

May 13, 2019
Planning Commission Regular Meeting Minutes
3005 South 1200 West Perry UT 84302
6:05 p.m.

Commissioners Present: Vice Chairman Michelle Drago, Commissioner Tresa Peterson, Commissioner Nicole Butler and Commissioner Jan Kerr

Commissioners Excused- Chairman Stuart Grover

City Staff Present: Bob Barnhill: City Planner

Others Present: Justin James

1. Amendment to the Multiple Use Zone

The Commission and Staff reviewed the number of allowable units versus lot size. They further discussed and clarified details regarding this zone (parking, right-of-way, fencing, landscaping, open-space, setbacks, enclosed dumpsters, etc.).

The Commission and Staff discussed and clarified what is enforceable by code regarding the above-discussed details.

The Commission and Staff discussed and clarified the desired esthetics of multi-family dwellings and allowable density for multi-family dwellings.

Justin James inquired about the current zone requirements of the R1 and R2 zone.

Bob Barnhill clarified the current requirements for these zones in City Codes. He explained the City is seeking to consolidate some of the zones that have redundancies.

Commissioner Butler reviewed her draft of this updated zone, based on what has been discussed at this meeting.

The Commission and Staff further discussed and clarified details for this zone, they felt to be in the best interest of the City.

MOTION: Commissioner Butler made a motion to recommend approval to the City Council, an amendment to City Code to allow multi-family attached dwelling units within permitted zones of the city under the following conditions: There shall be no more than 40 multi-family attached dwelling units within a quarter mile in any direction (including the proposed units) and one unit inside the NC2 or NC3 zone shall be counted as a half unit. All such developments shall abide by setbacks of 20 ft. on the front and 8 ft. on the sides and back, except in cases where the development plans for parking. All corner lots shall be by design review, and the Land Use Chart will be updated to reflect the permitted zones, and the differences between 2, 3, 4, and 5+ unit developments. All dumpsters shall be enclosed, and landscaping will be against the frontage of the development with parking in the rear. All of which will be contingent upon final review of this Commission of the proposed code, as written by Bob Barnhill and distributed soon. Commissioner Kerr seconded the motion.

DISCUSSION: The Commission and Staff further discussed and clarified what they wanted included in the motion.

AMENDED MOTION: Commissioner Butler amended her motion to include repealing section 152340.1, which details a larger buffer than is necessary for these developments. Commissioner Kerr seconded the motion.

ROLL CALL VOTE:

Commissioner Kerr, Yes
Commissioner Drago, Yes
Commissioner Butler, Yes

Commissioner Peterson, Yes

Motion Approved : Yes 4, No 0

2. Requested zone change from applicant Justin James from NC2 to R2

Vice Chairman Drago stated she felt with the prior amendment there is really no reason to do the zone change because what the applicant is seeking to do will be allowable [per City Council approval].

The Commission and Staff discussed if it would be better to table, approve, or deny this item based on the City Council approving the above amendment.

Commissioner Peterson noted that the R2 zone no longer exists in the City zoning, so she would recommend denying this item but is also okay with tabling it.

MOTION: Commissioner Peterson recommends to the City Council denial of this application based upon the approval of the proposed code amendment from the Planning Commission, which if approved would negate the need for the rezone. Commissioner Butler seconded the motion.

ROLL CALL VOTE:

Commissioner Kerr, Yes
Commissioner Drago, Yes
Commissioner Butler, Yes

Commissioner Peterson, Yes

Motion Approved : Yes 4, No 0

3. Approval of the Minutes

- April 4th, 2019 Regular Meeting Minutes
- April 18th, 2019 Work Session Minutes

MOTION: Commissioner Peterson made a motion to approve the April 4, 2019 Regular Meeting Minutes and the April 18th, 2019 Work Session Minutes. Commissioner Kerr seconded the motion.

AMENDED MOTION: Commissioner Peterson made a motion to approve the April 4, 2019 Regular Meeting Minutes and the April 18th, 2019 Work Session Minutes with the correction of the date on the top of the minutes. Commissioner Kerr seconded the motion.

ROLL CALL VOTE:

Commissioner Kerr, Yes
Commissioner Drago, Yes
Commissioner Butler, Yes

Commissioner Peterson, Yes

Motion Approved : Yes 4, No 0

4. General Plan

The Commission agreed to meet on June 10 to have a work session regarding the General Plan.

Nicole Butler reviewed what happened at the last City Council meeting with the Commission.

Mr. Barnhill stated the idea of reviewing City Codes regarding livestock in the future. The Commission agreed to this.

5. **Adjournment**

Commissioner Kerr motioned to adjourn the meeting. All Commissioners were in favor to adjourn the meeting.