

PERRY CITY PLANNING COMMISSION

REGULAR MEETING AGENDA

March 5, 2020
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**-Marcus Wager
- B. Pledge of Allegiance to the U.S.A.**-Tresa Peterson
- C. Declare Conflicts of Interest, If any**

2. Action Items

- A. Public Hearing for Zone Change Application from RE1/2 to Commercial.**
Location: 1495 West 2950 South. Parcel: 02-034-0097, Applicant: James Keller.
- B. Subdivision Amendment and Lot Line Adjustment for the Point Perry Subdivision.**
Location: 1685 W 1100 S Parcel #03-236-0035 and 03-155-0057.
- C. Preliminary Application for Perry Canyon Subdivision Phase 1-1st Amendment,**
Applicant Rick Scadden, Location: 143 West 1550 South.
- D. Concept Application for the Neff Townhomes, Applicant Marv Neff, Location:**
Approximately 1850 S Hwy 89; Parcel #03-159-0016-0201.
- E. Final Application for the Orchard Hill Subdivision, Location: Approximately 2800 S Hwy 89; Parcel # 02-029-0026, 02-029-0025, and 02-028-0058, Applicant:**
JJTL Properties LLC.
- F. Ordinance 20-D amending Title 15 of the Perry Municipal Code regarding design standards, multi-family dwelling units, and apartments.**

3. Administrative Items

- A. February 5, 2020 Work Session Meeting Minutes**
- B. February 5, 2020 Regular Meeting Minutes**
- C. Report from Commissioner regarding last Council Meeting.**
- D. Make Assignments for Representative to Attend City Council Meetings.**
(March 12, 2020 and March 26, 2020)

4. Discussion

- A. Subdivision Ordinance**
- B. Future Projects**
- C. Report on past-approved Planning Commission Agenda Items.**

5. Training

- A. Staff**

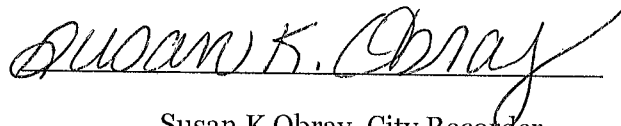
6. Review Next Agenda and Adjourn

- A. Items for April agenda (next meeting April 2, 2020)**

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; Box Elder News Journal; Perry City Website; and State Website; on this 27th day of February 2020. Any individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461).

A handwritten signature in black ink, reading "Susan K. O'Bray", written over a horizontal line.

Susan K O'bray, City Recorder

Rules for Public Hearings:

- (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.

NOTICE OF PUBLIC HEARINGS PERRY CITY PLANNING COMMISSION

Notice is hereby given that on March 5, 2020 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. Parcel No.02-034-0097 from RE1/2 (Rural Residential ½-acre minimum lot) to C (Commercial). Approximately 1495 West 2950 South in Perry. Applicant: James Keller. 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. Obray, City Recorder.

Please publish on February 19, 2020

Perry City Community Development

Printed: 01/21/2020

James Keller

Permit/License #

01/21/2020 - 01/20/2021

0682457

Zone Change Application

Reference Number

Zone Change

a502cc90-3c91-11ea-b2ed-fb79f88d11f4

Application Status

Status

New

Active

Application Review Status

Pre-Review Not Reviewed

Date Submitted

Final-Review Not Reviewed

01/21/2020

Fees

Zone Change \$400.00

Total Fees \$400.00

Amount Paid \$0.00

Payments

There are no payments

Application Form Data

(Empty fields are not included)

Name

James Keller

Phone Number

(801) 430-1101

Email

sunnyoffroad@hotmail.com

Mailing Address

768 w 2900 s Perry, Utah 84302

Interest in Property

Owner

Property Address

1495 W 2950 S

Property Serial #

020340097

Current Zoning Designation

R^E_{1/2}

Proposed Zoning Designation

commercial

Purpose of Request

current zoning will not allow further development of property needed for current use.

Conformance with the Perry City General Plan

Property has been in commercial use since 1918. It was originally used as a hub for loading rail cars and produce manufacturing. Property has a cell tower and an 8000 square foot building that is currently being used for commercial purposes.

Staff Report

March 5, 2020

Perry City Planning Commission



Zone Change Request, RE ½ to Commercial – James Keller, located at 1495 W 2950 S

Summary

The property is approximately 2 acres and is located on 2950 S adjacent to the railroad tracks. The property was used historically as a cannery and has continued in commercial use. It is likely that the current business is a legal non-conforming use. A non-conforming use is permitted to continue operations, but is not permitted to expand its operations/impact on the property. Commercial zoning would allow expansion and development of commercial uses on the property. The applicant has stated he would like this zone change to allow further development of the property.

The property is zoned RE1/2. Other nearby zoning includes RE1/2, R1, M/I, and AL. The surrounding uses are residential and agricultural. It may be worth noting that UTA and the Division of Water Resources would like to purchase this property as right of way for a transit corridor and water line.

Conformance to General Plan

The Future Land Use Map in the General Plan shows this property, and other properties east of the tracks to be residential. The properties west of the tracks are shown as agricultural.

Considerations and Recommendations

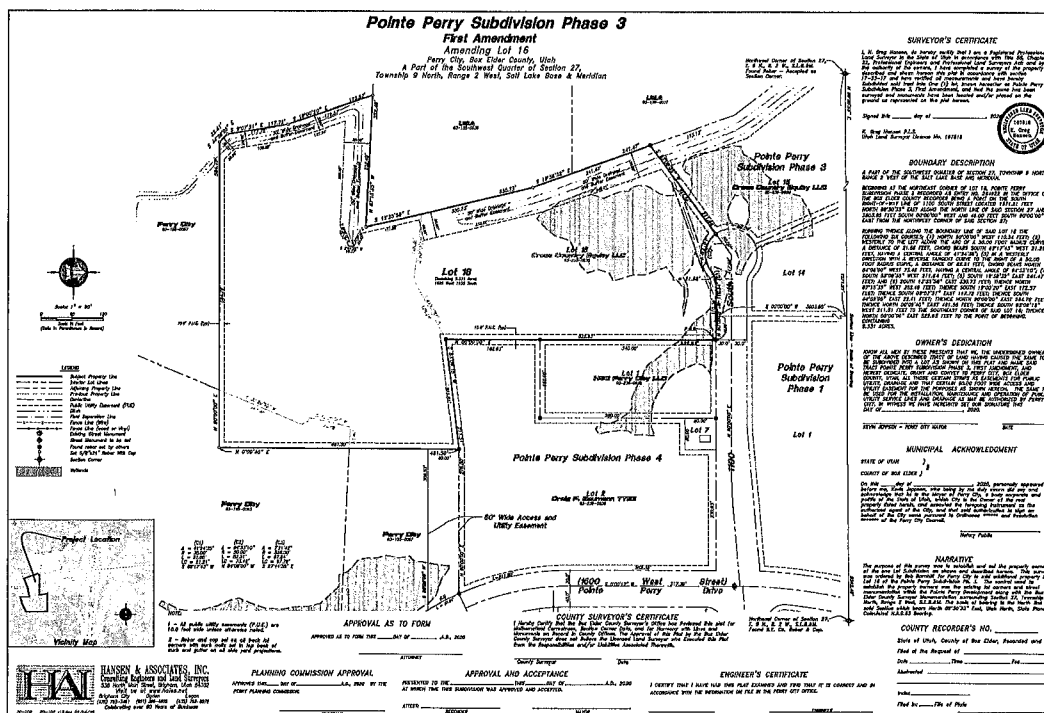
As a legislative item Planning Commission can take any information or opinion into consideration when making a recommendation on this zone change.

This area has been transitioning to be residential in nature. It does not appear that this request is directly supported in the General Plan. Consideration should be given to the precedent set by the decision on this application as neighboring property owners may look to this decision for an expectation of what zoning could be allowed on other properties in this area.





Perry City Planning Commission



APPLICATION FOR SUBDIVISION DEVELOPMENT

STAFF ONLY	Date Application Received:	Application Received By:
Concept Fee Amount:	Date Fee Received	Fee Received By:
Preliminary Fee: <u>1,000</u>	Date Fee Received <u>2-13-2020</u>	Fee Received By: <u>RO</u>
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)

RICK SCADDEN - BLOX DEVELOPMENT

Name (First and Last)

801-725-0789

Phone Number

801-317-2383

Fax Number

rickscadden@gmail.com

Email

118 E LOMOND VIEW DR

Address

NORTH OGDEN, UT

City

84414

Zip Code

Authorized Agent Information (Contact Person)

Name (First and Last)

Phone Number

Fax Number

Email

Address

City

Zip Code

Engineer / Surveyor

LANDMARK SURVEY ERNEST ROWLEY

Name (First and Last)

Company Name

801-731-4075

Phone Number

Fax Number

ernest@landmarksurveyutah.com

Email

4646 SO 3500 W #A-3

Address

WEST HAVEN, UT

City

84401

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.

RICK SCADDEN

Applicant Signature (or Authorized Representative)

2 / 13 / 20

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.

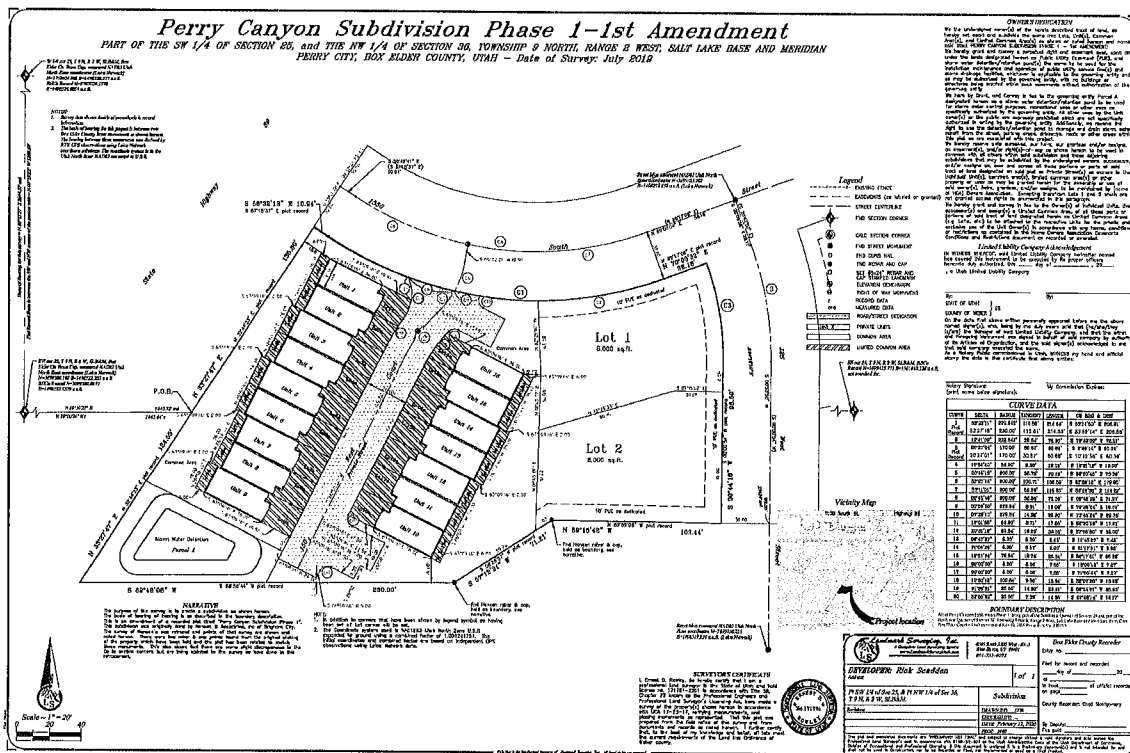
See Perry Municipal Code 42.07, 43.04.030, 43.04.035, Title 52 and Title 54.

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

Perry City Planning Commission



Additional information and reviews are needed.



APPLICATION FOR SUBDIVISION DEVELOPMENT

STAFF ONLY	Date Application Received:	Application Received By:
Concept Fee Amount: <u>✓ \$50</u>	Date Fee Received: <u>2/14/2020</u>	Fee Received By: <u>B. Barnhill</u>
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)

Mary Neff
Name (First and Last)

435-730-0787 Phone Number Willard City maryneff@gmail.com Email

325 N 200 W Address 84340 Zip Code

Authorized Agent Information (Contact Person)

Brian Neff
Name (First and Last)

801-648-5640 Phone Number Willard City bneff@gmail.com Email

325 N 200 W Address 84340 Zip Code

Engineer / Surveyor

Jim Flint
Name (First and Last)

435-723-3491 Phone Number Hanson + Associates. Company Name

Address City Zip Code

APPLICANT SIGNATURE

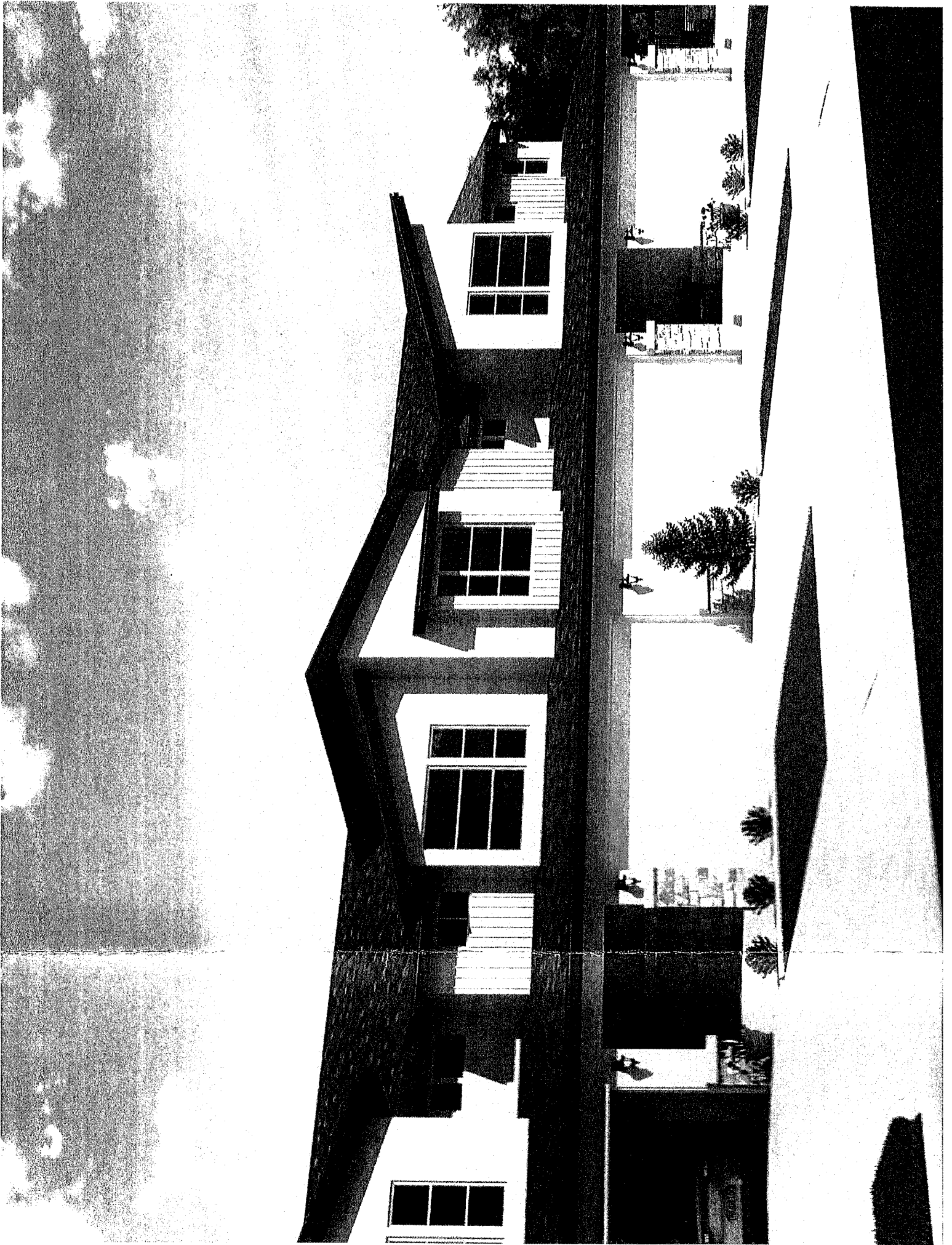
I hereby certify that all information provided herein is true and correct. I understand and agree to comply with the rules listed below.

Brian Neff Applicant Signature (or Authorized Representative) 2 / 14 / 2020 Date

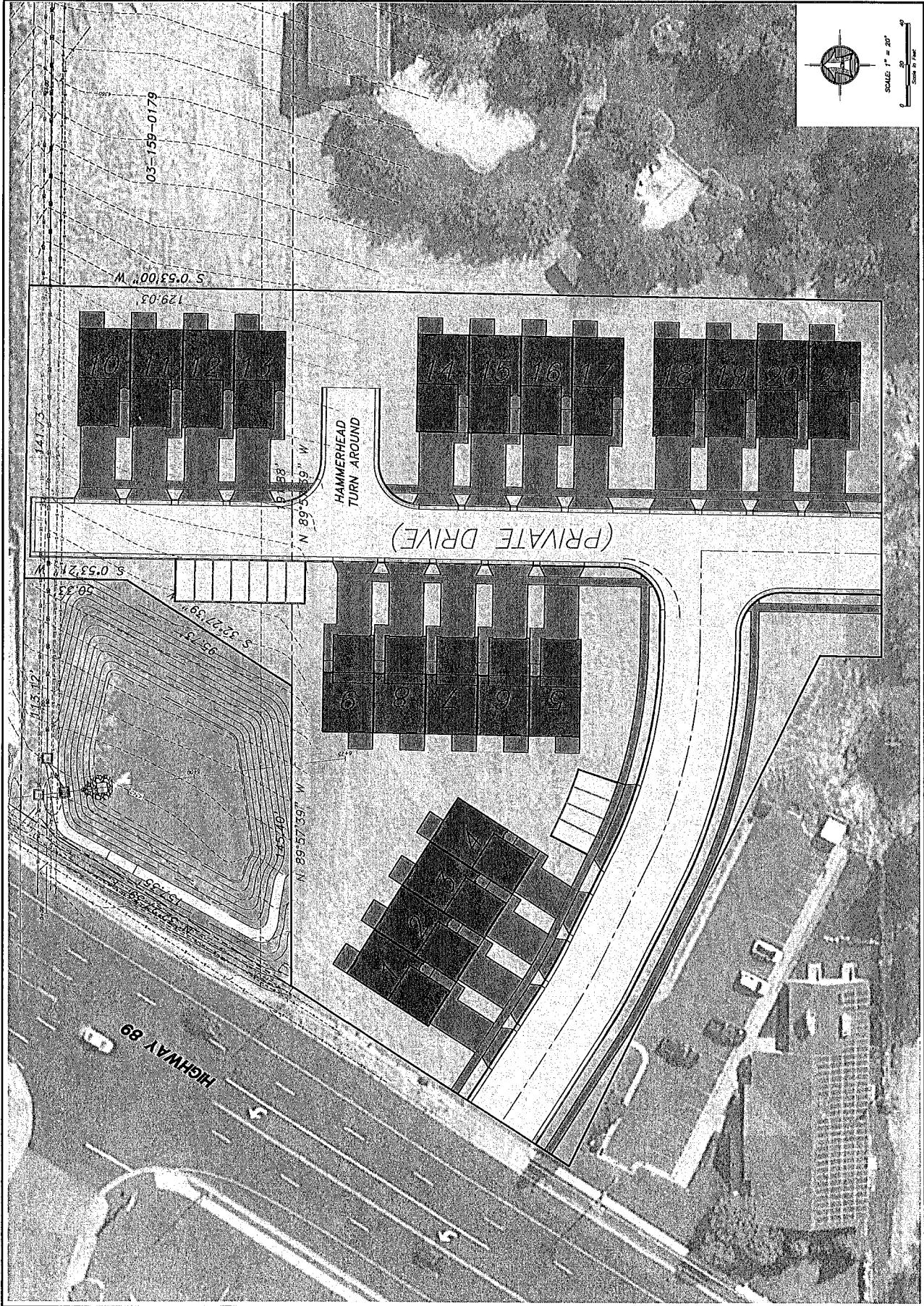
- (1) All sections of this application must be complete and will not be reviewed until fees have been received.
- (2) The payment of fees does not guarantee a certain result and fees are not refunded due to the lack of favorable results.
- (3) Complete documentation must be submitted to the City 14 days 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: 03-159-0016, 0201



NEFF TOWNHOMES PLAN AND PROFILE FOR OPTION - 3		A Part of the Southeast Quarter of Section 2 Township 10 North, Range 2 West, S10.R.4W.																		
Drawn By: <u>HLJ</u> Date: <u>02/19/20</u> Checked By: _____ Approved By: _____ Survey: <u>1" = 20'</u> Showing File: <u>20-5-5-PR V16.DWG</u> JOB NUMBER: <u>20-5-5</u>	 HANSEN & ASSOCIATES, INC. Consulting Engineers and Land Surveyors 539 North Main Street, Brigham, Utah 84302 (435) 753-3461 (cell) 353-4995 (fax) 753-8272 Equal Opportunity Employer	Revision <table border="1"> <tr><td>No.</td><td>Date</td><td>By</td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	No.	Date	By															
No.	Date	By																		



Staff Report

March 5, 2020

Perry City Planning Commission



Conceptual Subdivision – Marv Neff, located at approximately 1850 S Hwy 89

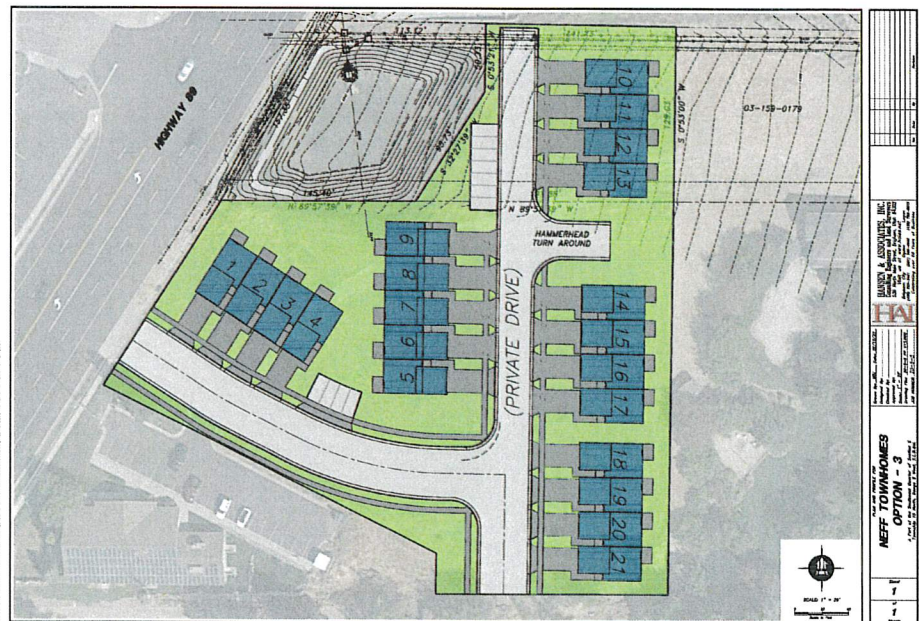
Summary

The applicant has submitted an application for a Concept Review of an 21 lot townhome subdivision. The Concept Application is not a required land use approval, but allows the applicant to receive feedback from the staff and the Planning Commission.

The development covers two properties totaling approximately 2.6 acres and is zoned NC2 and R1A. It is located adjacent to the highway and 1550 S with residential and commercial areas around it. It appears that utilities are available to the site.

Code Compliance

Our density map allows for 22 multi-family units in this area. The back corner of the property, which is zoned R1A will need a zone change. UDOT approval will be needed to create a public street coming off of the highway. We have not yet received formal review comments from our engineer.



Comments to the applicant regarding how to implement our new design standards would be helpful, especially considering the unique arrangement of the units next to the highway.

Considerations and Recommendations

Conceptually, it appears this project is feasible with a zone change on a portion of the property. If there are specific concerns or points of information the Commission would like to see with the next application, it is recommended to make this clear to the applicant as part of your motion on this item.

1 February 6, 2020
2 Planning Commission Work Session Meeting
3 3005 South 1200 West Perry UT 84302
4 6:06 p.m.
5
6

7 **Commissioners Present:** Chairman Michelle Drago, Vice Chairman Jan Kerr, Commissioner Marcus Wager
8 and Commissioner Julie Jones
9

10
11 **City Staff Present:** Bob Barnhill: City Planner
12

13
14 **Others Present:**
15

16 **1. Design Standards for Multi-Family**

17 Mr. Barnhill reviewed the feedback he received from Bill Morris (City Attorney) regarding utilizing sub
18 zoning in the design standards.
19

20 Mr. Barnhill reviewed and clarified some options of the organization of the design standards and the
21 pros and cons of each option.
22

23 The Commission and Staff discussed and clarified the definitions and language in some of the esthetic
24 requirements of the main and accessory buildings.
25

26 The Commission and Staff discussed and clarified the requirements for landscaping and what would
27 be appropriate in enforcing them.
28

29 The Commission and Staff discussed how involved the City should be in the enforcement of
30 maintenance of the landscaping after the development is completed.
31

32 The Commission and Staff discussed the options of either adding more parking standards or simply
33 referencing the already existing standards.
34

35 The Commission and Staff discussed and clarified the requirements for sidewalks.
36

37 The Commission and Staff discussed the current imagining and if they appropriately portray the
38 desired requirements.
39

40 The Commission and Staff agreed to have this item listed for discussion/action at the next regular
41 meeting.
42

43 **2. Discussion on the Perry City Land Use Chart**

44 Mr. Barnhill explained the need to possibly look at the Land Use Chart because he is receiving
45 business licenses for businesses which are not currently addressed (massage therapy, hair salon, etc.)
46 He said the City Attorney stated they could put these under professional office, but it would be best
47 to add line items regarding specific businesses.
48

49 The Commission and Staff discussed the option of adding a definition to the professional office so
50 that it would incorporate several different types of businesses.
51

52 The Commission and Staff discussed and clarified what should be included in the definition to be
53 inclusive of retail and businesses providing services.
54

The Commission and Staff discussed utilizing the name personal services to include the hair salon and massage therapy.

The Commission and Staff agreed to look at the Land Use Chart after they completed the design standards for multifamily housing.

2. Adjournment

All Commissioners were in favor to adjourn the meeting.

DRAFT