED

WARRANTY DEED

WARRANTY DEED

WARRANTY DEED



## SITE PLAN REVIEW APPLICATION

Perry City  
3005 S 1200 W  
435-723-6461

DATE: 4-01-19 \$50 FEE PAID: 4-2-19 20

NAME OF DEVELOPMENT: ALPINE GARDENS

ADDRESS OF DEVELOPMENT: 1810 South Hwy 89

APPLICANT'S NAME: Allied Electric Sign & Awnings

APPLICANT'S ADDRESS: 2924 PENNSYLVANIA AVE Ogden UT 84401

CONTACT PERSON: Jay Bingham

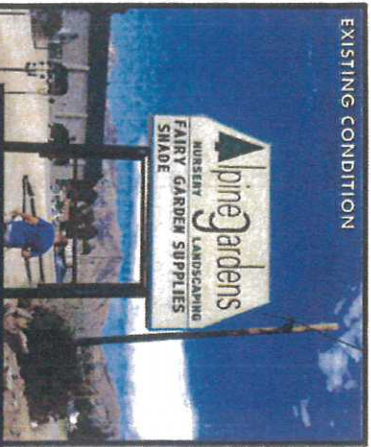
CONTACT PERSON'S PHONE: 801-409-1185

PLEASE ATTACH LEGIBLE PLANS SHOWING COMPLIANCE WITH RELEVANT CITY CODES AND STANDARDS AND THE FOLLOWING APPLICABLE INFORMATION.

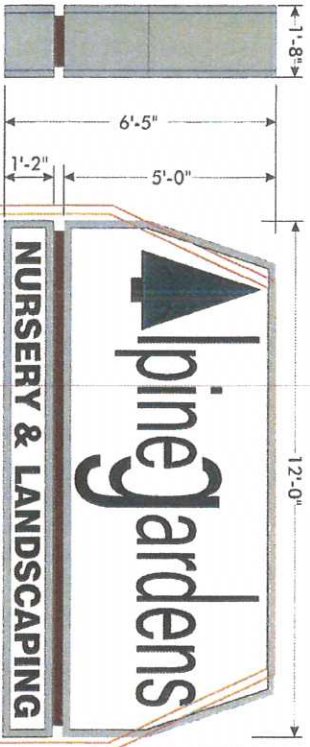
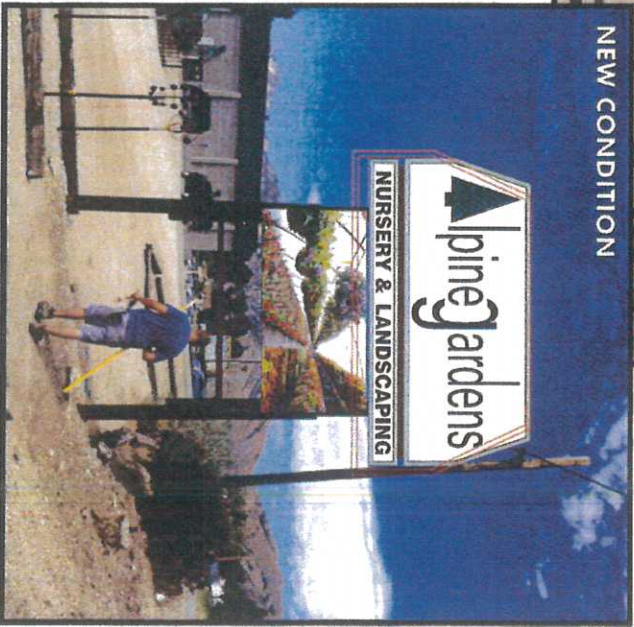
1. Existing and proposed contours at two-foot intervals.
2. Location of main and accessory buildings on the site and in relation to one another.
3. Height, bulk and character of building(s).
4. Off-site parking area(s) and striping patterns.
5. Traffic circulation features within the site.
6. All driveways.
7. Provisions for open space on site.
8. Signage plan.
9. Landscape plan.
10. Fencing.
11. Drainage flows and structures.
12. Location of all existing and proposed utility lines.
13. Vicinity of the site.
14. Property ownership and surrounding property owners.
15. Existing zoning classification(s).
16. Existing surrounding land uses.

Applicant's Signature \_\_\_\_\_ Date: \_\_\_\_\_

EXISTING CONDITION



NEW CONDITION



CONCEPT

LAYOUT (SIGNAGE = 110.16 TOTAL SQ. FT.)  
SCALE: 3/8" = 1'-0"

### SPECIFICATIONS

|                                                                                                                                                                                                       |                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| REMOVE: EXISTING SIGN CABINET.<br>MFR/INST: (1) ILLUMINATED D/F SIGN DISPLAY FOR EXISTING<br>SUPPORT STRUCTURE WITH D/F E.M.C. DISPLAY.                                                               |                                                                     |
| CABINET: ALUMINUM FRAME WITH ALUMINUM SKIN AND<br>REINFORCED PAINTED P1.<br>FACES: WHITE PLEX WITH FIRST SURFACE V1, V2.<br>ILLUMINATION: INTERNAL: WHITE LED'S (UL).<br>REVEAL: ALUMINUM PAINTED P2. |                                                                     |
| EMC: PIXEL: 20mm / MATRIX: 64 X 120 / RGB / RF COMMUNICATION,<br>ACTUAL MESSAGE CENTER RESOLUTION WILL VARY BY VIEWING DISTANCE.                                                                      |                                                                     |
| <b>PAINT SCHEDULE</b><br>P1: TO MATCH BUILDING.<br>P2: PMS 469 C.                                                                                                                                     | <b>VINYL SCHEDULE</b><br>V1: HOLLY GREEN 230-76<br>V2: BLACK 230-22 |

Utah Contractors: 373809-5501 • Nevada: 60486 • Colorado: 23778 • Idaho: RCE-29969

**ALLIED ELECTRIC SIGN**

2924 Pennsylvania Avenue  
(801) 621-4612  
WWW.ALLIED-SIGN.COM

OCDEN:

DRAWING STEPS:  
☐ CONCEPT  
☐ ESTIMATING  
☐ PERMIT/LANDLORD  
☐ PRODUCTION

DESIGNED BY: PERMIT UT  
DATE: 8-31-16

CLIENT: ALPINE GARDENS  
ADDRESS: 1810 S. HWY 89  
CITY: PERRY UT  
DATE: 8-31-16

SALES APPROVAL:  
DESIGNED BY: J.B.  
SALES: J.B.  
FILE: 0000 121-15

CUSTOMER APPROVAL:

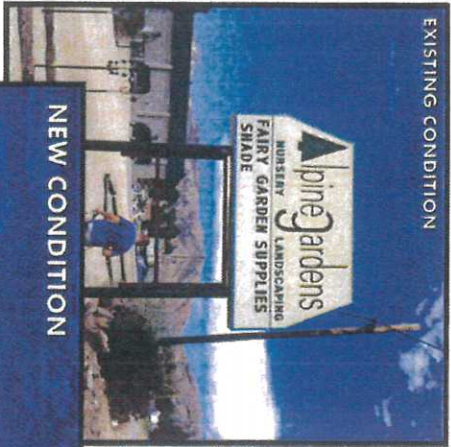
SALT LAKE CITY: 1920 S 900 W 84104 • (801) 972-5503

UTAH COUNTY: 1852 N. Parkway Court, Springville, UT 84663 • (801) 489-3645

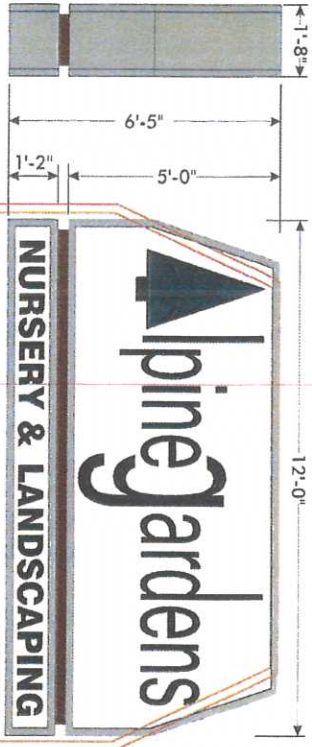
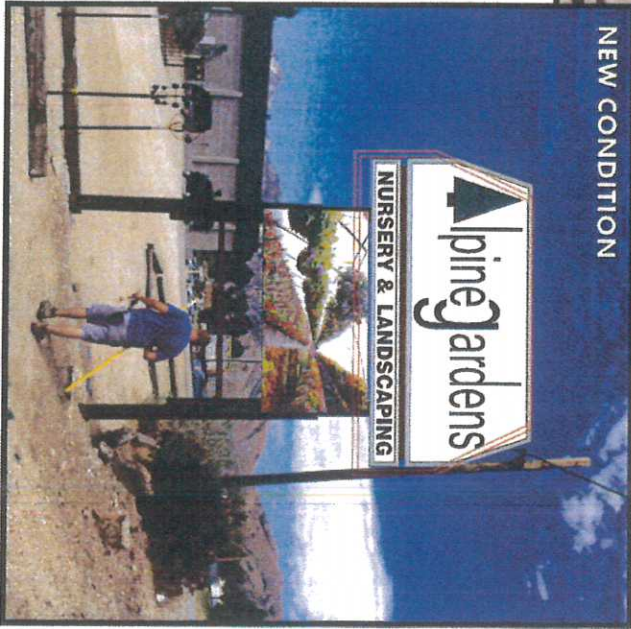




EXISTING CONDITION



NEW CONDITION



LAYOUT (SIGNAGE = 110.16 TOTAL SQ. FT.)

SCALE: 3/8" = 1'-0"

### SPECIFICATIONS

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| <p><b>REMOVE: EXISTING SIGN CABINET.</b></p> <p><b>MFR/INST: (1) ILLUMINATED D/F SIGN DISPLAY FOR EXISTING SUPPORT STRUCTURE WITH D/F E.M.C. DISPLAY.</b></p> <p><b>CABINET: ALUMINUM FRAME WITH ALUMINUM SKIN AND RETAINERS PAINTED P1.</b></p> <p><b>FACES: WHITE PLEX WITH FIRST SURFACE V1, V2.</b></p> <p><b>ILLUMINATION: INTERNAL: WHITE LEDS (UL).</b></p> <p><b>REVEAL: ALUMINUM PAINTED P2.</b></p> <p><b>EMC: PIXEL: 20mm / MATRIX: 64 X 120 / RGB / RF COMMUNICATION</b></p> <p><b>ACTUAL MESSAGE CENTER RESOLUTION WILL VARY BY VIEWING DISTANCE.</b></p> |                                                                                    |
| <p><b>PAINT SCHEDULE</b></p> <p>P1: TO MATCH BUILDING.</p> <p>P2: PMS 469 C.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p><b>VINYL SCHEDULE</b></p> <p>V1: HOLLY GREEN 230-76</p> <p>V2: BLACK 230-22</p> |



OGDEN:  
2924 Pennsylvania Avenue  
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WWW.ALLIED-SIGN.COM

**DRAWING STEPS**

☐ DESIGN  
☐ ESTIMATING  
☐ FABRICATING  
☐ REPAIR/MAINTENANCE  
☐ PRODUCTION

**REVISIONS**

DATE: 8-31-16

**CLIENT: ALPINE GARDENS**

Address: 1810 S HWY 89  
PERKY UT

**SALES APPROVAL:**

Designer: JB  
Sales: JB  
File: 2016.12.19

**CUSTOMER APPROVAL:**

SALT LAKE CITY: 1920 S 900 W 84104 • (801) 972-5503

UTAH COUNTY: 1852 N Parkway Court, Springville, UT 84663 • (801) 489-3645

