

PERRY CITY PLANNING COMMISSION

REGULAR MEETING AGENDA

July 2, 2020

7:00 pm regular meeting

3005 S 1200 W Perry, UT

This is an "Electronic Meeting" Web/Teleconferencing will be used to participate go to www.perrycity.org for meeting access instructions.

The Perry City Planning Commission will hold an electronic meeting on the Thursday identified above, starting at approximately 7:00 PM, via web/teleconference. Go to perrycity.org for meeting access instructions. 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. Public Hearings

A. Public Hearing amending Title 15 of the Perry Municipal Code regarding Auction Establishments.

B. Public Hearing amending Title 15 of the Perry Municipal Code regarding Accessory Dwelling Units.

C. Public Hearing amending Chicken/Urban Livestock Ordinance.

3. Action Items

A. Amending Title 15 of the Perry Municipal Code regarding Auction Establishments.

B. Amending Title 15 of the Perry Municipal Code regarding Accessory Dwelling Units.

C. Amending Chicken/Urban Livestock Ordinance.

D. Final application for Mount Pleasant Estates Phase 2. Location 2045 South 150 West, #03-159-0026. Applicant Bryan Loveless.

E. Amendment for Davis Creek Estates. Location 2200 South Hwy 89. Applicant Blake Hazen.

4. Discussion Items

A. Code Amendments & Projects

5. Approval of the Minutes

A. June 4, 2020 Regular Meeting Minutes

6. Discussion

A. Future Projects

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

C. Report from Commissioner regarding last Council Meeting.

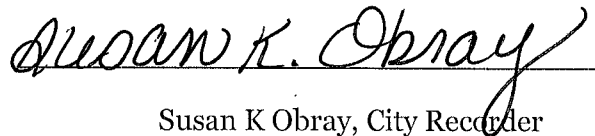
D. Make Assignments for Representative to Attend City Council Meetings.

(July 9, 2020 and July 23, 2020, these will be Electronic Meetings)

7. **Training**
 - A. Staff
8. **Review Next Agenda and Adjourn**
 - A. Items for August agenda (next meeting August 6, 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 26th day of June 2020. Any individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461).


Susan K Obray, 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 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 Thursday, July 2, 2020 a public hearing to receive public comment regarding Amending Title 15 of the Perry Municipal Code regarding Auction Establishments. 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 O Bray, City Recorder.

Please publish June 24, 2020

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 Thursday, July 2, 2020, a public hearing to receive public comment regarding Amending Title 15 of the Perry Municipal Code regarding Accessory Dwelling Units. 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. O'Bray, City Recorder.

Please publish June 24, 2020

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 Thursday, July 2, 2020, a public hearing to receive public comment regarding Amending Chicken/Urban Livestock Ordinance. 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 O Bray, City Recorder.

Please publish June 24, 2020

Staff Report

July 2, 2020

Perry City Planning Commission



Final Subdivision Application for Mount Pleasant Estates, Phase 2 – Bryan Loveless, located at 2045 S 150 W

Summary

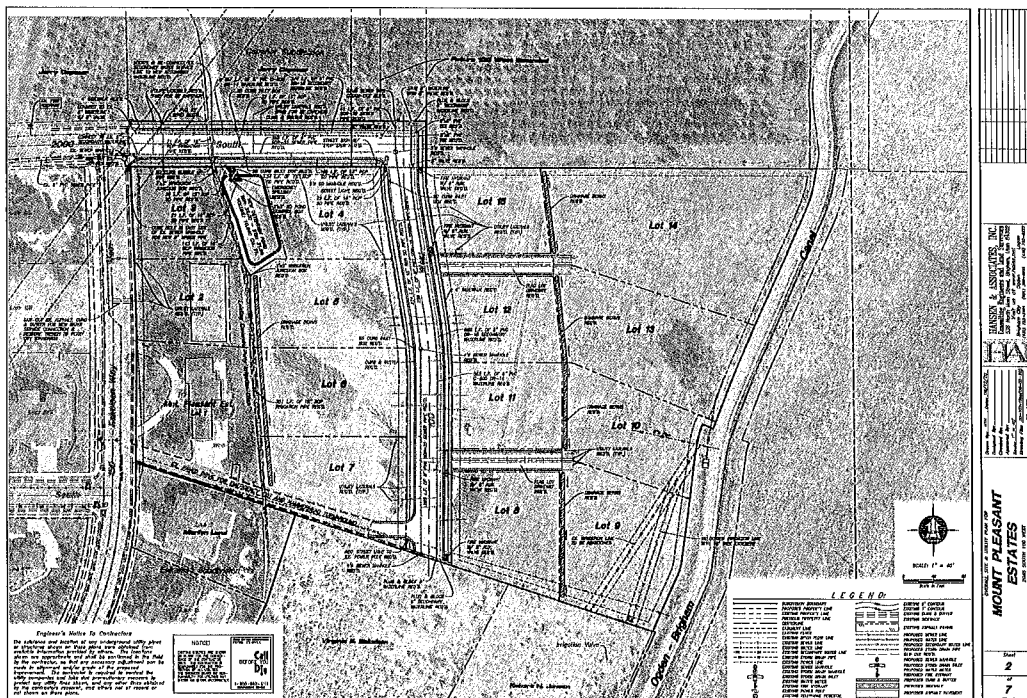
This phase of the Mount Pleasant Estates creates fourteen lots and develops 2000 S and 100 W streets. The lots range in size from 0.339 acres to 1.27 acres and includes four flag lots.

Code Compliance

At this point in time a final review has not been made and may not be ready in time to make a decisions on this application. The applicant would like Planning Commission to reconsider the ten year expiration on the No Access Clause. Our Engineer is in favor of a twenty year agreement. While our attorney prefers short time limits, he doesn't have a problem with twenty years, especially if the City is not responsible to administer the agreement and/or collect the funds.

Considerations and Recommendations

This application is vested under our old subdivision code and will be a recommendation to City Council.



Perry City Planning Commission



Summary

Davis Creek Estates is a subdivision approximately 12 acres in size and containing 31 lots. It was recorded in 2006, but no improvements were ever built and no building permits were issued. The recorded access into the subdivision does not align with 2235 S across the highway. UDOT is requiring the developer to either mitigate the unsafe alignment with a median in the highway, or move the access to be in direct alignment with 2235 S. The proposed amendment would realign the access.

Code Compliance

The surveyor has made the requested changes to the plat with the exception of clarifying that Parcel A will remain as City Right of Way. We anticipate having an updated plat and review comments prior to our meeting.

Considerations and Recommendations

Planning Commission will be the final land use authority for this plat amendment, and everything should be in order.

[illegible]

