

October 1, 2020
Planning Commission Meeting
Virtual Meeting
7:00 p.m.

Commissioners Present: Chairman Michelle Drago, Vice Chairman Jan Kerr, Commissioner Marcus Wager, Commissioner Tresa Peterson, and Commissioner Julie Jones (joined at 7:10 p.m.)

City Staff Present: Bob Barnhill: City Administrator
Susan O Bray: City Recorder
Christopher Crockett: City Attorney

Others Present: None

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

Chairman Drago called the meeting to order.

A. Declare Conflict of Interest, if any.

None.

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

Bob Barnhill reviewed the subdivision amendment stating that this is a lot line adjustment between lot 12 and lot 11 in the Maple Hills Subdivision. He explained that due to a surveying error, the property line of lot 12 was incorrectly located. He added that landscape improvements have been installed beyond the property line. Bob gave a brief history of how the error was made stating that a canal company did a survey along the canal, and when the contractor pulled the line, he pulled it to the wrong property. When lot 11 started construction this year, they found and established the correct lot line. After the foundation was put in and the home construction started, people realized the homes were very close together. Bob said that the property owners made a request for a hearing for a variance to adjust the lot line to match the landscape improvements along the property. The hearing officer granted the variance to either follow the site plan that was submitted or to place the lot line so that it is equal distance between the two homes.

The Commission discussed the options with Bob. Commissioner Wager asked if the Fire Marshall would question the property line not being 5 feet (proposed is 4.84 feet if following the landscape improvements) to meet the fire code requirement. The Commission decided it would be better to place the lot line at equal distance between the two homes to meet fire code requirement.

MOTION: Commissioner Kerr made a motion to approve Amending Lots 11 and 12 with the change that the house on Lot 11 be 5 feet from the property line. Commissioner Wager seconded the motion. Commissioner Kerr amended her motion to add that it be subject to review and final approval from City Engineer Brett Jones. Commissioner Wager seconded the amended motion. Roll call vote.

Commissioner Kerr Yes
Commissioner Jones Yes

Commissioner Peterson Yes
Commissioner Wager Yes

Commissioner Drago Yes

Motion Approved: 5 Yes 0 No

3. Discussion Items

A. Code Amendments & Projects

Bob discussed a sign code amendment that was taken to the City Council and explained that Council Member Ostler (when he heard that Planning Commission would be looking at sign code) suggested looking at other communities sign codes in detail to find solid principals and regulations behind sign code. Bob talked about looking at Park City's sign code and gave some examples of their code. The Commission discussed having design standards in place and what the big picture direction would be for Perry City. Christopher Crockett, City Attorney, added that when it comes to sign code, that the 1st Amendment needs to be remembered and the content must be neutral. The Planning Commission discussed restrictions and regulations and questioned what the Council is wanting specifically. The Commissioners discussed the direction they need to go to move forward with the sign code. Bob brought up Billboard signs being spaced out. Commissioner Kerr discussed her proposal to allow more Billboards along Highway 89 at the south end of the City. The Commissioners discussed what Perry residents might say in regards to more signs/billboards and the spacing allowed. Commissioner Jones suggested more billboards being visual clutter and wanting to keep the rural feel that Perry has with the orchards and fruit stands along Highway 89. She suggested that a lot of people want that rural feel in their town. She added that businesses need to be able to advertise but that there is a fine line between the two. The Commissioners discussed spacing the billboards out as well as adding a cap to the number of billboards allowed.

In review Bob stated that the options are as follows:

- Keep billboards as they are
- Allow more billboards
- Space billboards out more than 500 feet
- Keep billboards just on the freeway
- Eliminate billboards entirely

Commissioner Drago said she feels the general consensus is to keep billboards on I-15, space them out further than what is allowed now, and to put a cap on the number allowed.

Bob added that another item to consider is to look at the IC Zone having specific regulations that are different than the rest of Perry City. Commissioner Wager stated that he feels it should be split up more than just the IC Zone and the rest of Perry. Bob discussed splitting it up into 3 tiers with IC Zone being allowed the biggest and tallest signs, C1 stepped down from that, and the NC zone scaled down further with more design standards in place. The Commissioners agreed with that plan.

Commissioner Drago brought up the fruit stands along Highway 89 having multiple A-frame signs and questioned how many they should be allowed to have. The Commission discussed making exemptions for allowing more seasonal signs that are not permanent.

4. Approval of the Minutes

A. September 3, 2020 Regular Meeting Minutes

Next Agenda.

B. September 9, 2020 Regular Meeting Minutes

October 1, 2020 Planning Commission Meeting

MOTION: Commissioner Jones made a motion to approve the September 9, 2020 Regular Meeting Minutes. Commissioner Kerr seconded the motion. Roll call vote.

Commissioner Kerr Yes
Commissioner Jones Yes
Commissioner Drago Yes

Commissioner Peterson Yes
Commissioner Wager Abstained

Motion Approved: 4 Yes 1 Abstained

5. Discussion

A. Future Projects

- Sign Code
- Land Use

B. Report on past-approved Planning Commission Agenda Items

None.

C. Report from Commissioner regarding last Council Meeting

Commissioner Kerr reported that a Lot Line Adjustment Planning Commission sent to the Council was approved.

D. Make Assignments for Representative to Attend City Council Meetings. (October 8, 2020 and October 22, 2020)

Commissioner Julie Jones will attend the October 8, 2020 City Council Meeting. Commissioner Drago will attend the October 22, 2020 City Council Meeting.

6. Training

A. Staff

Chris Crockett did a presentation about the Board of Adjustment. He gave an example of an appeal that happened in Weber County. He explained that the appeal was done on the Public Meeting Notices that went out for the meeting, not the actual Land Use issues, and explained the appeal in detail.

(Commissioner Kerr left the meeting at 8:29 p.m.)

Chris Crockett continued the training with discussing the vesting statute in detail.

7. Review Next Agenda and Adjourn

A. Items for November agenda

- Sign ordinance
- Townhomes across the highway from Maverick (preliminary review with Engineer)
- Amendment on Davis Creek Subdivision
- Proposed Ordinance Amendment to amend multi-family density map

B. Motion to Adjourn

Motion: Commissioner Wager moved to adjourn the meeting. Commissioner Jones seconded the motion. The meeting ended at 8:49 p.m.