

PERRY CITY PLANNING COMMISSION

REGULAR MEETING AGENDA

November 5, 2020
7:00 pm regular meeting
3005 S 1200 W Perry, UT

The meeting will be open to the public with eight people maximum. 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.** Nominate and Appoint a Planning Commission Vice Chairman.
 - B.** Public Hearing for zone change from “CVC” to “R1” parcel 02-028-0021. Property address, 2458 South 900 West Perry. Applicant Brandon Hansen.
 - C.** Public Hearing for Ordinance 20-S Amending the Multi-family Dwelling and Apartment Density Map.
 - D.** Amending Davis Creek Subdivision. Property address 2148 South 755 West Perry. Applicant Maxwell Mills.

- 3. Discussion Items**
 - A.** Code Amendments & Projects

- 4. Approval of the Minutes**
 - A.** September 3, 2020 Regular Meeting Minutes
 - B.** October 1, 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.
(November 12, 2020 this will be Electronic Meetings)

- 6. Training**
 - A.** Staff

- 7. Review Next Agenda and Adjourn**
 - A.** Items for December agenda (next meeting December 3, 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 30th day of October 2020. Any individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461).

Tyra Bischoff, Deputy 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.

Perry City is inviting you to a scheduled Zoom meeting.

Topic: Perry City Planning Commission

Time: Nov 5, 2020 07:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82311806228?pwd=c1Frd1g4VUdTNDlWMVhSbWYwNy9Zdz09>

Meeting ID: 823 1180 6228

Passcode: 290986

One tap mobile

+13462487799,,82311806228#,,,,,0#,,290986# US (Houston)

+16699006833,,82311806228#,,,,,0#,,290986# 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: 823 1180 6228

Passcode: 290986

Find your local number: <https://us02web.zoom.us/j/ki8IXyRv1>

Staff Report

November 5, 2020

Perry City Planning Commission



Zone Change from CVC to R1: 2458 S 900 W, Brandon Hansen

Summary

The property under consideration is approximately 0.5 acres. It was previously owned by the City, and was therefore given the CVC zoning designation. This zone allows for government uses only.

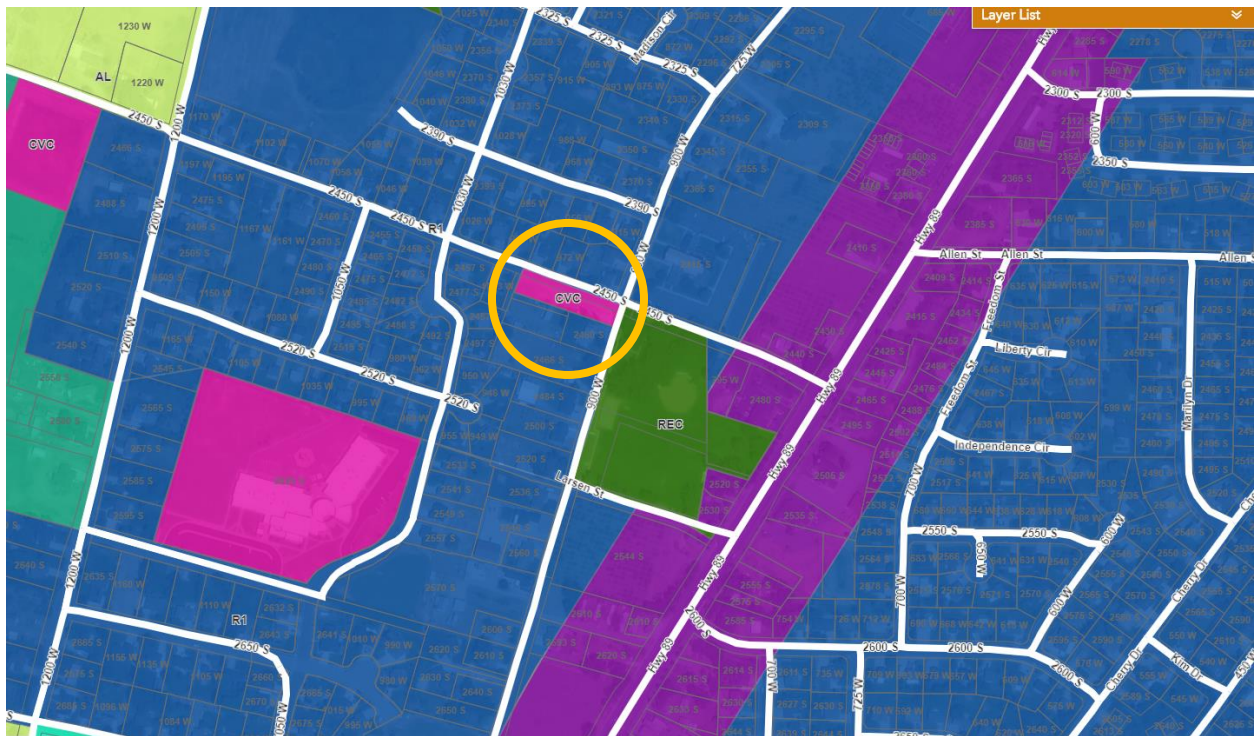
The property is currently vacant. It is surrounded by residential development, a church, and a park. The surrounding zoning is R1.

General Plan Compliance

Granting the R1 zoning designation would be consistent with the general plan and with the surrounding areas.

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. Staff recommends support of the zone change request as it would fit in with the surrounding uses and comply with the general plan.



PERRY CITY

3005 SOUTH 1200 WEST • PERRY, UTAH 84302
OFFICE • (435) 723-6461
FAX • (435) 723-8584

**Re: Notice of Planning Commission Public Hearing on Thursday, November 5, 2020:
Application for a Zone Change from CVC to R1. Applicant: Brandon Hansen. Parcel # 02-028-0021**

Dear Property Owner:

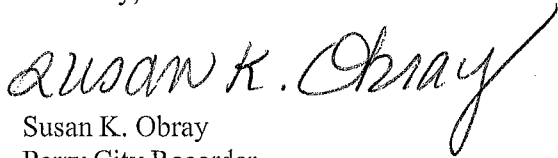
As required by ordinance, all property owners within 300 feet are being notified regarding a pending land use application. The following proposed Zone Change Application is located in close geographic proximity to your land: Approx. 2458 South 900 West Perry UT. 84302. Applicant: Brandon Hansen.

- (1) An Application to change the current zone from CVC to the desired zone R1.

Interested persons are invited to attend the upcoming Planning Commission Meeting, and to give public comment during the public hearing. The public hearing will be held in conjunction with the Perry City Planning Commission meeting, which starts at 7:00 p.m. on Thursday, November 5, 2020. This application will eventually require City Council approval.

Any individual requiring auxiliary services should contact the City offices at least 3 days in advance (435-723-6461). Please feel free to contact our planning staff or office staff should you have any questions.

Sincerely,



Susan K. O'Bray
Perry City Recorder

Brandon Hansen Zone Charge

Brandon Hansen 2725 S. 1200 W.

Val Hansen 2460 S. 900 W.

Kelly Baird 2484 S. 900 W.

Lee Dunther 2500 S. 900 W.

Irene Francis 02-28-0117 Jerry Jones 2750 S. 1200 W.

CC 39 02-76-~~00~~-0048 Jason Wieser 950 W. 2520 S.

38 Bradley Brown 946 W. 2520 S.

37 02-76-~~00~~-0046 Dayne Adams 949 W. 2520 S.

36 Melanie Nelson 955 W. 2520 S.

34 02-76-~~00~~-0034 Jeremy Nelson 962 W. 2520 S.

18 Corey Thompson 980 W. 2520 S.

32 02-76-0032 Ronald Vandiver 2488 S. Linda Way

31 Michelle Martin 2482 S. 1030 W.

30 Nathan Whitaker 2472 S. 1030 W.

29 Travis Combe 2458 S. 1030 W.

40 02-76-0049 Donald Luvilla 2497 S. Linda Way

33 Stanley Kero 02-76-0033 2492 S. 1030 W.

34 02-76-0034 Jeremy Nelson 962 W. 2520 S.

4 Vera Cicelo 2487 S. 1030 W.

42 02-76-~~00~~-0051 Janeen Larsen 2477 S. 1030 W.

43 02-76-~~00~~52 Christina Flinders 2457 S. 1030 W.

44 George Ipsen 1003 W. 2450 S.

02-28-0019 Lunnah Ched 2430 S. 900 W.

Lin 36 Jack Fuelmer 973 W. 2450 S.

35 Mike Elliott 984 W. 2450 S.

34 William Lee 996 W. 2450 S.

33 David Ahlstrom 1008 W. 2450 S.

32 Kenneth Watt 1026 W. 2450 S.

Summers 11

Drew Bowles 2399 S. Linda Way

10 Christopher Berg 1009 W. 2390 S.

6 Kenneth Goss 995 W. 2390 S.

5 Lee Perry 977 W. 2390 S.

4 Greg Mordon 955 W. 2390 S.

3 Jami McLeod 937 W. 2390 S.

2 Katherine Currel 913 W. 2390 S.

02-028-0020 CPBLDS 50 E. U. Temple Str Floor 22 SLC

02-25-0042

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, November 5, 2020, a public hearing to receive public comment regarding Ordinance 20-U Zone Change from CVC to R1. Applicant Brandon Hansen. Property Address 2458 South 900 West Perry, 02-028-0021. 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 Obray, City Recorder.

Please publish October 21, 2020

Brandon Cole Hansen

09/16/2020 - 09/15/2021

9482995

Zone Change Application

Zone Change

87d44340-f818-11ea-bcfe-5f735877d205

New

Active

Application Review Status

Pre-Review Not Reviewed

Final-Review Not Reviewed

09/16/2020

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

Brandon Cole Hansen

Phone Number

(435) 225-7002

Email

cole@xcole.com

Mailing Address

2725 S 1200 W

Interest in Property

Owner

Property Address

2458 S 900 W

Property Serial #

02-028-0021

Current Zoning Designation
CVC

Proposed Zoning Designation
R1

Purpose of Request

Purchased CVC property from the city. CVC only benefits the city.

Conformance with the Perry City General Plan

Everything surrounding is R1

Signature

I agree that the facts stated in this application are true, and upon changes I will provide notification as needed.

Brandon Cole Hansen - 09/16/2020 6:31 am

Staff Report

November 5, 2020

Perry City Planning Commission



Amending the Multi-family Dwelling and Apartment Density Map

Summary

Two property owners have expressed an interest in increasing the allotted numbers on the map for multi-family development. Mayor Jeppsen reviewed the request and recommended Planning Commission consider these requests.

I have included a request letter as well as a map highlighting the two areas.

Considerations and Recommendations

The density map is Perry City's way of saying 'Yes' to multi-family developments in accordance with public input and the vision of the elected officials. However, to fulfill the intent of scattering these developments throughout the City, we must say 'No' at a certain point to the numbers of units developers desire. If we accommodate every request for increased numbers, the density map becomes irrelevant. With that being said, the numbers on the map are not perfect. They should be adjusted as necessary. Staff's recommendation is to carefully consider each request and provide reasonable adjustments to the map without losing the intent of the map, which is to limit and scatter. It is likely that both areas could accommodate some additional numbers.

I would like to provide some background for the area highlighted near Hargis Hill. This property owner was very involved working with the City when multi-family developments were allowed 18 months ago. At that time we implemented a radius system to count how many units could go in the area. Under that system 60 units could be developed near the highway. A few months later the City switched this system to the map we are using now. This switch lowered some of the numbers allowed throughout the City, especially in this area near Hargis Hill. The current property owner purchased the property when the old system and allowances were in place. This property owner should have monitored our public notices to take note of the later changes. Legally, Perry City properly noticed these changes and is not obligated to follow the old system and numbers. However, this background might be useful in understanding his request and frustration that the number of units he can develop has been dramatically reduced.

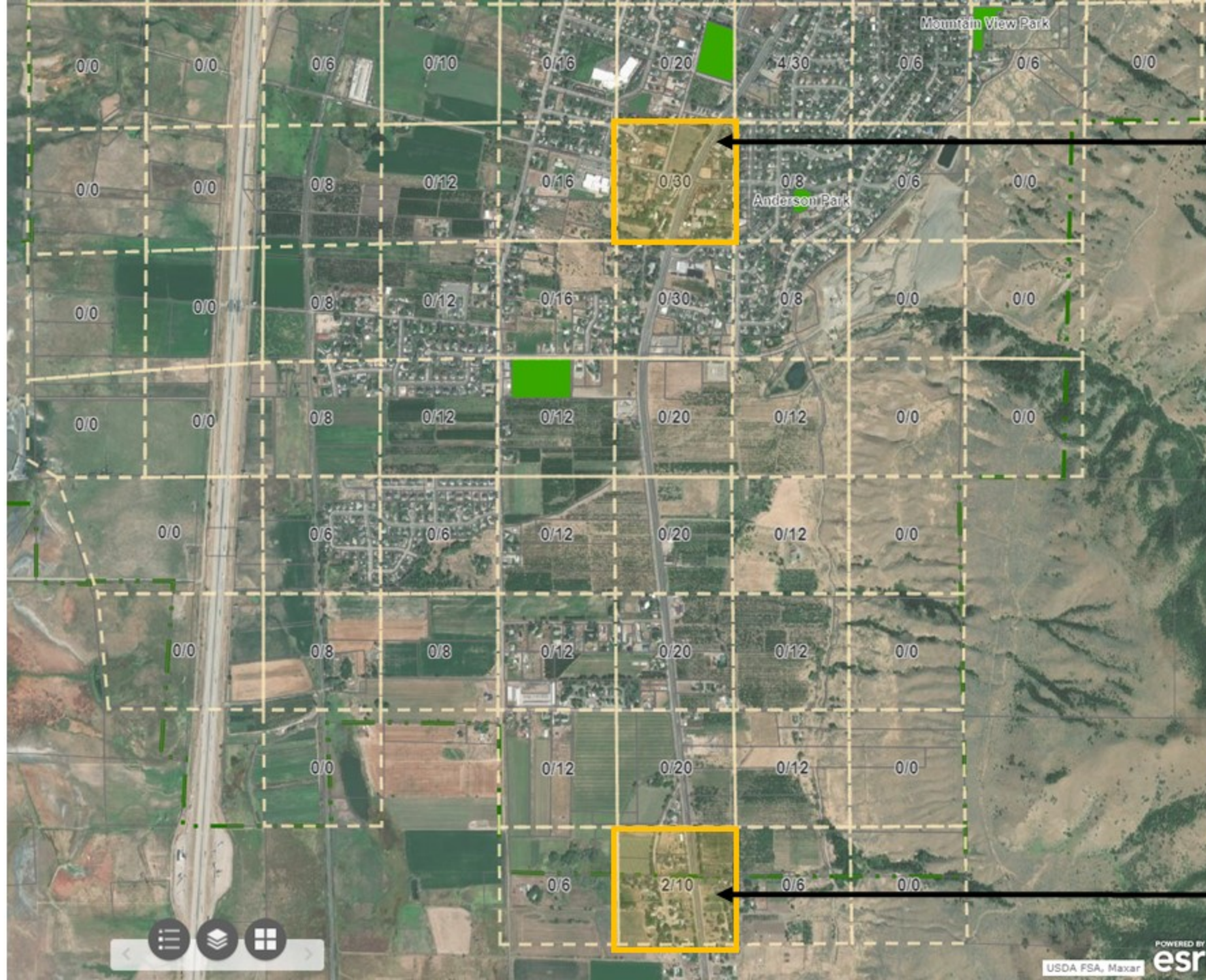
To: Bob Barnhill, Perry City Planner
From: Brett Hadley, PE 8321263-2202
Date: 8/26/2020
Re: Wheeler Property 2820 South 1000 West



On behalf of the owner/applicant Nathan and Doug Wheeler, we formally request the allowance of up to 21 multifamily units as part of the Wheeler Property proposed development at 2820 South, 1000 West, Perry, Utah. The proposed Wheeler project consists of 21 townhome units in clusters of 2 to 4 units per building. The townhomes units are located on the eastern portion of the property (1.3 acres). Three single family lots are proposed on the western portion of the site (2 acres). Total site area is approximately 3.3 acres. The General Plan Zoning Map shows two zoning designations for this property. The eastern portion is zoned NC2 (Neighborhood Commercial 2) which has provisions for multifamily use and the western portion of the property is zoned RE1/2 (rural residential ½ acre min lot). The proposed development is consistent and appropriate for the assigned planning zone.

Over the last several decades, the Wheeler property has been occupied by rental tenants in mobile homes. The mobile home units were in poor condition and once tenants vacated the property, the mobile homes were left uninhabitable and unsalvageable. Mr. Wheeler desires to clean up the property and built a project that will be an asset to the community instead of an eye sore. The combination of multi-family and single-family residential units presents a great opportunity to meet the housing needs of the community and provide housing for a range of economic levels. The proposed project fits well with the surrounding neighborhood and is consistent with the recently approved multifamily project to the east (JJLT Properties LLC).

Please consider this request to allow up to 21 multifamily units for the Wheeler Property. Please feel free to reach out to me at 805-459-2715 or Doug Wheeler at 208-339-3047.



30 units used by Orchard Hill
21 additional requested

40 additional requested

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, November 5, 2020, a public hearing to receive public comment regarding Ordinance 20-S Amending the Multi-family dwelling and Apartment Density Map. 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 October 28, 2020

Staff Report

November 5, 2020

Perry City Planning Commission



Plat Amendment for Davis Creek Estates: located at approximately 22200 S Hwy 89, Max Mills

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. As preparations were made recently to renew this project it was discovered that the access into the storm water area impacted some wetlands. Rather than mitigate this impact, the applicant would like to move the point of access. This realignment of the access is the main purpose for this amendment. Additionally this amendment needs to clarify the ownership and maintenance of the storm water area and open space.

Code Compliance

The review of the submitted plat from our engineer is still pending, however, due to the simplicity of this amendment we don't anticipate complications.

Considerations and Recommendations

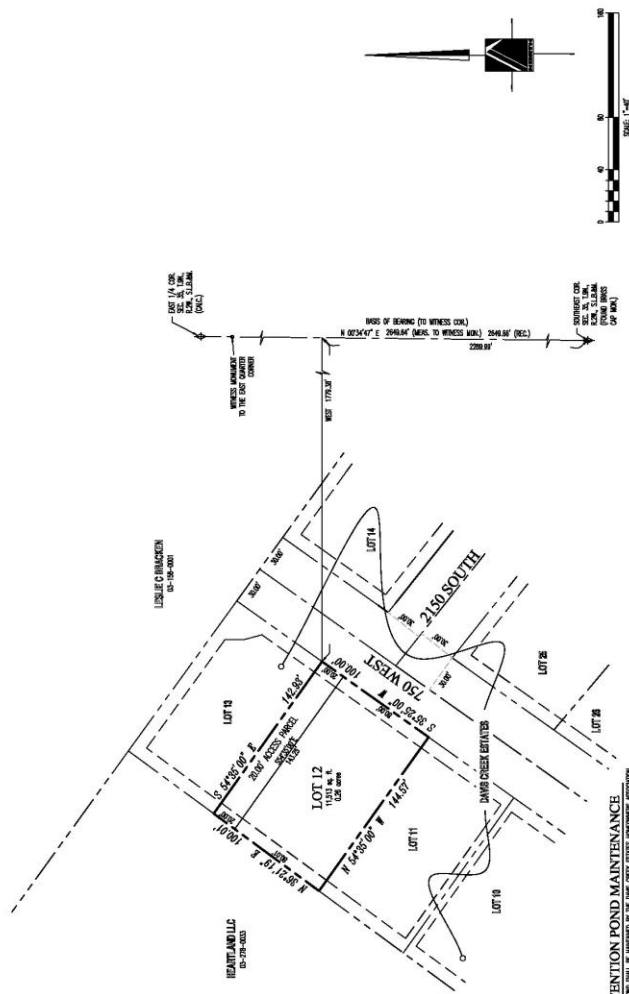
Planning Commission will be the final land use authority for this plat amendment. Approval should take the engineer's review into consideration when it is received.

VICINITY MAP

A map of Tehran, Iran, highlighting the study area in the southern part of the city. The map shows major roads and districts. A black arrow points to a specific location labeled "STUDY AREA". Other labels include "CENTRAL DISTRICT", "SOUTH DISTRICT", "WEST DISTRICT", and "EAST DISTRICT". A scale bar indicates distances up to 10 km. A north arrow is also present.

I, STEPHEN P. BOTT do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 34593-01 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract, of land into lots and parcels, heretofore as known as DANCE CREEK ESTATES - 2ND AMENDMENT and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

STEPHEN P. BOTT
LIFE SIZE NO. 34363-2201

[illegible]

327 West Gordon Ave., Suite #3
 Layton, UT 84041
 Phone: (801) 773-1910
 Fax: (801) 719-6738

BOX ELDER COUNTY RECORDER

Approved this _____ day of _____ A.D.,
2020 by the Perry City Planning Commission.

I certify that I have had this pick examined and find that it is correct and in accordance with the file in the Perry City Office.

I certify that I have had this plot examined and find that it is correct and in accordance with the information on file in the Perry City Office.

_____ this _____ day of _____ A.D. _____
and occurred.

[illegible]

_____ this _____ day of _____ A.D., 2020 at which time this _____ and accepted.

owner(s) of the herein described tract of land, do hereby certify that the foregoing is a true and correct copy of the record as shown hereon and none said tract, DAVIS CREEK

by the Access Panel as depicted herein to the Davis Creek

Perry City Community Development

Printed: 09/18/2020

Davis Creek

Permit/License #

09/17/2020 - 09/16/2021

8497006

Subdivision: Amendment

Reference Number

Subdivision: Amendment

593e18e0-f916-11ea-8e06-c39a2be533e3

Application Status

Status

Under Review

Active

Application Review Status

Pre-Review

Approved

Date Submitted

Community

Not Reviewed

09/17/2020

Development

Final-Review

Not Reviewed

Fees

Payments

Subdivision: Amendment

\$400.00

09/17/2020

Card *2992

\$400.00

Total Fees

\$400.00

Total Paid

\$412.25

Amount Paid

\$412.25

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

Maxwell

Applicant Last Name

mills

Applicant Email
rm@millshomebuilders.com

Applicant Phone Number
(801) 719-1067

Applicant Address
28 West 100 North

City
Tremonton

State
UT

Zip
84337

Is the applicant the property owner?
Yes

Engineer/Surveyor Name or Company
Pinnacle Engineering

Engineer/Surveyor Email
sbott@pinnacle-eng-svy.com

Engineer/Surveyor Phone Number
(801) 773-1910

Subdivision Name
Davis Creek

Property Address/Location
2148 South 755 west

Describe the proposed amendment.
Changing access to retention Pond between lots and also the pond will be maintained by HOA

Upload a PDF of the proposed plat
☐ Davis creek Lot amend.pdf

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

Maxwell Mills - 09/17/2020 12:48 pm

September 3, 2020
Planning Commission Meeting
Virtual Meeting
7:00 p.m.

Commissioners Present: Chairman Michelle Drago, Commissioner Tresa Peterson, and Commissioner Julie Jones

Commissioners Absent: Vice Chairman Jan Kerr, and Commissioner Marcus Wager

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

Others Present: None

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

Due to a lack of a Planning Commission quorum, the September 3, 2020 meeting was canceled and rescheduled for September 9, 2020.

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 Obray: 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 an error, lot 12 was incorrectly located on the lot. He added that landscape improvements go outside of the lot. 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 ft 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 Peterson Yes

Commissioner Jones 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

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 Peterson Yes

Commissioner Jones Yes

Commissioner Wager Abstained

Commissioner Drago Yes

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

144
145 **Motion:** Commissioner Wager moved to adjourn the meeting. Commissioner Jones seconded the motion.
146 The meeting ended at 8:49 p.m.
147

DRAFT