

PLANNING COMMISSION MEETING OCTOBER 1, 2020

The meeting will be open to the public with eight people maximum; masks are required.

Meeting will also be held online.

“Electronic Meeting” Web/Teleconferencing will be used to
Participate go to www.perrycity.org for meeting access instructions.

ELECTRONIC MEETING INSTRUCTIONS.

Perry City is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/87136054889?pwd=eWhxcUpESTh0UlgvbFUleTlGKy9wQT09>

Meeting ID: 871 3605 4889

Passcode: 657143

One tap mobile

+13462487799,,87136054889#,,,,,0#,,657143# US (Houston)

+16699006833,,87136054889#,,,,,0#,,657143# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

Meeting ID: 871 3605 4889

Passcode: 657143

Find your local number: <https://us02web.zoom.us/j/87136054889>

PERRY CITY PLANNING COMMISSION

REGULAR MEETING AGENDA

October 1, 2020

7:00 pm regular meeting

3005 S 1200 W Perry, UT

The meeting will be open to the public with eight people maximum; masks are required.

Meeting will also be held online.

“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. Action Items

A. Amending Lots 11 and 12 of the Maple Hills Subdivision located at 1922 and 1938 S 75 E. Applicant: Jon Sorensen

3. Discussion Items

A. Code Amendments & Projects

4. Approval of the Minutes

A. September 9, 2020 Regular Meeting Minutes

5. 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.

(October 8, 2020 and October 22, 2020, these will be Electronic Meetings)

6. Training

A. Staff

7. Review Next Agenda and Adjourn

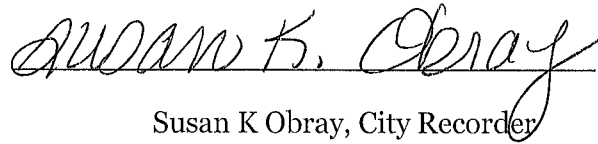
A. Items for November agenda (next meeting November 5, 2020)

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 28th day of September 2020. Any individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461).

A handwritten signature in cursive script, 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 will not be taken during this meeting if the item is not specifically on the agenda.

Maple Hills Subdivision

Permit/License #

09/02/2020 - 09/01/2021

7216160

Subdivision: Amendment

Reference Number

Subdivision: Amendment

55f6b200-e19c-11ea-8d81-994aca9295db

Application Status

Status

Under Review

Active

Application Review Status

Pre-Review	Approved	Date Submitted
Community Development	Not Reviewed	08/18/2020
Final-Review	Not Reviewed	

Fees

Subdivision: Amendment	\$400.00
Total Fees	\$400.00
Amount Paid	\$400.00

Payments

09/02/2020	Cash	\$400.00
Total Paid		\$400.00

Application Form Data

(Empty fields are not included)

Please Note: This application is to amend and make adjustments to a plat that has already been approved and recorded. If significant changes are proposed, especially changes that would affect public infrastructure and aspects requiring detailed engineering, the City may require the amendment to go through the complete subdivision approval process beginning with the Preliminary Subdivision Application. This would be done to ensure a proper review is performed and compliance is assured for all proposed changes.

true

After this application is reviewed for completeness you will receive an email from Civic Review asking for payment. Following payment your application will be placed on the next available Planning Commission agenda (usually the 1st Thursday of every month). The deadline to submit items for Planning Commission is three weeks prior to the meeting.

true

Applicant First Name

Sierra Homes

Applicant Email

jon@sierrahomes.com

Applicant Phone Number
(801) 686-0228

Applicant Address
470 North 2450 West

City
Tremonton

State
UT

Zip
84337

Is the applicant the property owner?
Yes

Subdivision Name
Maple Hills Subdivision

Property Address/Location
1938 S 75 E Perry Utah 84302

Describe the proposed amendment.

Landscaping was put on property to the north due to canal company property markers. Both contractors and owner thought that was the property corner.

Signature

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

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. Fees are an estimate of the costs for the City to administer the Subdivision review and approval process. Perry City reserves the right to bill the applicant for administration costs that go beyond the estimated fees collected at the time of application.
4. Complete application and approval requirements can be found in Perry Municipal Code Titles 14 and 15.

Electronically Signed

Jon Sorenson with Sierra Homes - 08/18/2020 3:46 pm

Messages

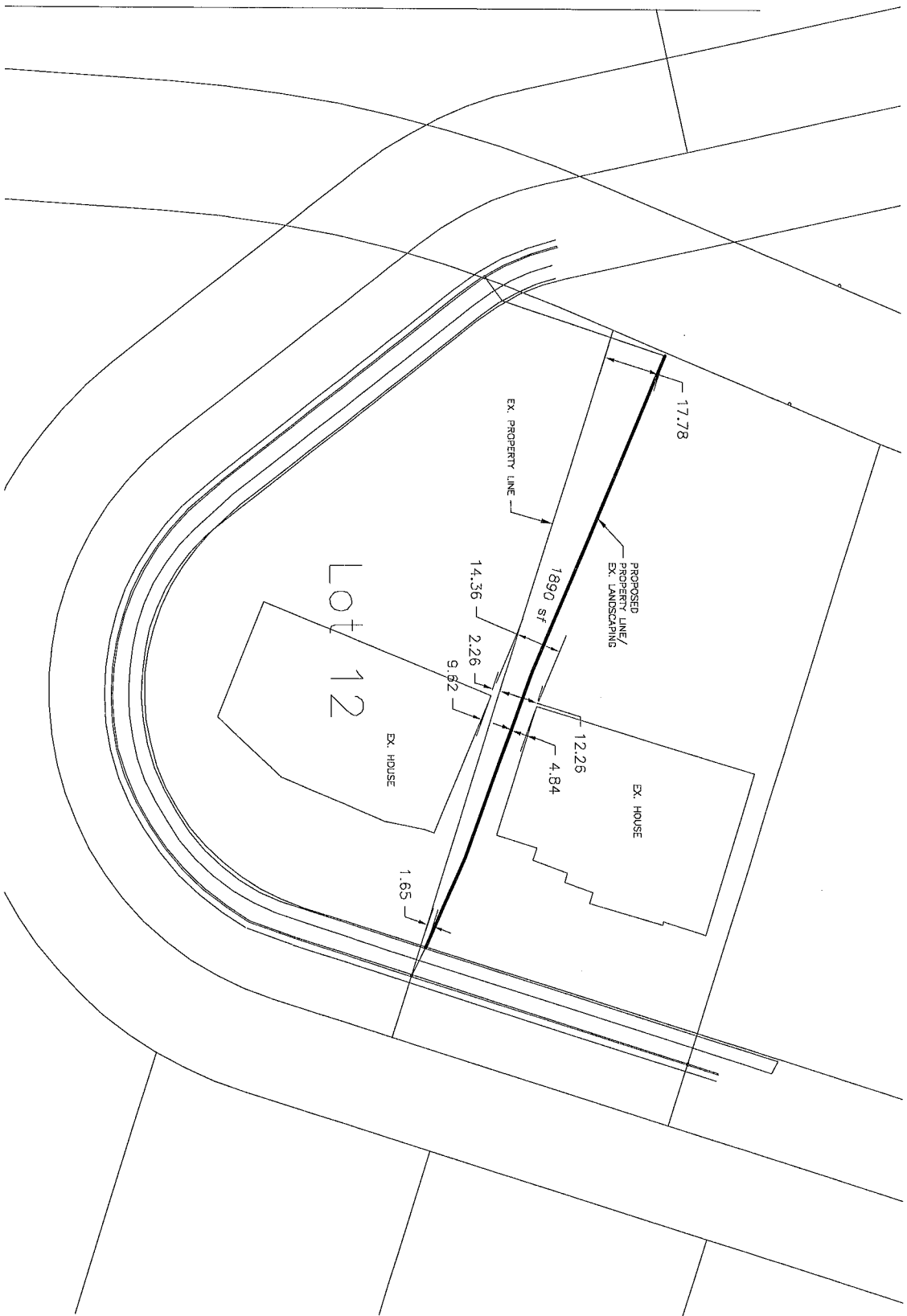
08/20/2020 7:55 am - Robert Barnhill

Jon

Thanks for working with Susan on this application. You should be able to pay for this application online now, or you can send in a check. We will place this application on the next available Planning Commission agenda AFTER we receive a digital version of the proposed plat amendment. As Susan explained, state law requires the subdivision to be amended via plat amendment because the two lots involved are in a recorded subdivision.

Please let us know if you have any questions.

Sincerely, Bob Barnhill City Administrator



Staff Report

October 1, 2020

Perry City Planning Commission



Subdivision Amendment – Lot Line Adjustment, Affecting Lots 11 and 12 (1922 S and 1938 S 75 E)

Summary

In 2016 a single family home was built at 1938 S 75 E (Lot #12). Due to human error the home was incorrectly located on the lot. This home has been out of compliance since its initial construction. Neither the City, nor the home owner, were aware of the error.

In the year 2020, the adjacent property owner (1922 S/Lot #11) initiated construction on a new home. The building permit was issued and the home was begun in compliance with our setback requirements. Because of the non-compliance of the first home on Lot #12, it quickly became apparent that not only were these two homes very close, but the landscape improvements on Lot #12 also encroached on the Lot #11. The two property owners have worked together on an agreement to adjust the lot boundaries so the owner of Lot #12 can maintain their improvements that have encroached over the boundary.

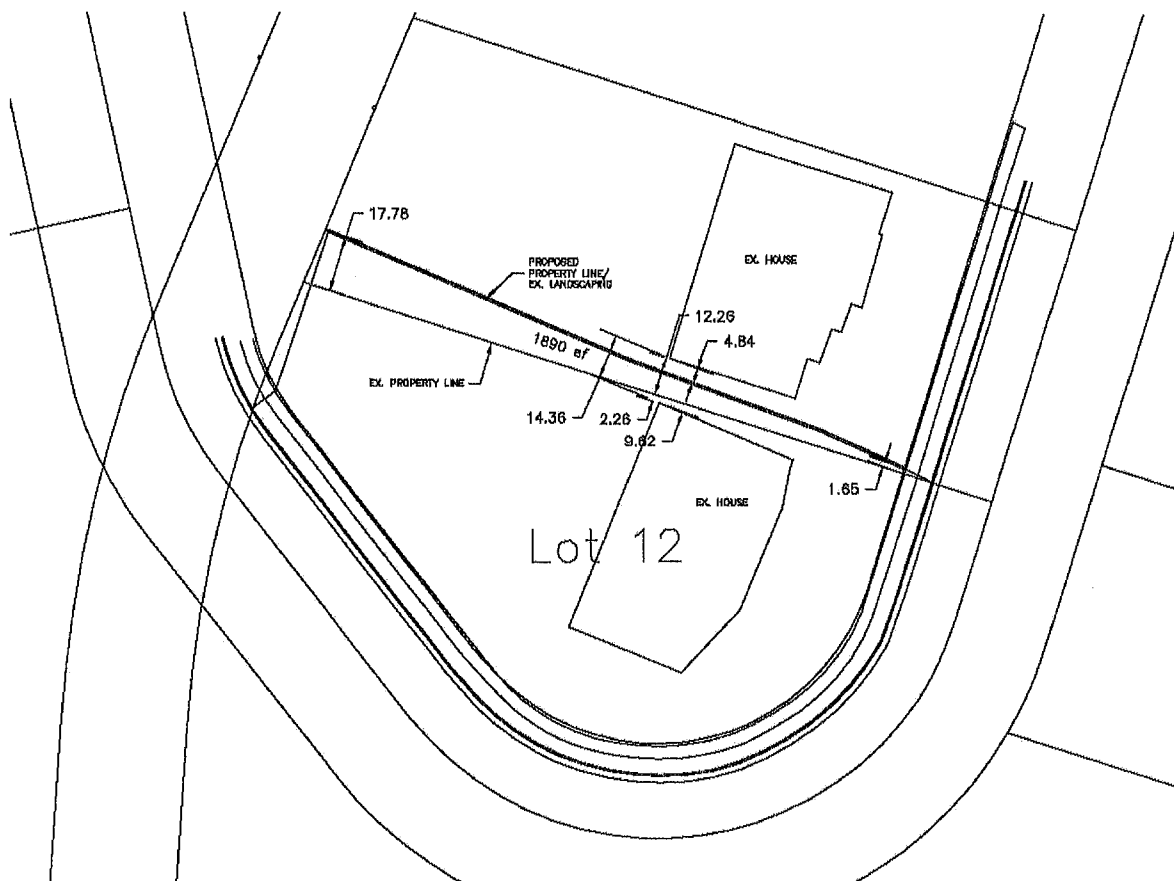
Code Compliance

The applicant has been granted a variance by our Hearing Officer. The lot line adjustment may be approved following the submitted site plan or by having the lot line placed equidistant to both homes.

The applicant has not yet submitted a revised plat for review.

Considerations and Recommendations

With the variance approved, this amendment should be fairly straightforward. Please bear in mind that the Planning Commission is the Final Land Use Authority on this application and it will not be forward to City Council.



1 September 9, 2020
2 Planning Commission Meeting
3 Virtual Meeting
4 7:00 p.m.
5
6

7 Commissioners Present: Chairman Michelle Drago, Vice Chairman Jan Kerr, Commissioner Tresa Peterson,
8 and Commissioner Julie Jones
9

10 Commissioners Absent: Commissioner Marcus Wager, (Commissioner Tresa Peterson left at 7:08 p.m.)
11

12 City Staff Present: Bob Barnhill: City Administrator
13 Susan Obray: City Recorder
14 Christopher Crockett: City Attorney
15

16 Others Present: None
17

18 1. 7:00 p.m. - Call to Order and Opening Ceremonies

19 Chairman Drago called the meeting to order.
20

21 A. Declare Conflict of Interest, if any.

22 None.
23

24 2. Public Hearings

25 A. Public Hearing (held at the September 3, 2020 Regular Meeting).

26 Chairman Drago opened the public hearing portion of the meeting.
27

28 No public comment received.
29

30 Chairman Drago closed the public hearing portion of the meeting.
31

32 3. Action Items

33 A. Approving the zone change from "C" to "R1" at approximately 1625 South 350 West Perry.
34 Applicant: Dennis R. Hirschi.

35 Bob discussed the property, the current zoning on the property and the zoning surrounding the
36 property. He stated that the applicant would like to build a single-family home on the property. Bob
37 explained that the property is currently being used as agricultural. He discussed the current access to
38 the parcel is a gravel road and discussed the future land use map in that area. He stated that it is now
39 listed as a mixed-use area and gave the explanation of what mixed use area means. He stated that
40 this particular property does not have direct access to the Highway making it less prime for
41 commercial development and that it is directly adjacent to a single-family subdivision.
42

43 Commissioner Peterson asked if the gravel road needed to be addressed at this time. Bob explained
44 that if they were to subdivide and develop the property any further then they would be required to
45 improve city roads. He said that pre-existing older parcels can be built on in their current state.
46

47 Commissioner Kerr asked what the minimum lot size is on the proposed zone change. Bob answered
48 that it is 10,000 sq. ft. He explained that 10,000 sq. ft. is roughly a quarter of an acre.
49

Commissioner Drago asked if the applicant would want any of the property left as commercial and Bob stated that they do not.

The Commission discussed the property and agreed that they felt it would be good to allow the zone change.

MOTION: Commissioner Kerr made a motion to recommend approval from Commercial and Neighborhood Commercial to R1 to the City Council. Commissioner Jones seconded the motion. Roll call vote.

Commissioner Kerr Yes

Commissioner Peterson Yes

Commissioner Jones Yes

Commissioner Drago Yes

Motion Approved: 4 Yes 0 No

Commissioner Tresa Peterson left the meeting at 7:08 p.m.

4. Approval of the Minutes

A. June 4, 2020 Regular Meeting Minutes

B. August 6, 2020 Regular Meeting Minutes

MOTION: Commissioner Kerr made a motion to approve the June 4, 2020 Regular Meeting Minutes. Commissioner Jones seconded the motion. Roll call vote.

Commissioner Kerr Yes

Commissioner Jones Yes

Commissioner Drago Yes

Motion Approved: 3 Yes 0 No

MOTION: Commissioner Kerr made a motion to approve the August 6, 2020 Regular Meeting Minutes with the changes noted. Commissioner Jones seconded the motion. Roll call vote.

Commissioner Kerr Yes

Commissioner Jones Yes

Commissioner Drago Yes

Motion Approved: 3 Yes 0 No

There was a person that joined the meeting named Stephanie. Commissioner Drago asked her if she had any comments she wanted to add to the Public Comment section of the meeting. There was no response from her. Bob stated that the final approval will go to City Council if she would like to attend that meeting. Stephanie sent a chat saying she did not have a speaker to talk but also did not have a comment to make.

5. Discussion

1 **A. Make Assignments for Representative to Attend City Council Meetings. (September 10, 2020 and**
2 **September 24, 2020)**

3 Commissioner Kerr said that she can go to the September 24, 2020 City Council Meeting.

4 Commissioners Drago and Jones said they would not be able to make it to the meeting for September
5 10, 2020. Commissioner Kerr said she would try to attend, and Commissioner Jones added that she
6 would try as well.

7
8 **6. Training**

9 **A. Staff**

10 None.

11
12 **7. Review Next Agenda and Adjourn**

13 **A. Items for October agenda**

- 14 • Sign Ordinance
15 • Land Use Chart
16 • Lot Line Adjustment

17
18 **B. Motion to Adjourn**

19
20 **Motion:** Commissioner Jones moved to adjourn the meeting. Commissioner Kerr seconded the motion.
21 The meeting ended at 7:22 p.m.
22