

November 5, 2020
Planning Commission Meeting
Virtual Meeting
7:00 p.m.

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

Commissioners Absent: Commissioner Marcus Wager

City Staff Present: Bob Barnhill: City Administrator
Tyra Bischoff: Deputy Recorder
Chris Crockett: City Attorney

Others Present: Brandon Hansen, Melanie Barnhill, Mark Mackley, Maxwell Mills

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. **Nominate and Appoint a Planning Commission Vice Chairman**

Chairman Drago stated that Planning Commission Vice Chairman Jan Kerr will be moving to the position of Chairman in January 2021 and that a new Vice Chairman will need to be nominated. The Commissioners discussed briefly who should be nominated and asked Commissioner Jones if she would be willing to serve. She stated that she would.

MOTION: Commissioner Peterson moved to vote Commissioner Jones as Planning Commission Vice Chairman for 2021. Chairman Drago seconded the motion.

Commissioner Peterson Yes
Commissioner Drago Yes

Commissioner Jones Yes

Motion Approved: 3 Yes 0 No

Jan Kerr joined the meeting at 7:04 p.m.

B. **Public Hearing for Zone Change from "CVC" to "R1" Parcel 02-028-0021. Property address, 2458 S 900 W Perry. Applicant: Brandon Hansen.**

Chairman Drago opened the public hearing portion of the meeting at 7:05 p.m.

Bob Barnhill discussed the zone change with the Commission and gave a description of the property. He discussed the property being currently vacant and that it is surrounded by residential zones.

There were no public comments.

Commissioner Drago closed the public hearing portion of the meeting at 7:08 p.m.

Commissioner Jones asked if the lot was buildable. Bob stated that the layout of the lot would make it difficult, but that the applicant owns other parcels adjacent to this that could be combined to make it more useable. Brandon Hansen stated that he had been working on some lot line adjustments and had a preliminary design that was prepared by Hansen & Associates. He said that he ultimately would like to build his own home on it. Commissioner Drago asked if the property was 10,000 square feet, and Bob stated that it was.

MOTION: Commissioner Kerr made a motion to recommend that the City Council approve a Zone Change from CVC to R1 on Parcel 02-028-0021; property address 2458 S 900 W Perry. Commissioner Jones seconded the motion.

Commissioner Kerr Yes
Commissioner Jones Yes

Commissioner Peterson Yes
Commissioner Drago Yes

Motion Approved: 4 Yes 0 No

Bob stated this would go to City Council on December 10th for final decision.

C. Public Hearing for Ordinance 20-S Amending the Multi-Family Dwelling and Apartment Density Map.

Chairman Drago opened the public hearing portion of the meeting at 7:11 p.m.

Bob explained the history of apartments and multi-family dwelling in Perry to the Commission. He discussed that previously, multi-family dwelling and apartments have not been allowed, but that the City Council has passed some ordinances to allow them to be scattered throughout the City via a density grid map. He explained that two different property owners have come to the City with requests for changes to the map and increasing the numbers of units allowed. He explained that Mayor Jeppsen requested it be taken to Planning Commission to take a look at and see what can be done. Bob presented the density map to the Commission and explained different ways it could be developed. He added that not all developers should be allowed to increase the numbers they request but that some should be allowed to. Bob explained the background of the properties on the map that had changes requested by the property owners.

Chairman Drago allowed for public comment at 7:18 p.m.

Brandon Hansen asked about the grids on the map that Bob presented. He asked if the numbers in each grid accounted for how many units may already be occupying space in said grid (for example, a duplex). Bob said that this map may need to be updated, and that some units may have been created illegally. Brandon asked if ADU's would be included in the number allowed, and Bob said they would not. Brandon said that he understands that there is a need for low income housing but cautioned about putting too many units in one area. Overtime they could become a problem (like the trailer parks becoming unkempt overtime).

Mark Mackley felt Bob did a great job of mapping the area. Mr. Mackley discussed purchasing the property on the South end of the map and explained his experience of living in a townhome being good. The original engineering of the property included 52 dwelling units. That was more than he was thinking he wanted to develop, but that was what was allowed then. Currently only 10 units are allowed which almost makes the property not useful. He discussed State Code 10-9A-403 and creating opportunities for lower income families. He said he feels this would be an appropriate use of the area and asked the Commission to reconsider recommending an increased number to the City Council. He expressed that he did not feel this would be an overwhelming number of units to add to the City.

Chairman Drago closed the public hearing portion of the meeting at 7:32 p.m.

Commissioner Peterson clarified that the Planning Commission was discussing two separate properties, one on the North end of Perry and one on the South. Originally the area on the South end had a lot more units allowed. She likes the concentration to be more on the Highway area so that there was less impact on neighborhoods. She agreed with Brandon Hansen's comment, wanting units to be scattered around the City to keep it less concentrated. Commissioner Peterson stated that she feels that it would be ok to allow the change to have more numbers on the South end of town.

Commissioner Jones asked where the apartments would be in relation to the single family dwelling that exists on the property already (on the South end of town). Commissioner Jones asked about the property next to the school on the North end and expressed concerns about more units causing more traffic.

Commissioner Kerr stated she has noticed more traffic along 2700 S during the school drop off and pick up times. She feels the higher density housing next to the school would not increase traffic due to the proximity being close enough for children to walk. She questioned if the property on the South end would have issues with access to sewer and water. Bob explained that there are some areas on the map that do not have the infrastructure in place to develop. He also discussed where an additional sewer line would be put in place but said that it would not be active yet. Commissioner Kerr said that she is not opposed to increasing the number of units on the South end since there is no commercial draw in that area and said she feels it would be beneficial to the city.

Chairman Drago added that she is not opposed to increasing the units at the South end but was opposed to increasing numbers around the Orchard Hills development.

The Commissioners discussed the density map and number of units being considered in the sections on the map grid and what they felt would be appropriate for the area. They also discussed making a motion on each proposed property separately.

MOTION: Commissioner Peterson moved to recommend that the City Council amend Ordinance 20-S and amend the Multi-Family Dwelling and Apartment Density Map where 2700 South crosses Highway 89 from a density of 30 to 44 in that grid and also show that 4 have already been occupied. Commissioner Jones seconded the motion. Roll call vote.

Commissioner Kerr Yes
Commissioner Jones Yes

Commissioner Peterson Yes
Commissioner Drago Yes

Motion Approved: 4 Yes 0 No

Commissioner Kerr asked for clarification on the number of units on the South end property. Mr. Mackley said the maximum he expects to develop would be 44 units, including a duplex being converted into a four plex. Commissioner Kerr asked if some of the 44 units would be located on the Willard City side. Mr. Mackley said that it is still under review and depended on what Willard City would allow.

The Commission discussed the property on the south end on the map grid and how many units they felt should be allowed in that area. Mr. Mackley added that this area is almost 4 acres.

MOTION: Commissioner Kerr moved to recommend that the City Council amend Ordinance 20-S and amend the Multi-Family Dwelling and Apartment Density Map at the grid at Hargis Hill Road and the Perry/Willard boundary for 50 units. Commissioner Jones seconded the motion. Roll call vote.

Commissioner Kerr Yes
Commissioner Jones Yes

Commissioner Peterson Yes
Commissioner Drago Yes

Motion Approved: 4 Yes 0 No

Bob added that this would be on the December 10th City Council meeting as well.

D. Amending Davis Creek Subdivision. Property Address 2148 S 755 W Perry. Applicant: Maxwell Mills.

Bob presented the property development of Davis Creek to the Commission and explained the amendment to them in detail. The location of the access strip was being moved. He explained that the access strip between two lots in the northwest corner of the development would be part of the same parcel and would be included with the larger portion on the plat and that the detention pond would be owned and maintained by the HOA. He added that Brett Jones, City Engineer, had reviewed this and wanted those clarifications made on the plat.

MOTION: Commissioner Peterson made a motion to approve the Plat Amendment Amending Davis Creek Subdivision with the condition that Brett Jones' comment is addressed prior to signatures. Commissioner Kerr seconded the motion.

Commissioner Kerr Yes
Commissioner Jones Yes

Commissioner Peterson Yes
Commissioner Drago Yes

Motion Approved: 4 Yes 0 No

3. Discussion Items

A. Code Amendments & Projects

Bob Barnhill discussed the sign ordinance including size and height restrictions in different zones. He showed the Commissioners different formats the information could be presented in, including a grid or paragraph format. Commissioner Kerr felt the grid would make the most sense and would be the easiest to read. The other Commissioners agreed with her.

Bob discussed the sizes of the signs that are currently allowed and asked for suggestions from the Planning Commission on what they feel is best going forward. He explained having looked at other cities and how the size being larger is not always the best way to get the most attention. The Commissioners discussed the size they felt would be best to allow. Chairman Drago feels the sizes Bob has listed in the graph are appropriate. The Commissioners discussed electronic display signs and felt they are ok to have but would want them to be regulated.

4. Approval of the Minutes

A. September 3, 2020 Regular Meeting Minutes (cancelled meeting)

B. October 1, 2020 Regular Meeting Minutes

MOTION: Commissioner Jones made a motion to approve the September 3, 2020 Regular Meeting Minutes with the correction of having Chairman Drago and Commissioner Jones being the only ones present. Commissioner Peterson seconded the motion. Roll call vote.

Commissioner Kerr Yes
Commissioner Jones Yes

Commissioner Peterson Yes
Commissioner Drago Yes

Motion Approved: 4 Yes 0 No

MOTION: Commissioner Jones made a motion to approve the October 1, 2020 Regular Meeting Minutes with changes noted. Commissioner Peterson seconded the motion. Roll call vote.

Commissioner Kerr Yes
Commissioner Jones Yes

Commissioner Peterson Yes
Commissioner Drago Yes

Motion Approved: 4 Yes 0 No

5. Discussion

A. Future Projects

None.

B. Report on Past-Approved Planning Commission Agenda Items.

Commissioner Drago stated that she signed the Plat for Perry Canyon.

C. Report from Commissioner regarding last Council Meeting.

Commissioner Drago stated that the meeting she went to on October 22nd was very short and that Shanna Johnson was appointed as City Recorder and Tyra Bischoff was appointed as Deputy Recorder. Commissioner Jones said she was unable to attend the October 8, 2020 meeting but read the minutes from the meeting.

D. Make Assignments for Representative to Attend City Council Meeting. (November 12, 2020 this will be an electronic meeting)

Commissioner Peterson will attend the November 12, 2020 City Council meeting.

6. Training

November 5, 2020 Planning Commission Meeting

A. Staff

Bob informed the Planning Commission that he found some information on the Utah Land Use Institute development agreement that was informative and shared some of the upcoming sessions that will be available.

7. Review Next Agenda and Adjourn

A. Items for December Agenda (next meeting December 3, 2020)

- Neff Townhomes across the highway from Maddox

B. Motion to Adjourn

Motion: Commissioner Kerr moved to adjourn the meeting. All were in favor. The meeting ended at 8:47 p.m.