

Perry City is inviting you to a scheduled Zoom meeting.

Topic: Planning Commission Meeting

Time: Aug 5, 2021 07:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88270756255?pwd=Qjg1RmF2bC9OZWZoYy9CeXN0TyswZz09>

Meeting ID: 882 7075 6255

Passcode: 338494

One tap mobile

+16699006833,,88270756255#,,, *338494# US (San Jose)

+12532158782,,88270756255#,,, *338494# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)

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+1 301 715 8592 US (Washington DC)

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Meeting ID: 882 7075 6255

Passcode: 338494

Find your local number: <https://us02web.zoom.us/j/kyx44tnjR>

PERRY CITY PLANNING COMMISSION REGULAR MEETING AGENDA

August 5, 2021

7:00 pm regular meeting

3005 S 1200 W Perry, UT

The meeting will be open to the public with eight people maximum in person. Meeting will also be held online.

“Electronic Meeting” Web/Teleconferencing will be used.

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 www.perrycity.org/whats-new.htm.htm 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. Preliminary Application for Harmony Cove Subdivision located at approximately 2200 S Hwy 89 Parcel: 03-158-0079 Applicant: Brandt Miles

B. Preliminary & Final Application for Darlene Jensen Subdivision located at 1133 W 3450 S Parcel: 02-037-0010 Applicant: Darlene Jensen

C. Public Hearing – Ordinance 21-M Zone Change from C (Commercial) to R1 (Residential) located at 3457 S 1200 W Parcel: 02-037-0045 Applicant: Josh Adams

D. Public Hearing – Ordinance 21-N Zone Change from AL (Agriculture Limited) to R1 located at approximately 3200 S 1200 W Parcel: 02-034-0038 Applicant: Robert Anderson

3. Discussion Items

A. Road Sections

B. Land Use Chart

4. Approval of the Minutes

A. July 1, 2021 Regular Meeting

5. Discussion

A. Future Projects

B. Report on past-approved Planning Commission Agenda Items

C. Report from Commissioner regarding last Council Meeting (July 8th & 22nd meetings)

**D. Make Assignments for Representative to Attend City Council Meetings
(August 12th & 26th Meetings)**

6. Training

A. Staff

7. Review Next Agenda and Adjourn

A. Items for August agenda (next meeting September 2, 2021)

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 21st day of July. 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.

Harmony Cove

06/21/2021 - 06/20/2022

7114084

**Subdivision: Preliminary
Application**

ba0d8240-cfe5-11eb-beae-319d39b066e6

Subdivision: Preliminary Application

Active

Under Review

Application Review Status

Pre-Review	Received	
Brigham City Fire Department	Not Reviewed	06/17/2021
Community Development	Not Reviewed	
Final-Review	Not Reviewed	

Fees

Subdivision: Preliminary Application (Residential)	\$2,500.00
Subtotal	\$2,500.00
Amount Paid	\$2,575.25
Total Due	-\$75.25

Payments

06/21/2021	Card *6970	\$2,500.00
Total Paid		\$2,575.25

Application Form Data

(Empty fields are not included)

Applicant First Name

Brandt

Applicant Last Name

Miles

Applicant Email

brandtdmiles@gmail.com

Applicant Phone Number

(801) 231-9130

Applicant Address

2381 S Bluff Ridge Dr.

City

SYRACUSE

State

UT

Zip

84075

Is the Applicant the Property Owner?

Yes

Engineer/Surveyor Name or Company

Hansen & Associates

Engineer/Surveyor Email

jimf@haies.net

Engineer/Surveyor Phone Number

(435) 723-3491

Subdivision Name

Harmony Cove

Property Address

2200 South highway 89

Property Serial #

031580079

Preliminary Drawings

 **Miles-Perry-Review Set.pdf**

Total Number of Lots/Units

22

Is this a Residential or Commercial development?

Residential

Additional Project Notes

Jim Flint - engineer will be sending full packet by email.

Check each item to acknowledge it has been included with the application. The following items will apply to most subdivisions, although there may be exceptions.

Preliminary Plat, Layout of lots including lot sizes and dimensions, Layout of proposed and adjacent roads including a proposed street section(s), Preliminary storm water plan, Preliminary utility plan, Existing structures and natural features, Data indicating the number of lots/units, percentage of

landscaping, density of units per acre, buildable area for each lot., Preliminary compliance with design standards as applicable

Will this proposed development include multi-family dwelling units, apartments, or commercial/industrial development?

Yes

Is this proposed development adjacent to Highway 89?

Yes

There are specific design requirements for developments with multi-family dwelling units or apartments as well as any development along Highway 89. Have you submitted information to show preliminary compliance with the design standards found in Chapter 15.18 of the Perry Municipal Code? This may include a landscape plan, 3D renderings, and architectural details.

Yes

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 administrative costs that go beyond the estimated fees collected at the time of application.
4. This application will be placed on the next available Planning Commission agenda AFTER necessary updates are made in response to staff comments. These updates will be required to ensure Planning Commission reviews drawings that are substantially complete and responsive to the application requirements found in the Perry Municipal Code.
5. Complete application and approval requirements can be found in Perry Municipal Code Titles 14 and 15.

Brandt Miles - 06/17/2021 9:31 pm

SCHNO	(Parcel Num)	OWNERNAME	OWNERADDRESS	1 Situs Address	y
03-158-0004	31580004	I I YOUNG GRANT D TTEE ETAL	2220 S HWY 89		
03-158-0005	31580005	I I YOUNG GRANT D TTEE ETAL	2220 S HWY 89	2220 S HIGHWAY 89 PERRY UT 84302	
03-158-0006	31580006	I I B&B CLARK HOLDINGS LLC	3267 W 2950 N	2234 S HIGHWAY 89 PERRY UT 84302	
03-158-0008	31580008	I I BURT PAUL H TRUSTEE ETAL	740 W 2250 S	740 W DAVIS DR PERRY UT 84302	
03-158-0009	31580009	I I MINK ZACHARY I	730 W 2250 S	730 W DAVIS DR PERRY UT 84302	
03-158-0010	31580010	I I ERLAND JEREMY	710 DAVIS ST	710 W DAVIS DR PERRY UT 84302	
03-158-0013	31580013	I I CPB LDS	50 E NORTH TEMPLE ST FL 22	685 W DAVIS DR PERRY UT 84302	
03-158-0042	31580042	I I BOWDEN WILLIAM L TTEE ETAL	2210 S HWY 89		
03-158-0079	31580079	I I YOUNG GRANT D TTEE ETAL	2220 S HWY 89		
03-158-0080	31580080	I I BOWDEN WILLIAM L TTEE ETAL	2210 S HWY 89	2210 S HIGHWAY 89 PERRY UT 84302	
03-158-0081	31580081	I I WUENSCHHELL DIANA T TTEE	670 W 2250 S	670 W DAVIS DR PERRY UT 84302	
03-158-0096	31580096	I I BRADBURY RANDY P	2222 S HIGHWAY 89	2222 S HIGHWAY 89 PERRY UT 84302	
03-218-0011	32180011	I I HALL MATTHEW E ETUX	2260 S PARK DRIVE	2260 S PARK DR PERRY UT 84302	
03-218-0015	32180015	I I SMOOT KYLE M ETUX	2202 S 750 W	2202 S 750 W PERRY UT 84302	
03-218-0018	32180018	I I CORENTE JOSEPH NICHOLAS	2170 S 750 W	2170 S 750 W PERRY UT 84302	
03-218-0019	32180019	I I HARDING RUDY DARWIN ETAL TT	2185 S 750 W	2185 S 750 W PERRY UT 84302	
03-218-0020	32180020	I I DEITER ANDREW N TTEE	2195 S 750 W	2195 S 750 W PERRY UT 84302	
03-218-0021	32180021	I I CRONIN KAREN JO TTEE	2205 S 750 W	2205 S 750 W PERRY UT 84302	
03-218-0022	32180022	I I LEISHMAN KARRE I ETUX	2225 S 750 W	2225 S 750 W PERRY UT 84302	
03-218-0023	32180023	I I PERRY CITY CORP	3005 S 1200 W		
03-158-0128	31580128	I I CARPENTER MARSHALL	2240 S HWY 89	2240 S HIGHWAY 89 PERRY UT 84302	
03-278-0002	32780002	I I RM MILLS CONSTRUCTION	28 W 100 N	2212 S 635 W PERRY UT 84302	
03-278-0002	32780002	I I RM MILLS CONSTRUCTION	28 W 100 N	645 W 2200 S PERRY UT 84302	
03-278-0003	32780003	I I RM MILLS CONSTRUCTION	28 W 100 N	659 W 2200 S PERRY UT 84302	
03-278-0004	32780004	I I RM MILLS CONSTRUCTION	28 W 100 N	689 W 2200 S PERRY UT 84302	
03-278-0004	32780004	I I RM MILLS CONSTRUCTION	28 W 100 N	2219 S PARK ST PERRY UT 84302	
03-278-0005	32780005	I I RM MILLS CONSTRUCTION	28 W 100 N	723 W 2200 S PERRY UT 84302	
03-278-0005	32780005	I I RM MILLS CONSTRUCTION	28 W 100 N	2216 S PARK ST PERRY UT 84302	
03-278-0006	32780006	I I RM MILLS CONSTRUCTION	28 W 100 N	735 W 2200 S PERRY UT 84302	
03-278-0021	32780021	I I RM MILLS CONSTRUCTION	28 W 100 N	649 W 2150 S PERRY UT 84302	
03-278-0022	32780022	I I RM MILLS CONSTRUCTION	28 W 100 N	661 W 2150 S PERRY UT 84302	
03-278-0023	32780023	I I RM MILLS CONSTRUCTION	28 W 100 N	683 W 2150 S PERRY UT 84302	
03-278-0023	32780023	I I RM MILLS CONSTRUCTION	28 W 100 N	2165 S PARK ST PERRY UT 84302	

03-278-0028	32780028	FIRM MILLS CONSTRUCTION	28 W 100 N	682 W 2200 S PERRY UT 84302
03-278-0028	32780028	FIRM MILLS CONSTRUCTION	28 W 100 N	2183 S PARK ST PERRY UT 84302
03-278-0029	32780029	FIRM MILLS CONSTRUCTION	28 W 100 N	660 W 2200 S PERRY UT 84302
03-278-0030	32780030	FIRM MILLS CONSTRUCTION	28 W 100 N	648 W 2200 S PERRY UT 84302
03-278-0031	32780031	FIRM MILLS CONSTRUCTION	28 W 100 N	636 W 2200 S PERRY UT 84302
03-158-0146	31580146	HIVANDERPOOL SUSAN	PO BOX 162	
03-158-0147	31580147	HITHOMPSON, STANLEY W	690 W 2250 S	690 W DAVIS DR PERRY UT 84302
03-158-0147	31580147	HITHOMPSON, STANLEY W	690 W 2250 S	680 W DAVIS DR PERRY UT 84302
03-158-0149	31580149	HIYOUNG BOYD W ETAL TTEE	256 N 400 E	
03-278-0034	32780034	FIRM MILLS CONSTRUCTION LLC	28 W 100 N	
03-278-0035	32780035	HPERRY CITY	3005 S 1200 W	
03-278-0036	32780036	HIBOWDEN WILLIAM L TTEE ETAL	2210 S HWY 89	
03-278-0038	32780038	FIRM MILLS CONSTRUCTION	28 W 100 N	

July 12, 2021

Notice of Planning Commission Meeting

August 5, 2021

3005 S 1200 W

Perry, Utah 84302

Application: Preliminary Subdivision Application (Harmony Cove)

Applicant: Brandt Miles

Location: Approximately 2200 S Hwy 89 (03-158-0079)

Dear Property Owner:

As required by ordinance, you and all other property owners within 300 feet of the above referenced location are being notified of the application referenced above. The preliminary subdivision application will allow creation of 20 Townhomes and 2 single family lots. Interested persons are invited to attend the upcoming Planning Commission Meeting on Thursday August 5, 2021 at 7:00 p.m.

You can access this meeting via zoom by going to <https://perrycity.rainadmin.com/whats-new.htm.htm>. A final recommendation by the Planning Commission regarding this application will most likely occur during this meeting.

The subdivision application will NOT include a Public Hearing. Please note the following important information:

- *The decision on the application is administrative in nature and the application will be reviewed for code compliance only. Law provides that administrative land use applications must be approved if they meet applicable regulations, regardless of public sentiment. Consequently, while your comments during the public hearing are highly valued, they may not (and depending on the comment, cannot) change the outcome of the application*
- *Appropriate public comments will help identify potential concerns related to code compliance, not whether the proposal is viewed favorably by the public. Keeping your public comments brief and applicable to the role and responsibilities of the Planning Commission will help all involved parties maintain focus and productivity.*
 - *An example of a useful comment would be: "I reviewed the application package and noticed the lots of the proposed subdivision are one quarter acre in size; however I believe the current zoning requires lots to be one-third of an acre.*
 - *An example of an ineffective comment would be: "I haven't reviewed the application package or City code, but I don't like the proposed subdivision and*

*think it should not be allowed because it will block my view of the mountains.
Plus, the layout of the subdivision is ugly.”*

- *Please contact the applicant directly to communicate in a civil manner any matters of a subjective nature.*
- *If you feel the City’s current land use regulations need changed, please contact City staff to discuss your concerns and proposed solutions. If eventually adopted, any regulation changes would apply to future applications only.*

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

Sincerely,

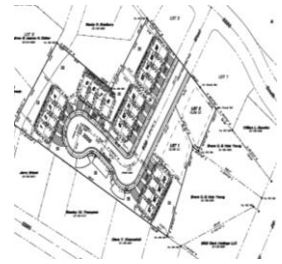
Tyra Bischoff
Perry City Deputy Recorder



Staff Report

August 5, 2021

Perry City Planning Commission



Preliminary Subdivision – Brandt Miles, located at approximately 2200 S Hwy 89

Summary

This application is for 20 townhome units and two single family lots. The development currently consists of two parcels containing approximately 3.2 acres. The development will be accessed through the Davis Creek Subdivision and all units are required to have fire sprinklers because Davis Creek already has 30 units on one access. The road and utilities in the development will be privately owned and maintained.

Code Compliance

Staff has reviewed the submittals and recommends approval of the preliminary application. We have provided several corrections for the subsequent applications.

The number of townhome units complies with our density map.

Considerations and Recommendations

It appears everything is in order for approval of this application.



COMBINED REVIEW MEMO

PROJECT: Harmony Cove
APPLICATION: Preliminary
DATE: July 22, 2021



You will find the following attached:

- Planning Review Comments – Robert Barnhill
- Engineering Review Comments – Brett Jones

Sincerely,

A handwritten signature in black ink, which appears to read "Robert Barnhill". The signature is written in a cursive, flowing style.

Robert Barnhill
City Administrator
Perry City
435.723.6464

PLANNING COMMENTS

Corrections for the Preliminary Application:

1. NA

Comments for Future Applications:

1. Plat
 - a. Indicate Fire Sprinklers are required
 - b. Show Bradbury access (easement or property exchange)
2. Show utilities on improvement drawings as being private including a master meter.
3. Verify utility access through Mink and Young property.
4. Provide sign at hydrant to indicate need of flushing system annually.
5. Address Bradbury water and sewer lines on plans. It has also come to our attention that other neighbors from the southeast have sewer lines crossing this development that will need to be addressed.
6. Dumpster enclosure details will be needed.
7. Landscaping
 - a. L.A. Stamp required.
 - b. Provide three trees per 1,000 sf and 6 shrubs per 1000 sf of required landscape (25%).
 - c. Lawn areas should be implemented for specific uses i.e. recreation areas, storm water pond, etc. On this plan specifically many of the narrow areas around buildings or between driveways should not be lawn.
 - d. Street trees should be a minimum of 20' diameter at mature size.
 - e. Provide fencing type on plans.
8. No single material on any side of the buildings can be more than 60%. Please provide the percentages so our office can verify compliance.
9. Provide information indicating roofing material and 30+ year material certification.

MEMORANDUM

TO: Perry City Planning Commission
Robert Barnhill, Perry City Administrator
Tyra Bishoff, Perry City Recorder

FROM: Brett M. Jones, P.E.
City Engineer



RE: **HARMONY COVE SUBDIVISION – Preliminary Follow-up Review**

Date: July 22, 2021

Our office has completed a follow-up review of the preliminary plat and plans for the proposed Harmony Cove Subdivision located at approximately 2300 South 800 West. Our remaining comments are:

1. We recommend preliminary approval of the subdivision. Utilities and roadway improvements have been shown as private for the entire development on the updated plat. Please update the improvement drawings to show these as private, as well. An HOA will need to be established with fees sufficient to maintain the roadway and utilities.

ITEMS TO ADDRESS FOR FUTURE APPLICATIONS

Plat

2. Please verify all public infrastructure is shown as private.
3. The common area should include stormwater infrastructure.
4. Please indicate legal access for all utility servicing (i.e. utilities through the Mink & Young properties).
5. Typically, legal descriptions run clockwise. We noticed this description runs counterclockwise. Please adjust, if recommended by the surveyor.
6. The text in asterisks in the Corporate Acknowledgement will need to be updated on the final plat.
7. Depending on the final requirements given by the Fire Marshal, a plat note should be included indicating the requirement for fire sprinklers in each unit. The plat should also make clear the ownership for the fire sprinkler system.
8. Please correct the reference to 300 W in Note 5.

Improvement Drawings

9. Though not required for the private development, we recommend streetlights be installed.
10. We recommend a geotechnical report be completed for the site with pavement recommendations, groundwater information, and requirements for structure foundations.
11. Please add a dumpster enclosure location and detail.

12. We support replacement of the existing waterline servicing the Bradburry property. This is a public main and the replacement should be coordinated with Public Works.
13. The Bradburry water line will need to have 10' of separation from the proposed sewer main or one of the mains will need to be fused or mechanical joint piping.
14. The note to relocate the fire hydrant on 635 West should be removed in both the plan and profile views.
15. The new hydrant on 635 West may be able to be eliminated. Please verify with the Fire Marshal.
16. If the units are 1500 sf and serviced by fire sprinklers, it is our understanding that the fire flow requirement for the development can be reduced to 500 gpm. Our calculations show that with this demand, the development could be serviced by a 4" master meter and 6" piping. However, we recommend the developer still install 8" piping. This will help to ensure the main is not damaged by a large pumper truck connecting to the hydrant at the end of 2235 South.
17. We support abandonment of the existing sewer main on the north property line of the subdivision. It could possibly connect at new public manhole on the north end of 635 West.
18. We did not see stormwater calculations. Please provide for review.
19. The secondary water main shown in Davis Creek should be removed, including the connection to Harmony Cove.

Should you have further questions, please let us know.

Harmony Cove Subdivision

Perry City, Box Elder County, Utah
A Part of the Southeast Quarter of Section 35,
Township 9 North, Range 2 West, Salt Lake Base & Meridian

NOTE:

PLAT NOTES:
1 - ALL PROPERTY OUTSIDE OF BUILDING FOOTPRINTS (COMMON AREAS) ARE PUBLIC UTILITY EASEMENTS.

2 - ALL TIES TO BUILDINGS ARE PERPENDICULAR TO PROPERTY LINES.

3 - ALL AREAS OUTSIDE THE UNIT FOOTPRINTS, LESS AND EXCEPT THE LIMITED COMMON AREAS (LCA), ARE DEEMED COMMON AREA (CA), AND SHALL BE OWNED AND MAINTAINED BY THE HARMONY COVE HOMEOWNER'S ASSOCIATION.

4 - EACH UNIT OWNER HAS AN EXCLUSIVE LIMITED COMMON AREA (LCA) PERTINENT TO HIS LOT FOR HIS FRONT DRIVEWAY, PORCH AND REAR PATIO AREA.

5 - THE NORTHERLY PORTION OF 300 WEST STREET IS DEDICATED AS A PRIVATE STREET AND PUBLIC UTILITY EASEMENT, TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

6 - THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES OUTSIDE THE PUBLIC STREET RIGHT-OF-WAYS.

7 - STREETLIGHTS IN THE PRIVATE DRIVE SECTION ARE NOT REQUIRED BY THE CITY. THE DEVELOPER MAY FURNISH HOA-MAINTAINED LIGHTING, AS DESIRED.

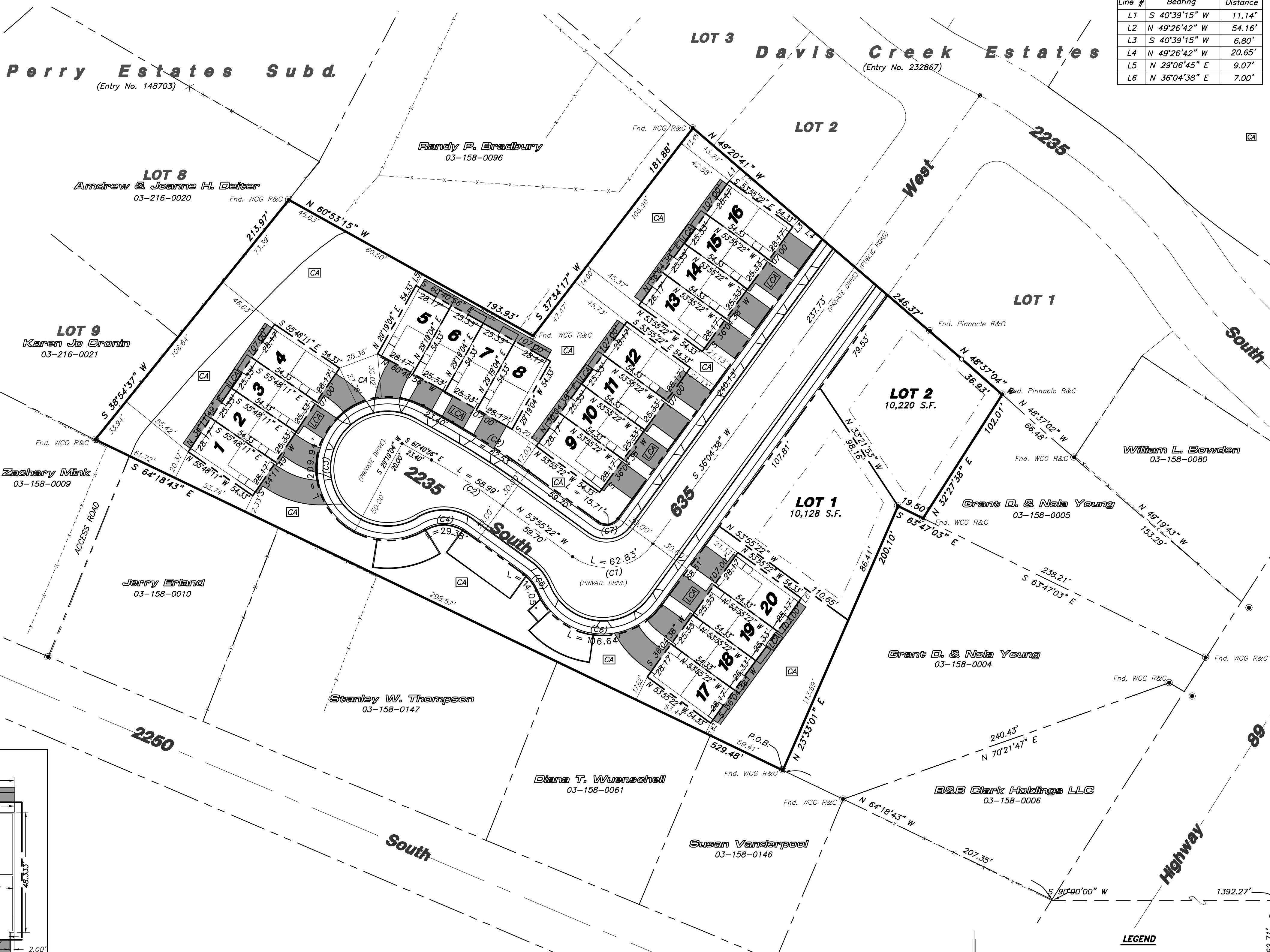
8 - THE CITY OWNS AND MAINTAINS THE SEWER MAINS IN THE PUBLIC STREETS, AND THE HOMEOWNER'S ASSOCIATION OWNS AND MAINTAINS THE SEWER MAINS IN THE PRIVATE STREETS. THE SEWER LATERALS FROM THE SEWER MAIN TO THE INDIVIDUAL UNITS ARE MAINTAINED BY THE INDIVIDUAL UNIT OWNERS.

9 - THE CITY OWNS AND MAINTAINS THE WATER MAINS IN THE PUBLIC STREETS, AND THE HOMEOWNER'S ASSOCIATION OWNS AND MAINTAINS THE WATER MAINS IN THE PRIVATE STREETS. THE WATER SERVICES FROM THE WATER MAIN TO THE INDIVIDUAL WATER METERS ARE MAINTAINED BY THE CITY IN THE PUBLIC STREETS AND ARE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION IN THE PRIVATE STREETS. THE SERVICES FROM THE WATER METERS TO THE INDIVIDUAL UNIT OWNERS ARE MAINTAINED BY THE INDIVIDUAL UNIT OWNERS.

10 - STORM DRAINAGE SYSTEM: ANY ON-SITE STORM DRAINAGE PIPING, INLETS, AND APPURTENANCES OUTSIDE THE PUBLIC STREET RIGHT-OF-WAYS ARE OWNED AND MAINTAINED BY THE HARMONY COVE HOMEOWNER'S ASSOCIATION.

11 - SECONDARY WATER: ON-SITE SECONDARY WATER SYSTEM AND APPURTENANCES WILL BE OWNED AND MAINTAINED BY THE HARMONY COVE HOMEOWNER'S ASSOCIATION.

12 - ALL TIES TO BUILDING ENVELOPES ARE PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE NOTED.



East Quarter Corner of Section 35,
T. 9 N., R. 2 W., S.L.B.&M.
Found B.E. County Brass Cap Mon.

Line #	Bearing	Distance
L1	S 40°39'15" W	11.14'
L2	N 49°26'42" W	54.16'
L3	S 40°39'15" W	6.80'
L4	N 49°26'42" W	20.65'
L5	N 29°06'45" E	9.07'
L6	N 36°04'38" E	7.00'

Surveyor's Certificate

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Act; and by the authority of the owners, I have completed a survey of the property described and shown hereon this plat in accordance with section 17-23-17 and have verified all measurements and have hereby subdivided said tract into two (2) lots and 20 Townhomes, known hereafter as Harmony Cove Subdivision and that the same has been surveyed and monuments have been located and/or placed on the ground as represented on the plat hereon.

Signed this _____ day of _____, 2021.

K. Greg Hansen P.L.S.,
Utah Land Surveyor License No. 167819



Boundary Description

A PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT LOCATED 1062.71 FEET NORTH 00°34'17" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND 1392.27 FEET SOUTH 90°00'00" WEST AND 207.35 FEET NORTH 64°18'43" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 35;

RUNNING THENCE NORTH 23°33'01" EAST 200.10 FEET; THENCE SOUTH 63°47'03" EAST 19.50 FEET TO THE SOUTHWEST CORNER OF THE GRANT D. AND NOLA YOUNG PROPERTY, TAX ID. NO. 03-158-0005; THENCE NORTH 32°27'38" EAST 102.01 FEET TO THE NORTHWEST CORNER OF SAID YOUNG PROPERTY, BEING A POINT ON THE SOUTHERLY BOUNDARY LINE OF DAVIS CREEK ESTATES FILED AS ENTRY NO. 232867 IN THE FILES OF THE BOX ELDER COUNTY RECORDER; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES; (1) NORTH 48°37'04" WEST 36.93 FEET; AND (2) NORTH 49°20'41" WEST 246.37 FEET TO THE NORTHEAST CORNER OF THE RANDY P. BRADBURY PROPERTY, TAX ID. NO. 03-158-0096; THENCE ALONG THE BOUNDARY LINE OF SAID BRADBURY PROPERTY THE FOLLOWING TWO (2) COURSES; (1) SOUTH 37°34'17" WEST 181.88 FEET; AND (2) NORTH 60°53'15" WEST 193.93 FEET TO THE EAST BOUNDARY LINE OF PERRY ESTATES SUBDIVISION, FILED AS ENTRY NO. 148703 IN THE FILES OF THE BOX ELDER COUNTY RECORDER; THENCE SOUTH 38°54'37" WEST 213.97 FEET TO THE SOUTHEAST CORNER OF SAID PERRY ESTATES SUBDIVISION; THENCE SOUTH 64°18'43" EAST 529.48 FEET TO THE POINT OF BEGINNING. CONTAINING 3.24 ACRES.

Owner's Dedication

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO TWO LOTS, TWENTY UNITS AND STREETS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT HARMONY COVE SUBDIVISION AND HEREBY DEDICATE, GRANT AND CONVEY TO THE HOMEOWNER'S ASSOCIATION OF HARMONY COVE SUBDIVISION ALL THOSE PARTS OR PORTIONS DESIGNATED AS PRIVATE DRIVES. WE ALSO DEDICATE, GRANT AND CONVEY TO PERRY CITY A PUBLIC UTILITY EASEMENT ACROSS ANY PRIVATE STREET RIGHT-OF-WAYS, AS WELL AS ALL AREAS OUTSIDE OF THE BUILDING FOOTPRINTS AS A PUBLIC UTILITY EASEMENT FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC AND PRIVATE UTILITY LINES AS DEEMED NECESSARY BY PERRY CITY AND/OR THE HOMEOWNER'S ASSOCIATION - SUCH ALSO INCLUDES PROVISION FOR DRAINAGE, RETENTION OR DETENTION AND IRRIGATION PURPOSES AS DEEMED NECESSARY. THE PUBLIC UTILITY EASEMENT AREA CAN BE INHERENTLY DECREASED WITHOUT WRITTEN ACTION UPON ANY APPROVED BUILDING MODIFICATIONS OR EXPANSIONS. NO BUILDING OR YARD AREAS ARE TO BE FENCED WITHOUT APPROVAL OF THE HOMEOWNER'S ASSOCIATION. WE HEREBY DECLARE THE PLAT NOTES SHOWN HEREON TO BE EFFECTIVE AND BINDING. IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURE THIS _____ DAY OF _____, 2021.

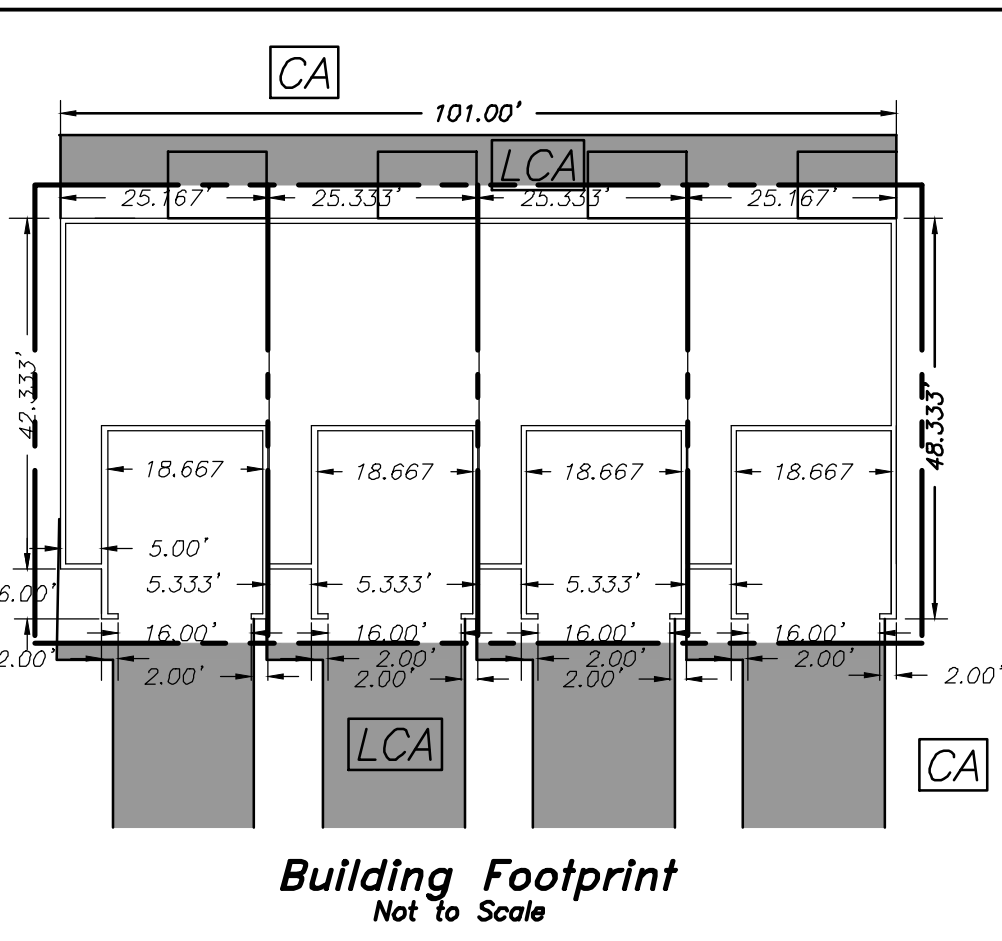
NAME _____ DATE _____

Corporate Acknowledgment

STATE OF UTAH)
COUNTY OF *****)

On this _____ day of _____, 2021, personally appeared before me, *****, who being by me duly sworn did say and acknowledge that he/she is an officer of ***** a Utah Corporation, which Corporation is the Owner of the real property listed herein, and executed the foregoing instrument as the authorized agent of the Corporation, and that said authorization to sign on behalf of the Corporation came pursuant to a Resolution of the Board of Directors, the Articles of Incorporation, and/or the Corporate Bylaws.

Notary Public



Building Footprint
Not to Scale

Developer:
Brandt Miles
2381 Bluff Ridge Dr.
Syracuse UT 84075



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272
Celebrating over 60 Years of Business

Narrative

The purpose of this survey was to establish and set the property corners of the Two Lot and 20 Townhome Subdivision as shown and described hereon. This survey was ordered by Brandt Miles. The control used to establish the property corners was the boundary survey done on the subject property by WCG ROS # 3673 along with the existing Box Elder County Surveyor Monumentation surrounding Section 35, Township 9 North, Range 2 West, S.L.B.&M. The basis of bearing is the east line of the Southeast Quarter of said Section which bears North 00°34'17" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D., 2021 BY THE
PERRY PLANNING COMMISSION.

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 2021

ATTORNEY

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE PERRY CITY OFFICE.

DATE

ENGINEER

County Recorder

PROJECT OVERVIEW:

INFILL PROJECT CONSISTS OF TWO SINGLE FAMILY LOTS AND 20 TOWNHOME UNITS CONSISTING OF FIVE FOUR-PLEX BUILDINGS. THE PROJECT CONNECTS TO THE DAVIS CREEK SUBDIVISION.

CONSTRUCTION NOTES:

ALL CONSTRUCTION TO BE TO PERRY CITY STANDARDS. IN THE EVENT THERE IS NO APPLICABLE STANDARD, CONTACT PROJECT ENGINEER / CITY ENGINEER. CONTRACTOR MUST ATTEND PRE-CONSTRUCTION CONFERENCE WITH CITY PRIOR TO COMMENCING WORK.

PRIOR TO CONSTRUCTION, CONTRACTOR TO LOCATE ALL EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR UNCOVERING, VERIFICATION AND PROTECTION OF ALL EXISTING UTILITIES.

TRAFFIC CONTROL IS THE RESPONSIBILITY OF CONTRACTOR; TRAFFIC CONTROL PLAN AND CONSTRUCTION ROUTING TO BE DISCUSSED WITH PERRY CITY PRIOR TO COMMENCEMENT OF WORK.

SOILS TESTING TO BE PERFORMED ON PROJECT, ESPECIALLY FOR TRENCH RESTORATION. OWNER FUNDAMENTALLY WILL BE PAYING FOR SOILS TESTING BUT SUCH TO BE NEGOTIATED PRIOR TO START OF CONSTRUCTION (I.E. PERHAPS OWNER PAYS FOR ALL PASSING TESTS, CONTRACTOR FOR FAILING ONES, ETC.).

GRADING NOTES:

SITE HAS TWO GRADIENTS - 635 WEST STREET SLOPES DOWNGRADIENT NORTHWARD FROM NEAR JUNCTON WITH 2235 SOUTH STREET; 2235 SOUTH STREET HAS AN APPROXIMATE 5% GRADIENT WESTWARD.

NOTE: THERE IS AN EXISTING DRIVEWAY ACCESS FROM 2250 SOUTH NORTHWRAD THAT LEADS TO THE BRADBURY RESIDENCE - THIS WILL BE PERETUATED. NEW SEWER AND STORM PIPING WILL BE INSTALLED IN THE ACCESS DRIVEWAY, AND THE DRIVEWAY WILL BE FINISH-GRADED WITH NEW ROADBASE AS APPROPRIATE.

WATER: FIRE HYDRANTS ARE LOCATED NEARBY - CONTACT PERRY CITY AND BRIGHAM CITY FIRE DEPARTMENT FOR DETAILS/USAGE.

IF APPLICABLE, EXCESS SOILS TO BE SPOILED ON-SITE AND/OR AT DIRECTION OF OWNER.

OBTAIN APPROPRIATE SWPPP PERMIT PRIOR TO COMMENCEMENT OF WORK.

IMPORTANT: ALL UTILITY TRENCHES TO BE COMPACTED TO 95%! NOTE: CONTACT CITY TO DETERMINE TRENCH BACKFILL PROGRAM. IMPORTED STRUCTURAL FULL-DEPTH BACKFILL IS NOT ANTICIPATED PER STRICT APPLICATION OF PROPER BEDDDING AND COMPACTION TECHNIQUES - THE BACKFILL PROGRAM WILL BE FIELD-DETERMINED IN CONJUNCTION WITH CITY INSPECTOR AND PUBLIC WORKS DIRECTOR.

WATER / FIRE PROTECTION:

SITE WILL BE SERVED BY AN EXISTING 8-INCH WATER MAIN STUBBED AT THE ENTRANCE ROAD 635 WEST STREET. ON-SITE WATER MAIN WILL BE 8 INCHES C-900 DR 14. FIRE HYDRANT WILL BE LOCATED AT END OF NEW WATER MAIN. WATER SERVICES WILL NEED TO BE INDIVIDUALLY TAPPED AT THE WATER MAIN - SERVICES TO BE AT LOCATIONS SHOWN ON DRAWINGS, SEPARATED FROM SEWER LATERALS BY AT LEAST 10 FEET. PLACE WATER METERS IN LANDSCAPE STRIP AND EXTEND/STUB A 1-INCH LINE BEYOND THE SIDEWALK.

FIRE HYDRANT LOCATIONS WILL BE PER BRIGHAM CITY FIRE DISTRICT DICTATES - CONTACT MIKE YOUNG AT 435-226-1400 / 435-730-6685.

ASPHALT SPECIFICATIONS

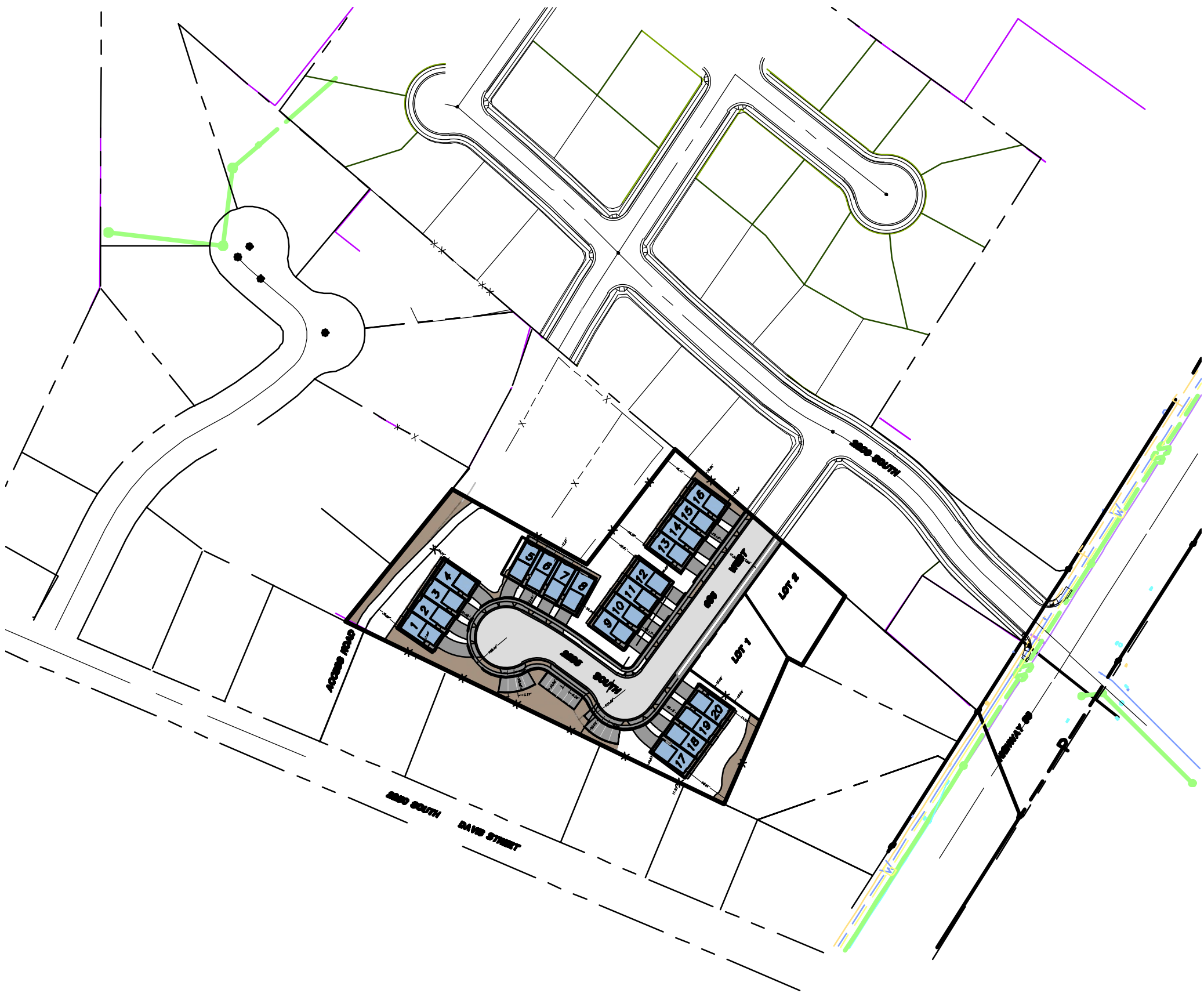
- APWA Specifications required:
- Section 32 12 05 M - Bituminous Concrete Modified
 - Section 32 12 05 - Bituminous Concrete
 - Section 32 12 13.13 - Tack Coat
 - Section 32 12 16.13 - Plant-Mix Bituminous Paving

- SECTION 32 12 05 M - BITUMINOUS CONCRETE - Revise Section 2.3 as follows:
- 2.3 ADDITIVES
- A. Mineral Filler: None
 - B. Recycle Agent: None
 - C. Anti-strip Agent: 1% Lime Slurry
 - D. RAP or ROSP (By weight or binder, whichever is lesser): Allowed up to 15%

- 2.4 MIX DESIGN - Replace paragraph A with the following:
- Project Specific Requirements:
- Road Category: Class I
 - Mix Designator (Compaction Effort): 50 Blow
 - Binder Grade: PG 58-28
 - Master Grading Band: DM-1/2"

HARMONY COVE SUBDIVISION

PROJECT NOTES



OWNERSHIP AND MAINTENANCE:

ONSITE ROADWAYS, UTILITIES , INFRASTRUCTURE, DRAINAGE POND, WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION

SEWER:

SEWER SYSTEM WILL DISCHARGE TWO DIRECTIONS DUE TO THE TOPOGRAPHICAL HIGH POINT IN THE CENTER OF THE PROJECT. THE WESTERLY LOTS AND UNITS WILL DISCHARGE NORTHWARD INTO A LINE EXTENDING FROM 635 WEST STREET. THE WESTERLY LOTS WILL DISCHARGE WESTWARD INTO A NEW SEWER MAIN IN THE BRADBURY DRIVEWAY. NOTE: FRONT TOWNHOME UNIT LANDSCAPE POCKETS ARE RESERVED FOR WATER METERS - SEWER LATERALS WILL BE IN THE DRIVEWAYS - CLEANOUTS MUST BE TRAFFIC WORTHY.

STORM DRAINAGE:

THE ON-SITE STORM DETENTION POND IS SIZED FOR THE NET CAPTURE OF THE ENTIRE PROJECT AREA. THE POND WILL OUTLET TO 2250 SOUTH STREET IN THE BRADBURY DRIVEWAY. LID RETENTION WILL TAKE PLACE BY MEANS OF AN ELEVATED POND DISCHARGE PIPE.

IRRIGATION / SECONDARY WATER:

THE SITE WILL BE SERVED BY PINEVIEW WATER. A COMMON-AREA HOA-MAINTAINED SPRINKLER SYSTEM WILL BE INSTALLED - NOTE: LANDSCAPER TO PROVIDE SLEEVES UNDER ROADWAYS AS NECESSARY PRIOR TO PAVEMENT INSTALLATION.

ELECTRICAL:

UNDERGROUND POWER TO BE PER ROCKY MOUNTAIN POWER'S (PACIFICORP) PLAN - IT IS ANTICIPATED THAT POWER METERS WILL BE PLACED ON ONE SIDE OF FOUR PLEX UNITS AND GAS METERS WILL BE ON THE OTHER SIDE. CONTACT PERSON IS ROBERT THORSTEAD AT 801-629-4426 .

TELEPHONE / CABLE:

TELECOMMUNICATIONS PRESUMABLY WILL BE INSTALLED IN CONJUNCTION WITH ELECTRICAL INSTALLATION.

GAS:

GAS MAIN WILL NEED TO BE INSTALLED PER DOMINION ENERGY REQUIREMENTS AND WILL PRESUMABLY BE RUN ON BOTH SIDES OF ROADS. NOTE THAT GAS MAINS ARE TO BE AT LEAST 10 FEET FROM BUILDINGS. CONTACT PERSON IS CODY RANDALL AT 801-389-1283.

UTILITY CONTACTS:

- SEWER: PERRY CITY: TYLER WAGSTAFF: 435-723-6461 EXT. 110
WATER: PERRY CITY: TYLER WAGSTAFF: 435-723-6461 EXT. 110
FIRE PROTECTION: BRIGHAM CITY FD: MIKE YOUNG 435-730-6685
STORM DRAINAGE: PERRY CITY: TYLER WAGSTAFF: 435-723-6461 EXT. 110
FLOOD CONTROL: BRYCE THURGOOD:
PINEVIEW IRRIGATION: TODD ADAMS: 801-621-6555

PIPE TYPES:

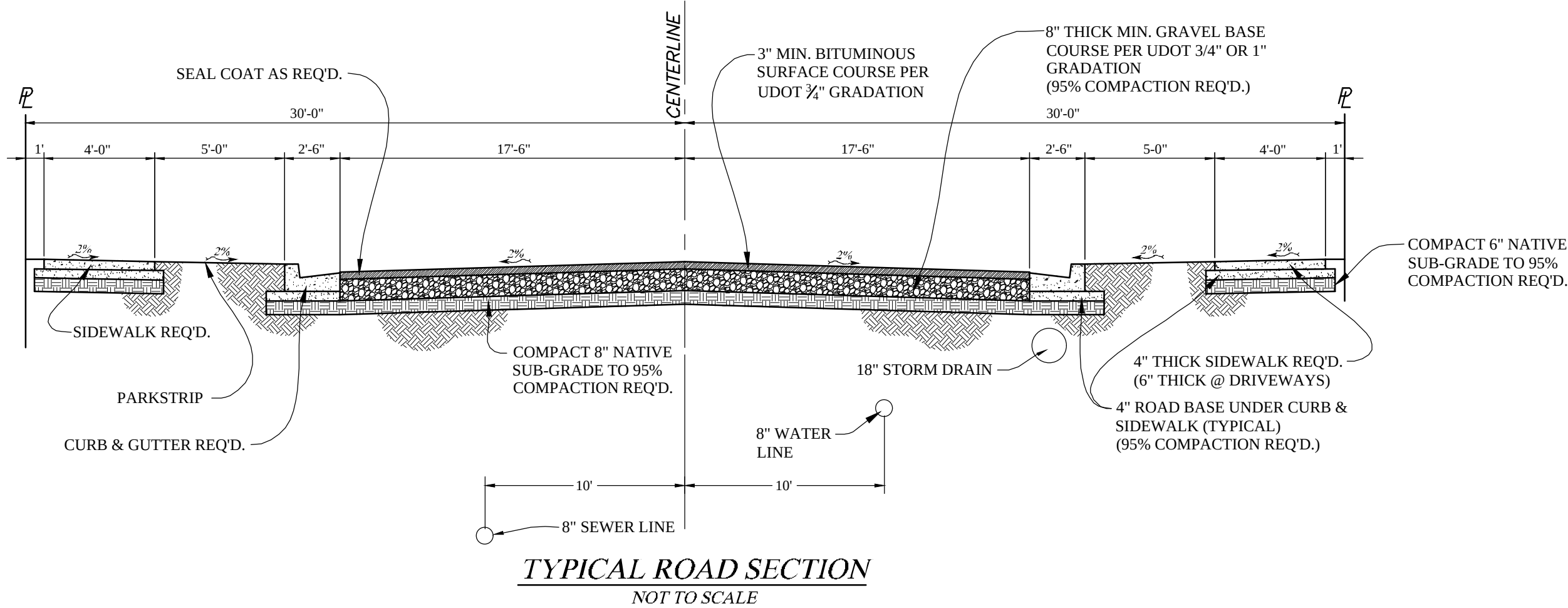
- SEWER MAINS: SDR-35 PVC
WATER MAINS: C900 PVC DR-14
STORM DRAINAGE: RCP CLASS III
PINEVIEW IRRIGATION: C900 PVC DR-18

STRUCTURAL SECTION:

CONTRACTOR TO BID AN INITIAL CITY MINIMUM STRUCTURAL SECTION OF 3 INCHES ASPHALT ON 8 INCHES BASEROCK ON 8 INCHES OF COMPACTED NATIVE SUBGRADE. SUCH APPLIES TO ALL UTILITY CROSSINGS ALSO. ACTUAL STRUCTURAL SECTION TO BE UPDATED / CONFIRMED BY GEOTECHNICAL REPORT AND/OR OWNER.

SHEET INDEX:

- 1....PROJECT DATA
- 2....SITE PLAN
- 3....OVERALL UTILITY PLAN
- 4....635 WEST PLAN & PROFILE
- 5....2235 SOUTH PLAN & PROFILE
- 6....WEST ACCESS PLAN & PROFILE
- 7....GRADING PLAN
- 8....LANDSCAPE PLAN
- 9....SWPPP PLAN



PROJECT DATA FOR

Hansen & Associates, Inc.

Consulting Engineers and Land Surveyors

538 North Main Street, Brigham, Utah 84302

Brigham City, Utah 84302

(435) 723-3461

(801) 389-4405

(435) 752-0272

Visit us at www.hailes.net

Logan

Celebrating over 60 Years of Business

HAILES

HAILES ASSOCIATES, INC.

Drawn By: MBJ

Designed By: _____

Checked By: _____

Approved By: _____

Scale: 1" = 50'

Drawing File: 20-168 CP4.DWG

JOB NUMBER: 20-168

Date: 07/15/21

Harmony Cove Subdivision

2200 South & 400 West

Perry City, Box Elder County, Utah

A Part of the Southeast Quarter of Section 2 Township 10 North, Range 2 West, S.L.B.&M.

Sheet

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of

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Sheets

Key Note SD Structures

Name	Structure Details
31	INSTALL SDCB-CURB TBC: 4328.89 GRATE: 4328.39 FL 15" INV (IN-N): 4326.58 FL 15" INV (OUT-SE): 4326.58
32	INSTALL SDCO RIM = 4337.23 INV (IN-NW) = 4331.38 INV (OUT-NE) = 4331.38
33	INSTALL SDCB-CURB TBC: 4334.58 GRATE: 4334.08 FL 15" INV (IN-SW): 4331.92 FL 15" INV (OUT-SE): 4331.92
34	INSTALL SDCB-CURB TBC: 4336.20 GRATE: 4335.70 FL 15" INV (IN-NW): 4332.00 EXIST. SDCO RIM = 4322.94 INV (OUT-N) = 4319.75
36	INSTALL SDCO RIM = 4323.05 INV (IN-S) = 4320.17 INV (OUT-NE) = 4320.17
37	INSTALL SDCO RIM = 4322.50 INV (IN-SW) = 4320.42 INV (OUT-SE) = 4320.42
38	INSTALL SDCO RIM = 4328.44 INV (IN-NW) = 4325.39 INV (OUT-S) = 4325.40
39	INSTALL SDCO RIM = 4325.34 INV (IN-NW) = 4320.50 INV (OUT-SE) = 4320.50 INV (OUT-S) = 4320.50
40	INSTALL SD SUMP RIM = 4323.18 INV (IN-W) = 4320.53

Key Note SD Pipes

Pipe Name	Details
45	INSTALL 15" CLASS III RCP-SD 32 L.F. @ 3.75% Slope
46	INSTALL 15" CLASS III RCP-SD 190 L.F. @ 2.52% Slope
47	INSTALL 15" CLASS III RCP-SD 273 L.F. @ 0.20% Slope
48	INSTALL 15" CLASS III RCP-SD 36 L.F. @ 0.20% Slope
49	INSTALL 15" CLASS III RCP-SD 208 L.F. @ 0.20% Slope
50	INSTALL 15" CLASS III RCP-SD 128 L.F. @ 0.20% Slope
51	INSTALL 15" CLASS III RCP-SD 38 L.F. @ 0.20% Slope
52	INSTALL 15" CLASS III RCP-SD 60 L.F. @ 8.12% Slope
53	INSTALL 15" CLASS III RCP-SD 8 L.F. @ 0.41% Slope

Key Note SS Structures

Name	Structure Details
10	INSTALL 4" SSMH RIM = 4337.523 INV (IN-SW) = 4326.18
11	INSTALL 4" SSMH RIM = 4335.163 INV (OUT-NE) = 4326.82 INV (OUT-SW) = 4326.82
12	INSTALL 4" SSMH RIM = 4338.414 INV (IN-NE) = 4330.24
13	INSTALL DROP 4" SSMH RIM = 4323.601 INV (IN-N) = 4317.26
14	INSTALL 4" SSMH RIM = 4323.061 INV (OUT-S) = 4317.96 INV (OUT-SE) = 4318.16
15	INSTALL 4" SSMH RIM = 4329.574 INV (IN-NW) = 4320.10 INV (OUT-NE) = 4320.10
16	INSTALL 4" SSMH RIM = 4329.937 INV (IN-SW) = 4320.40 INV (OUT-SE) = 4320.60
17	INSTALL 4" SSMH RIM = 4332.536 INV (IN-NW) = 4322.92

Key Note SS Pipes

Pipe Name	Details
20	INSTALL 8" SDR-35 PVC-SAN SWR 145 L.F. @ 0.44% Slope
21	INSTALL 8" SDR-35 PVC-SAN SWR 287 L.F. @ 1.18% Slope
22	INSTALL 8" SDR-35 PVC-SAN SWR 175 L.F. @ 0.40% Slope
23	INSTALL 8" SDR-35 PVC-SAN SWR 141 L.F. @ 1.38% Slope
24	INSTALL 8" SDR-35 PVC-SAN SWR 75 L.F. @ 0.40% Slope
25	INSTALL 8" SDR-35 PVC-SAN SWR 85 L.F. @ 2.71% Slope

DETENTION BASIN REQ'D.
VOLUME REQ'D = 5124 C.F.
VOLUME PROVIDED = 5424 C.F.
80TH PERCENTILE ELEV.:
4323.18
MAX WATER ELEV.: 4324.00
TOP OF BERM: 4325.00
BOTTOM OF POND: 4320.53

17" PVC C-900 DR-18
SECONDARY WATER LATERAL
FOR COMMON AREA
(3' MIN. COVER)

8" PVC C-900 DR-14
CULINARY WATERLINE
(4' MIN. COVER)

8" PVC C-900 DR-14
CULINARY WATERLINE
(4' MIN. COVER)

4" PVC C-900 DR-18
SECONDARY WATER LATERAL
FOR COMMON AREA
(3' MIN. COVER)

4" PVC C-900 DR-18
SECONDARY WATERLINE
(3' MIN. COVER)

4" PVC C-900 DR-18
SECONDARY WATERLINE
(3' MIN. COVER)

CONNECT TO EXIST.
STORM DRAIN. REQ'D.

SIGN REQ'D.:
FIRE HYDRANT TO BE FLUSHED
ANNUALLY BY THE HOME
OWNERS ASSOCIATION.

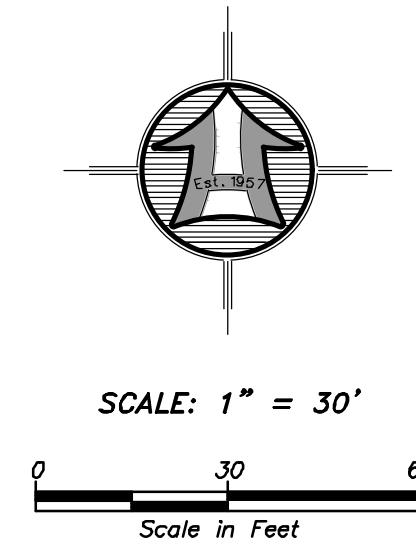
EXIST. 6" SECONDARY WATER MAIN
EXIST. 8" CULINARY WATER MAIN
EXIST. FIRE HYDRANT
TO BE RELOCATED

CONNECT TO EXIST.
CULINARY WATER MAIN

CONNECT TO EXIST.
SEWER MAIN

PROPOSED UTILITY LATERALS

CONNECT TO EXIST.
SECONDARY WATER MAIN



OVERALL UTILITY PLAN FOR

Harmony Cove Subdivision

A Part of the Southeast Quarter of Section 2
Township 10 North, Range 2 West, S.L.B.&M.

Drawn By: MBJ Date: 07/15/21

Designed By:

Checked By:

Approved By:

Scale: 1" = 30'

Drawing File: 20-168 CP4.DWG

JOB NUMBER: 20-168

Sheet

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Sheets

HANSEN & ASSOCIATES, INC.

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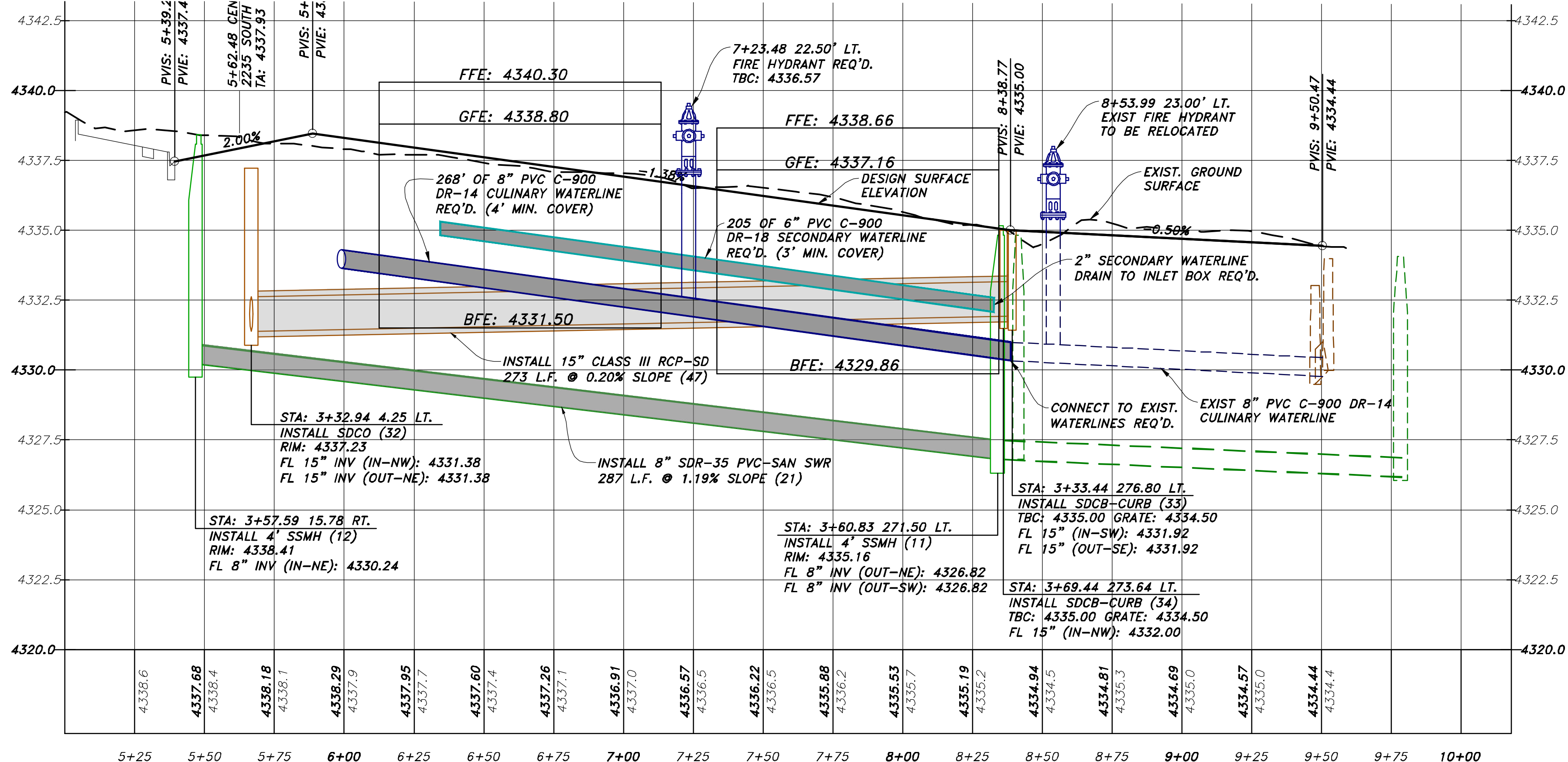
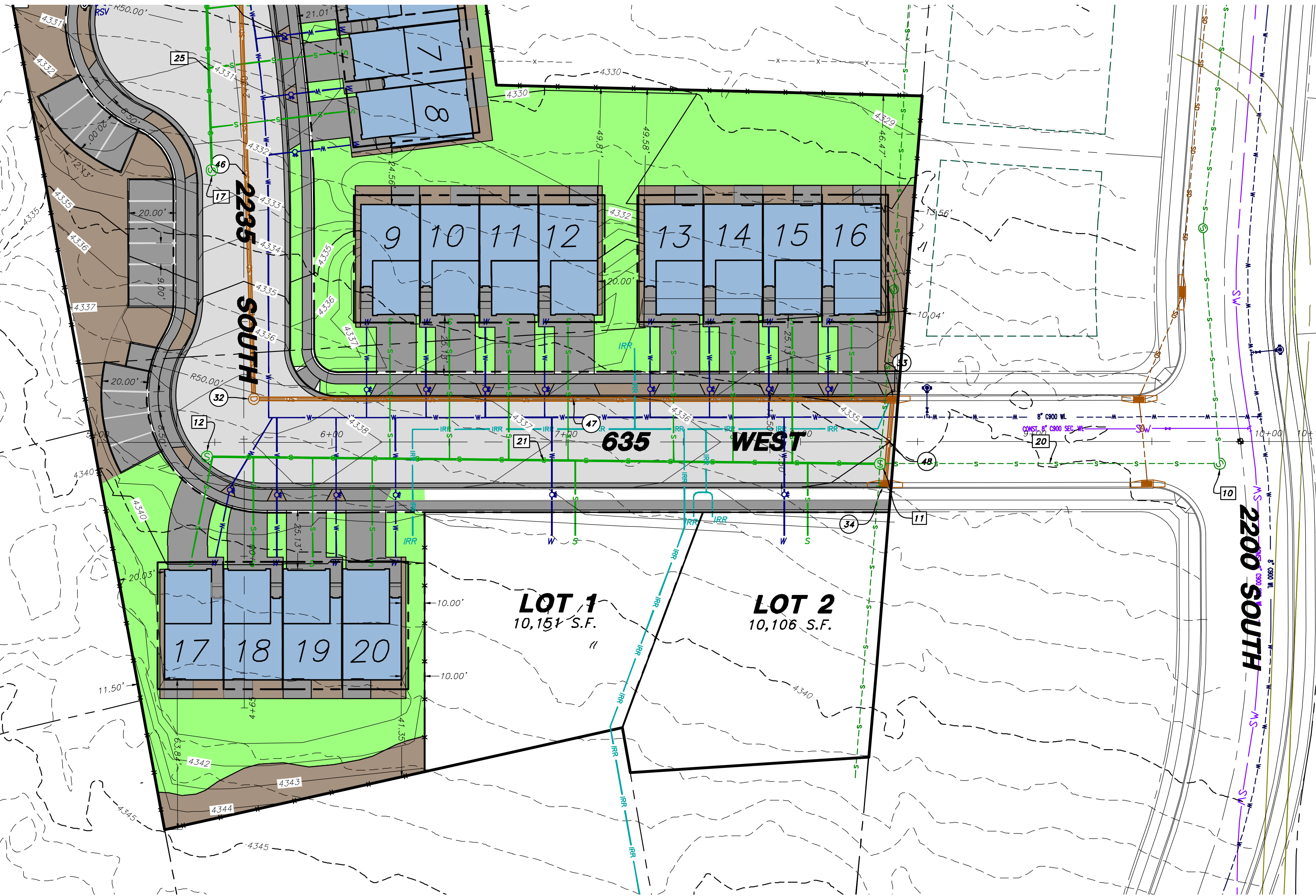
No.

Date

By

Revision

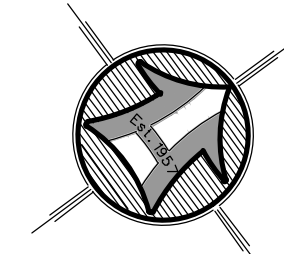
2250 SOUTH
DAVIS STREET



NOTICE!
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.
Call Before You Dig
1-800-662-4111
UNDERGROUND SERVICE

Engineer's Notice To Contractors

The existence and location of any underground utility pipes or structures shown on these plans were obtained from available information provided by others. The locations shown are approximate and shall be confirmed in the field by the contractor, so that any necessary adjustment can be made in alignment and/or grade of the proposed improvement. The contractor is required to contact the utility companies and take due precautionary measure to protect any utility lines shown, and any other lines obtained by the contractors research, and others not of record or not shown on these plans.



SCALE: 1" = 30'

0 30 60
Scale in Feet

LEGEND:

- SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING SECONDARY WATER LINE
- EXISTING STORM DRAIN PIPE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SECONDARY WATER LINE
- PROPOSED STORM DRAIN PIPE
- SAW-CUT REQ'D.
- EXISTING FENCE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVEMENT

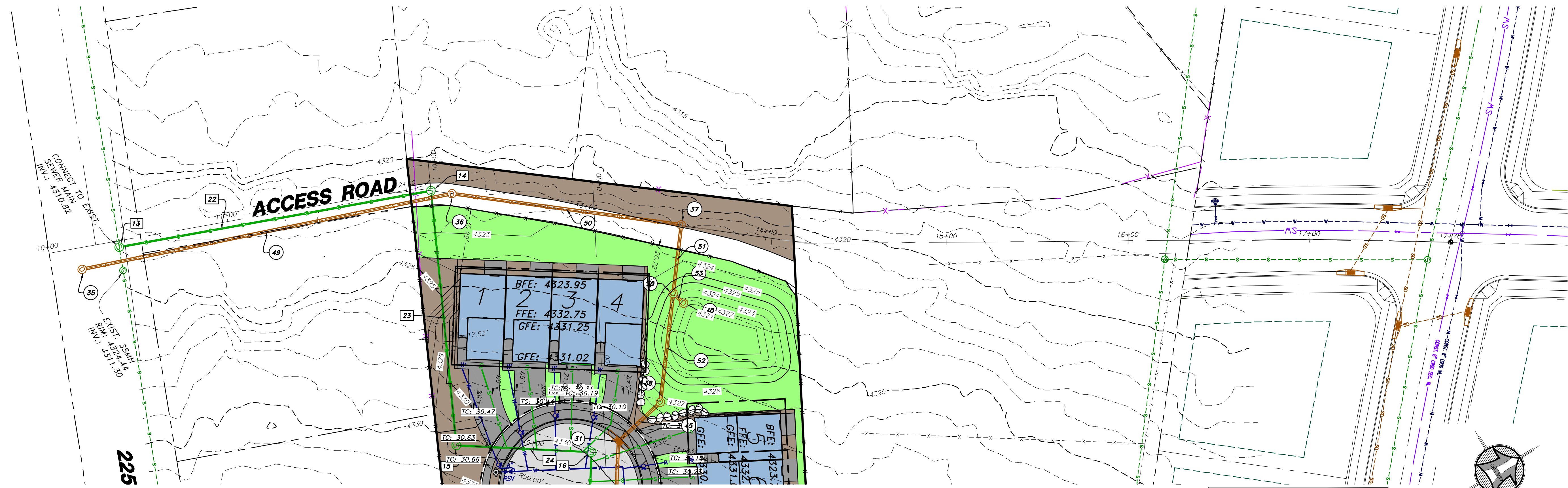
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Drawn By: MBJ Date: 07/15/21
Designed By:
Checked By:
Approved By:
Scale: 1" = 30'
Drawing File: 20-168 CP4.DWG
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635 WEST PLAN & PROFILE FOR
Harmony Cove Subdivision
2200 South & 400 West
Perry City, Box Elder County, Utah
A Part of the Southeast Quarter of Section 2
Township 10 North, Range 2 West, S.L.B.&M.

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Engineer's Notice To Contractors

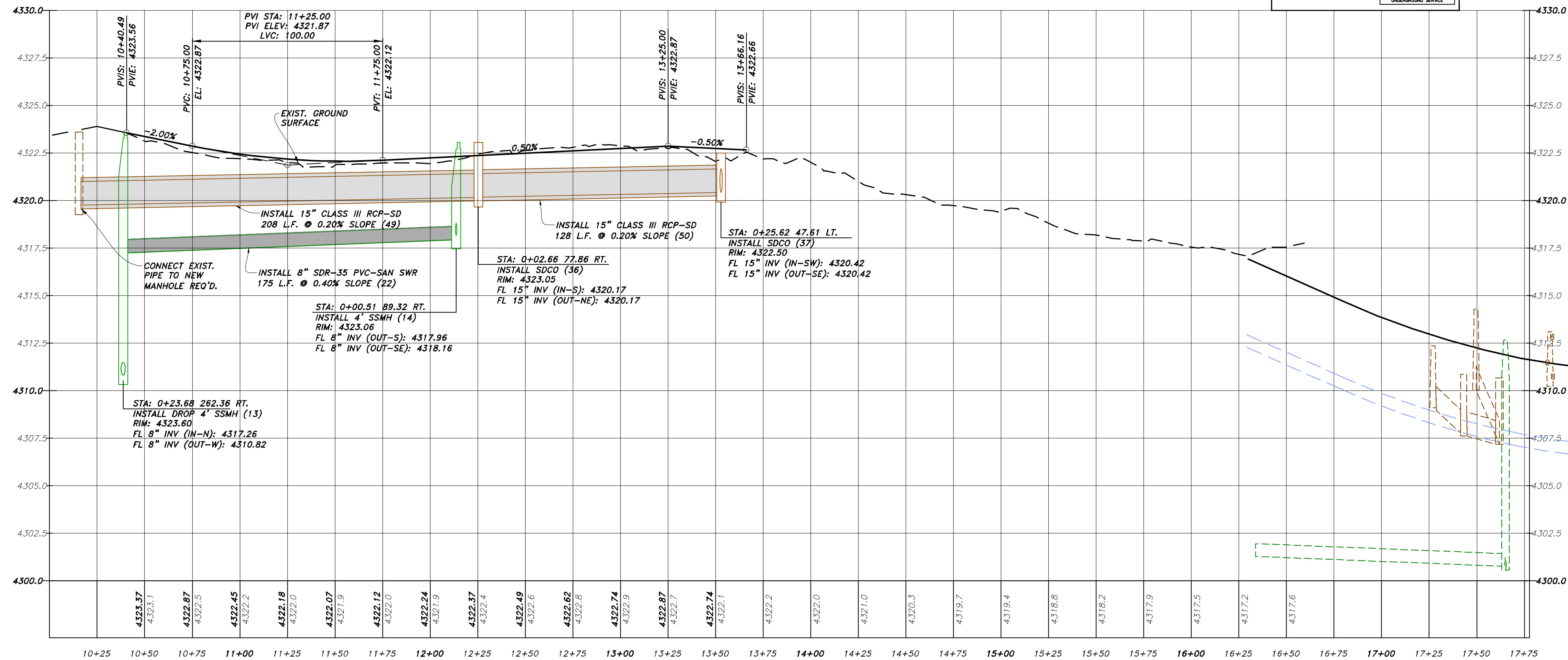
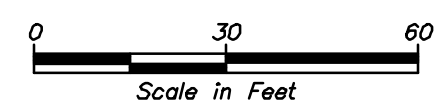
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SCALE: 1" = 30'



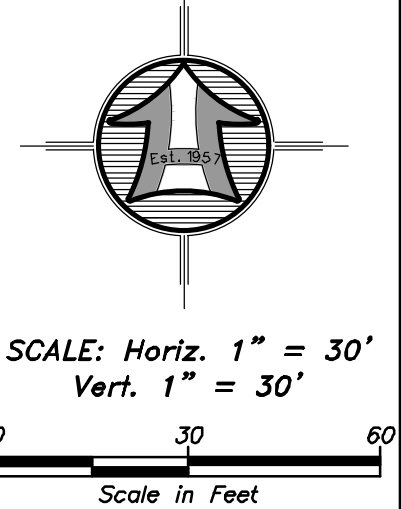
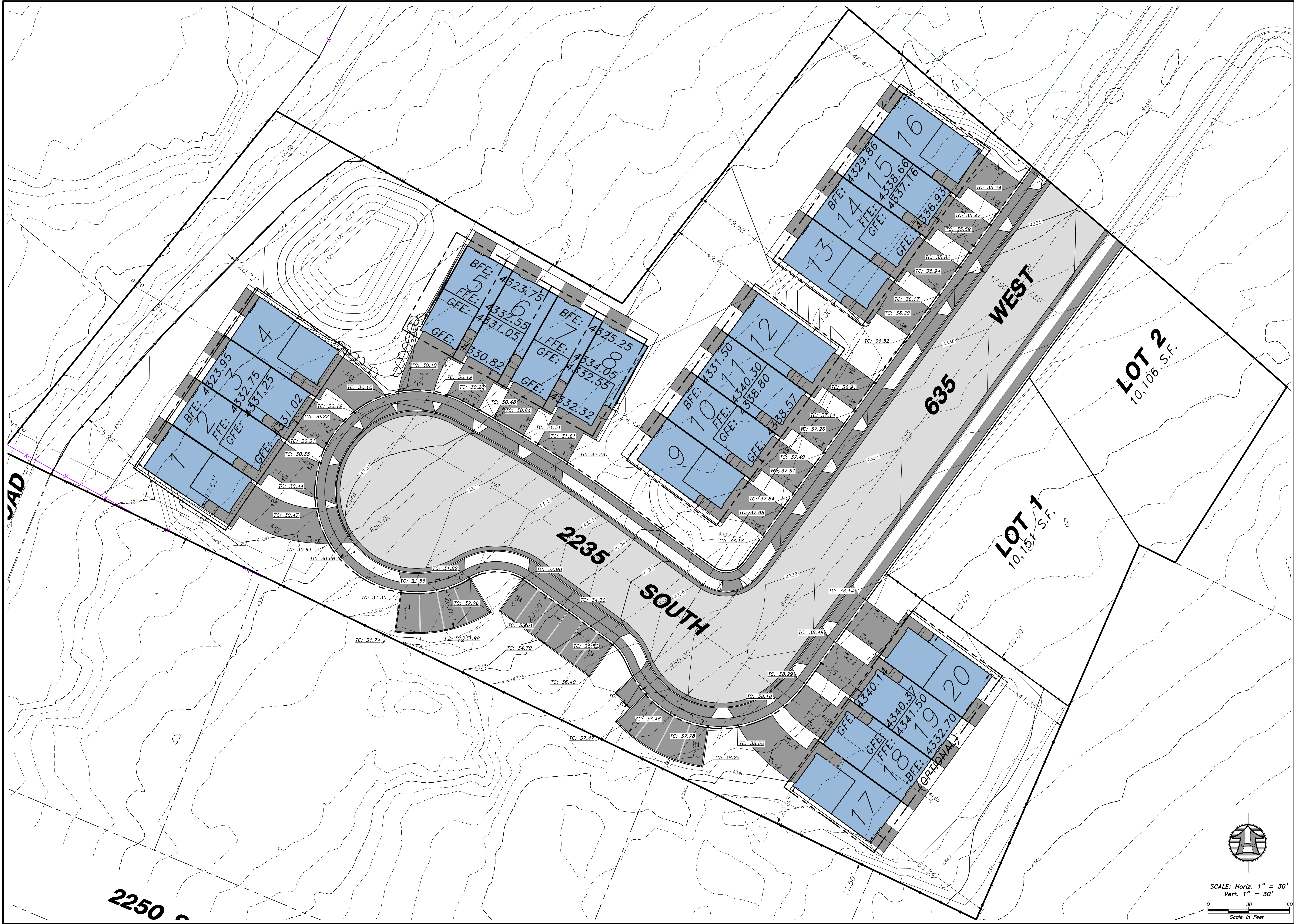
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Drawn By: MBJ Date: 07/15/21
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Drawing File: 20-168 CP4.DWG
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WEST ACCESS PLAN & PROFILE FOR
Harmony Cove Subdivision
2200 South & 400 West
Perry City, Box Elder County, Utah
A Part of the Southeast Quarter of Section 2
Township 10 North, Range 2 West, S.L.B.&M.

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of
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Sheets



GRADING PLAN FOR
Harmony Cove Subdivision
2200 South & 400 West
Perry City, Box Elder County, Utah
A Part of the Southeast Quarter of Section 2
Township 10 North, Range 2 West, S.L.B.&M.

Drawn By: MBJ Date: 07/15/21
Designed By:
Checked By:
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Scale: 1" = 30'
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No.	Date	By	Revision



PLANT LEGEND

- KEITH DAVEY CHINESE PISTACHE (26)
2" CALIPER (SIZE 25'x25')
- OCTOBER GLORY RED MAPLE (26)
2" CALIPER (SIZE 30'x40')
- Dwarf Alberta Spruce (13)
6' TALL (SIZE 5'x8')
- CRABAPPLE "SPRING SNOW" (31)
2" CALIPER (SIZE 5'x8')
- CISTENA PLUM (38)
(5 GALLON)
- FRASERS PHOTINIA (26)
(5 GALLON)
- VARIOUS PLANTS (MARIGOLDS,
GERANIUMS, PENNY ROYAL,
LEMON BALM, LAVENDER) (46)
(2 GALLON)
- FEATHER REED GRASS (22)
(2 GALLON)
- GRASS LANDSCAPE (34,169 S.F.) 69.7%
- SOIL LANDSCAPE (14,863 S.F.) 30.3%
- PROPOSED FENCE (1,384 L.F.)
- PROPOSED RETAINING WALL (70 L.F.)

PERCENT GRASS VS SHRUBS

LANDSCAPING AREA = 35.5% TOTAL AREA
GRASS 35,691 S.F. 70.0%
SHRUBS/BARK/ROCK . 15,296 S.F. 30.0%

PLANT MATERIAL REQUIREMENTS

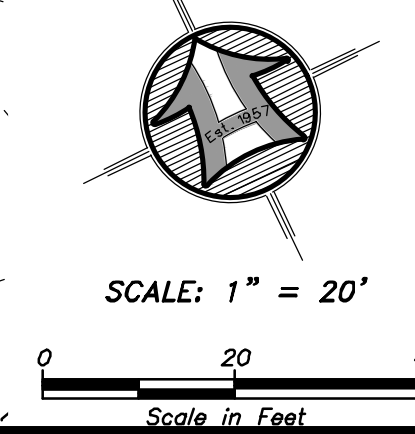
TOTAL SITE AREA = 143,642 S.F.
LANDSCAPING AREA REQ'D. = 15%
 $143,642 \times 15\% = 21,546$ S.F.
3 TREES PER 1,000 S.F. OF REQ'D.
 $3 \times 21.5 = 65$ TREES (PROVEDED)
6 SHRUBS PER 1,000 S.F. OF REQ'D
 $6 \times 21.5 = 129$ SHRUBS (PROVIDED)

PLANT MATERIAL SIZE REQUIREMENTS

DECIDUOUS TREES 2" CALIPER MIN.
EVERGREEN TREES 6' HEIGHT MIN.
SHRUBS MIN. 50% 5 GAL. 50% 2 GAL.

STREET TREE REQUIREMENT

1 TREE PER 35' OF FRONTAGE
 $1079' \div 35 = 31$ TREES (PROVIDED)



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Logan
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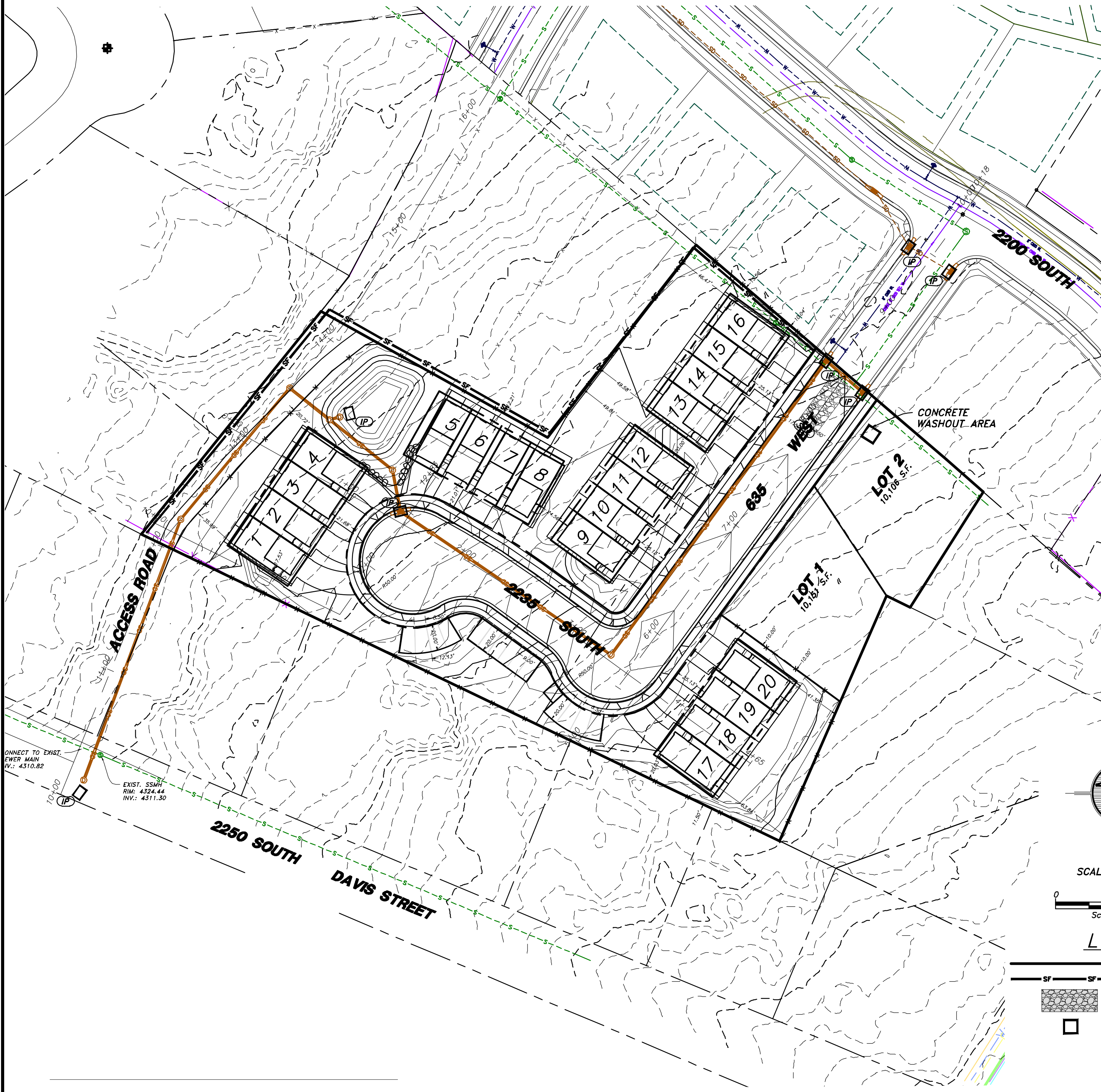


Drawn By: MBJ Date: 07/15/21
Designed By:
Checked By:
Approved By:
Scale: 1" = 50'
Drawing File: 20-168 CP4.DWG
JOB NUMBER: 20-168

LANDSCAPING PLAN FOR
Harmony Cove Subdivision
2200 South & 400 West
Perry City, Box Elder County, Utah
A Part of the Southeast Quarter of Section 2
Township 10 North, Range 2 West, S.L.B.&M.

HARMONY COVE SUBDIVISION

SWPPP



LOCATION:

LOCATION: PERRY, BOX ELDER, UTAH
SECTION 35, TOWNSHIP 9 NORTH, RANGE 2 WEST, SLB&M
LATITUDE: 41°28'12" N LONGITUDE: 112°01'53" W
APPROXIMATE ELEVATION: 4335'

PROJECT DATA:

TAX ID #: 03-158-0004
PARCEL ACREAGE: ±2.08 ACRES
TAX ID #: 03-158-0079
PARCEL ACREAGE: ±1.78 ACRES

HARMONY COVE SUBDIVISION
2235 SOUTH 635 WEST
PERRY, UT 84401

DISTURBED AREAS:

PROJECT AREA DISTURBANCE: 143,642 SQ. FT.
3.298 ACRES

IMPERVIOUS AREA: 83,900 SQ. FT.
1.927 ACRES

PERMEABLE AREA: 59,742 SQ. FT.
1.371 ACRES

WEIGHTED COEFFICIENT: C = 0.62

OVERVIEW:

THE PROJECT CONSISTS OF STREET AND UTILITY INSTALLATION FOR A 20 UNIT TOWNHOME AND TWO LOT SUBDIVISION. GRADING WORK IS ALSO REQUIRED IN THE CONSTRUCTION OF THE ROAD, SIDEWALK, AND CURB & GUTTER. DRAINAGE FROM ON-SITE ACTIVITY IS TO BE INTERCEPTED BY THE SILT FENCE/BERM AT THE WEST BOUNDARY OF THE PROJECT. CONCRETE WASHOUT AREA IS LOCATED NEAR THE ENTRANCE/EXIT.

MAINTENANCE/RECORD-KEEPING:

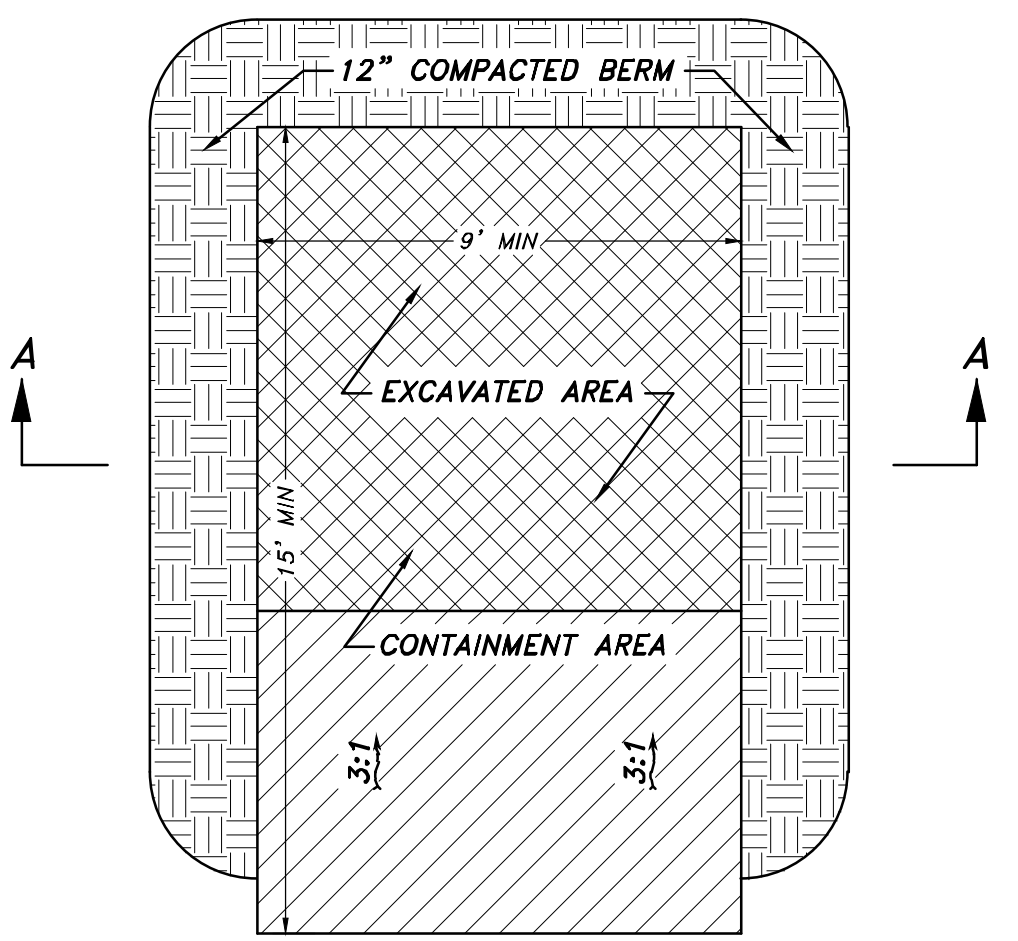
STRICT RECORD KEEPING IS IMPERATIVE. THE PROJECT WILL BE STATE-PERMITTED BUT PARTICULARLY UNDER THE AUSPICES OF PERRY CITY. KEEP INSPECTION REPORTS FORMS/FORMAT AS MANDATED BY PERRY CITY. A THOROUGH INSPECTION OF THE SWPPP MUST BE CONDUCTED AT LEAST EVERY 14 DAYS AND AFTER ANY PRECIPITATION OR SNOWMELT THAT CAUSES SURFACE EROSION. MAINTENANCE AND/OR MODIFICATIONS TO EROSION MEASURES MUST BE COMPLETED IN A TIMELY MANNER, BUT IN NO CASE MORE THAN 7 CALENDAR DAYS AFTER THE INSPECTION. THE ENFORCEMENT AGENCY IS PERRY CITY, WHO ADMINISTERS AND ENFORCES STORMWATER POLLUTION PREVENTION PLANS LOCALLY. STORMWATER MANAGEMENT ASPECTS AND PROCEDURES MAY BE MODIFIED BY PERMITTEE (AND/OR OFFICIAL REPRESENTATIVE) UPON OBTAINING PERRY CITY APPROVAL.

SWPPP PHASING - ORDER OF WORK:

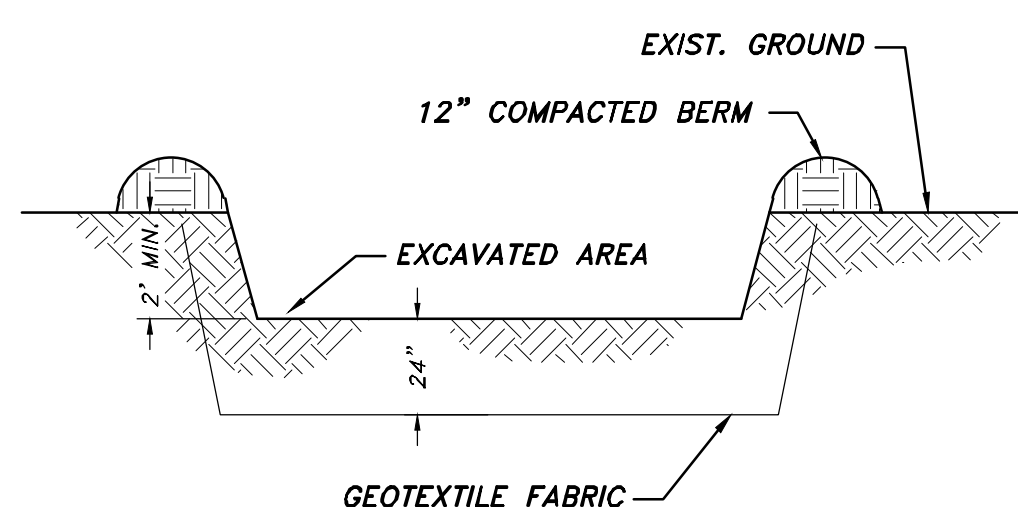
PHASE 1: IT IS IMPERATIVE TO KEEP EROSION FROM ENCRORCHING ONTO THE HIGHWAY. CONSTRUCTION OF STABILIZED CONSTRUCTION ENTRANCES, CONCRETE WASHOUT AREA AND SIGNAGE, SILT FENCES & BERMS.

PHASE 2: MAINTAIN STABILIZED CONSTRUCTION ENTRANCES, CONCRETE WASHOUT AREA, SILT FENCES & BERMS, AND WATTLES DURING CONSTRUCTION AND SITE IMPROVEMENTS. INSTALL INLET PROTECTION UPON CONSTRUCTION OF CURB INLET BOXES.

PHASE 4: UPON ASPHALTING, REMOVE CONSTRUCTION ENTRANCES, WATTLES, INLET PROTECTION, AND TEMPORARY SILT FENCES & BERMS.



PLAN VIEW



CROSS SECTION A-A

CONCRETE WASHOUT AREA

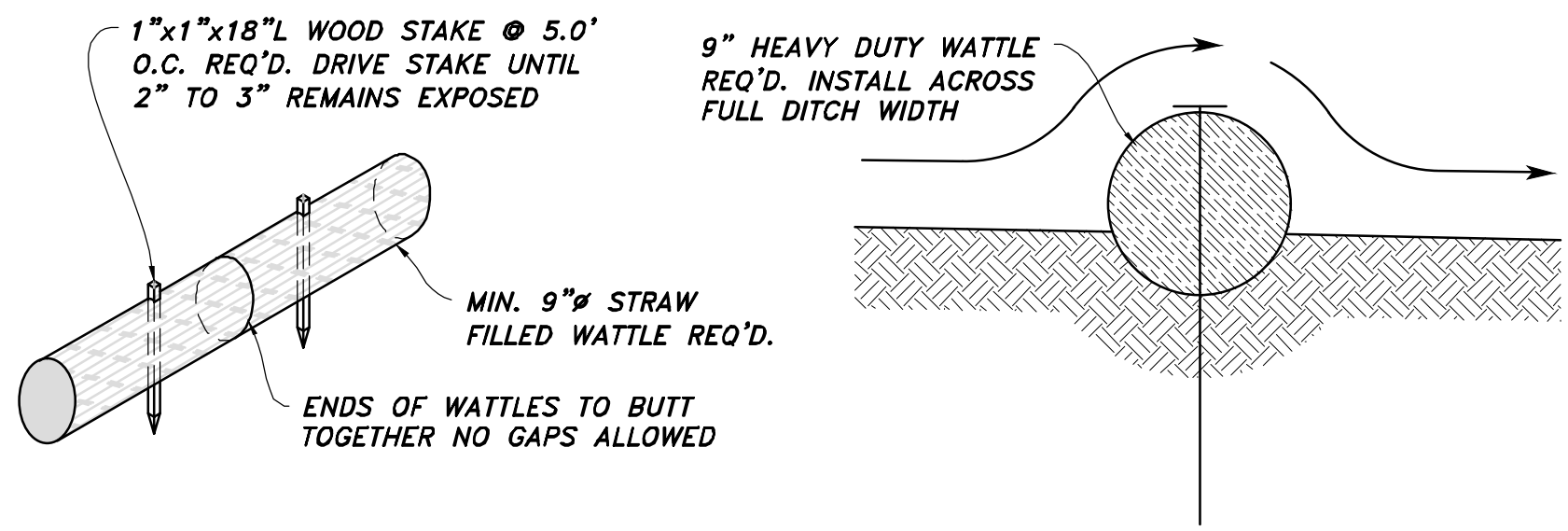
NOT TO SCALE

CONCRETE WASHOUT AREA NOTES:

INSTALLATION: PROPER SIGNAGE SUCH AS "CONCRETE WASHOUT" SHALL BE PLACED NEAR CONCRETE WASHOUT FACILITIES. A CONTINUOUS ONE-FOOT TALL COMPACTED EARTH BERM SHALL BE PLACED ON THREE SIDES OF THE EXCAVATED PIT. THE BOTTOM OF THE EXCAVATED PIT MUST BE PROVEN TO BE AT LEAST 5 VERTICAL FEET ABOVE GROUNDWATER OR THE PIT MUST BE LINED WITH A CLAY OR SYNTHETIC LINER DESIGNED TO CONTROL SEEPAGE.

MAINTENANCE: THE FACILITIES SHALL BE MAINTAINED IN GOOD CONDITION TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY OPERATIONS AT THE PROJECT SITE. HARDENED CONCRETE SHALL BE REMOVED AND PROPERLY DISPOSED OF ONCE THE PIT IS 75 PERCENT FULL AND AS NEEDED. WASTE SHALL BE DISPOSED OF PROPERLY IN ACCORDANCE WITH ANY APPLICABLE REGULATIONS.

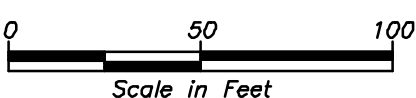
NOTE: ADDING SOLVENTS, FLOCCULENTS, OR ACID TO THE WASHWATER IS PROHIBITED.



TYPICAL WATTLE/FILTER SOCK

NOT TO SCALE

SCALE: 1" = 50'



LEGEND

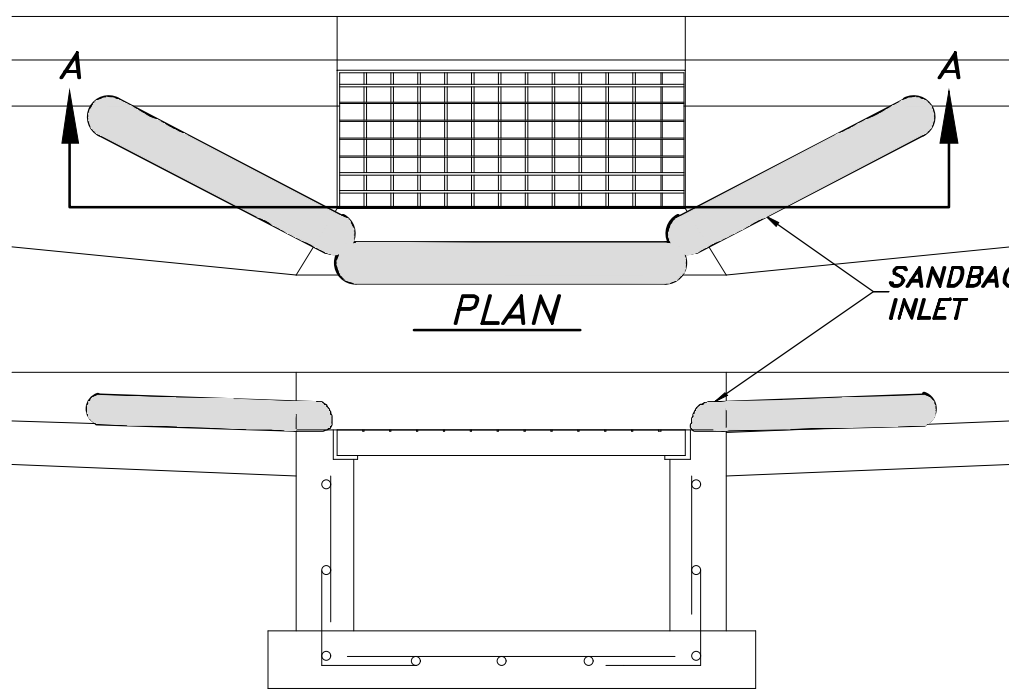
- PROPERTY BOUNDARY LINE
- SILT FENCE OR BERM REQ'D
- TRACKING PAD
- CONCRETE WASHOUT AREA & SIGNAGE

LABELS

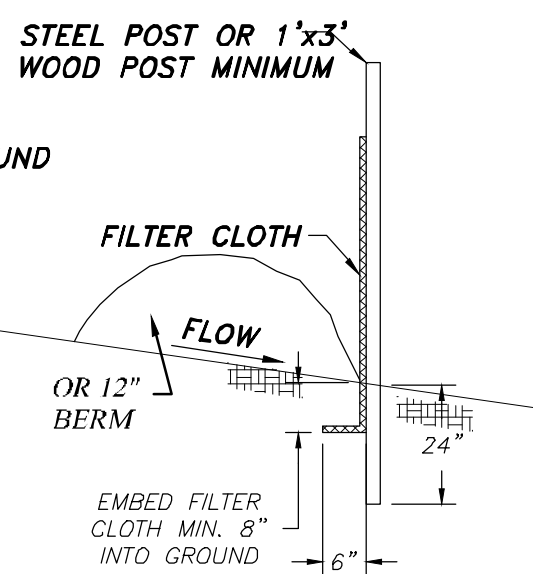
- (SF) - SILT FENCE OR BERM
- (SCE) - STABILIZED CONSTRUCTION ENTRANCE
- (IP) - INLET PROTECTION

QUANTITIES

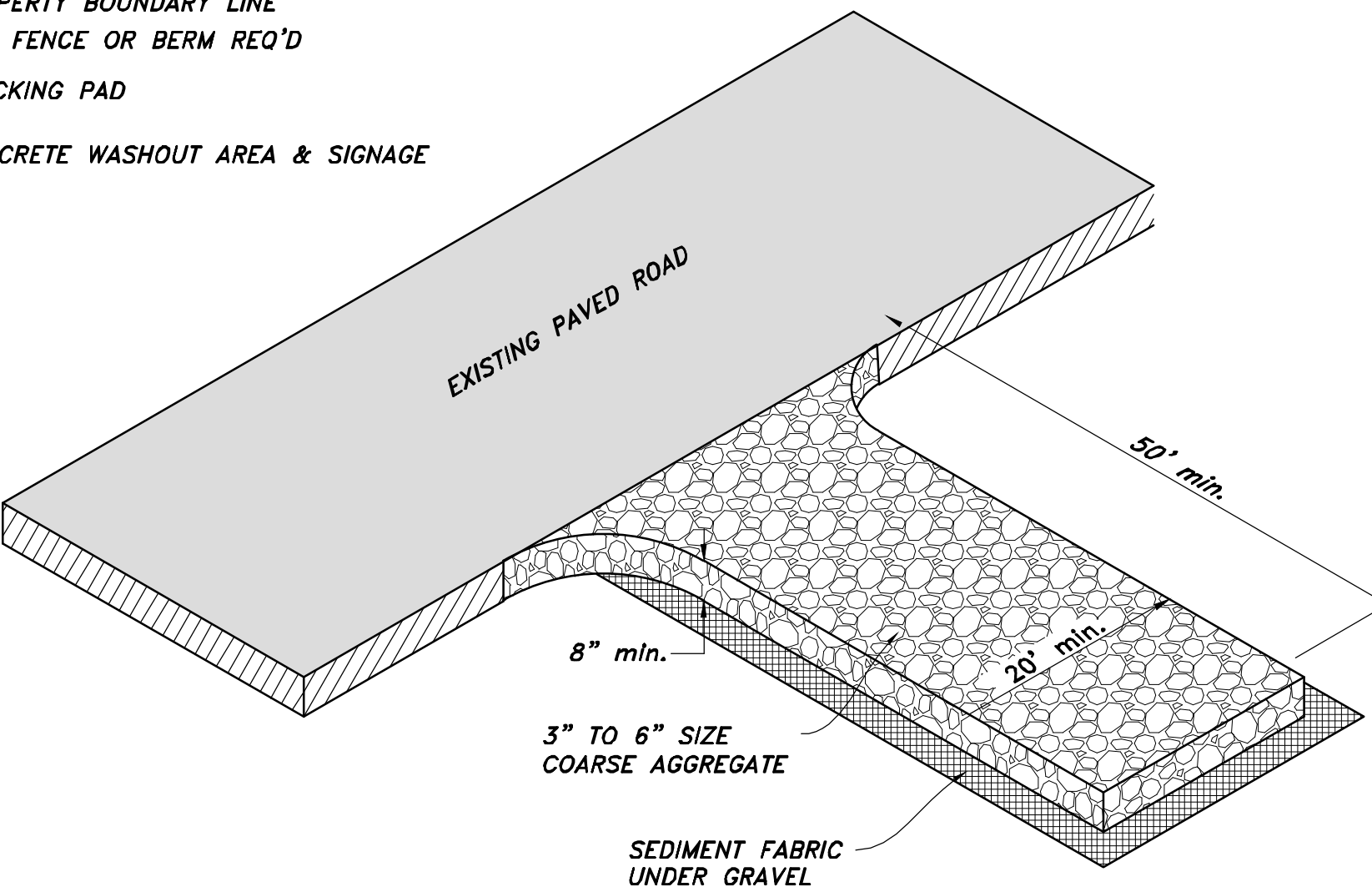
- SILT FENCE/BERM - 700 LF
- STABILIZED CONSTRUCTION ENTRANCE - 1
- INLET PROTECTION - 7



SECTION A
CURB INLET PROTECTION DETAIL
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE NOTES:

INSTALLATION/APPLICATION CRITERIA:

- CLEAR AND GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%.
- COMPACT SUBGRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS)
- PLACE COARSE AGGREGATE, 3" TO 6" IN SIZE, TO A MINIMUM DEPTH OF 8".

LIMITATIONS:

- REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
- SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.

MAINTENANCE:

- INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
- INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
- REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
- EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.

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Drawn By: MBL Date: 07/15/21
Designed By:
Checked By:
Approved By:
Scale: 1" = 30'
Drawing File: 20-168 CFA.DWG
JOB NUMBER: 20-168

Preliminary Plan For
Harmony Cove Subdivision
2200 South & 400 West
Perry City, Box Elder County, Utah
A Part of the Southeast Quarter of Section 2
Township 10 North, Range 2 West, S.L.B.&M.

Sheet

9

of

9

Sheets

*Perry City, Box Elder County, Utah
A Part of the Southeast Quarter of Section 35,
Township 9 North, Range 2 West, Salt Lake Base & Meridian*

12 - ALL TIES TO BUILDING ENVELOPES ARE PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE NOTED.

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE PERRY CITY OFFICE.

Perry City Community Development
Darlene Jensen Subdivision
06/24/2021 - 06/23/2022
**Subdivision: Preliminary
Application**
Subdivision: Preliminary Application

Printed: 07/29/2021

7527696

1b864100-d52d-11eb-9f22-c5748f525127

Active

Under Review

Application Review Status

Pre-Review	Received	
Brigham City Fire Department	Not Reviewed	06/24/2021
Community Development	Not Reviewed	
Final-Review	Not Reviewed	

Fees

Subdivision: Preliminary Application (Residential)	\$400.00
Subtotal	\$400.00
Amount Paid	\$400.00
Total Due	\$0.00

Payments

06/24/2021	Check #1266	\$400.00
Total Paid		\$400.00

Application Form Data

(Empty fields are not included)

Applicant First Name
Darlene

Applicant Last Name
Jensen

Applicant Email
dolly1936@msn.com

Applicant Phone Number
(435) 720-1855

Applicant Address

13755 S Raccoon Drive

City

Lava Hot Springs

State

ID

Zip

83246

Is the Applicant the Property Owner?

Yes

Engineer/Surveyor Name or Company

Hansens

Engineer/Surveyor Email

hai@haies.net

Engineer/Surveyor Phone Number

(435) 723-3491

Subdivision Name

Darlene Jensen Subdivision

Property Address

1133 W 3450 S

Property Serial #

020370010

Preliminary Drawings

 **Darlene Parcel.png**

Total Number of Lots/Units

1

Is this a Residential or Commercial development?

Residential

Additional Project Notes

Subdividing 1/2 Acre for a manufactured home to be put on

Check each item to acknowledge it has been included with the application. The following items will apply to most subdivisions, although there may be exceptions.

Preliminary Plat, Layout of lots including lot sizes and dimensions, Layout of proposed and adjacent roads including a proposed street section(s), Preliminary storm water plan, Preliminary utility plan, Existing structures and natural features, Data indicating the number of lots/units, percentage of

landscaping, density of units per acre, buildable area for each lot., Preliminary compliance with design standards as applicable

Will this proposed development include multi-family dwelling units, apartments, or commercial/industrial development?

No

Is this proposed development adjacent to Highway 89?

No

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 administrative costs that go beyond the estimated fees collected at the time of application.
4. This application will be placed on the next available Planning Commission agenda AFTER necessary updates are made in response to staff comments. These updates will be required to ensure Planning Commission reviews drawings that are substantially complete and responsive to the application requirements found in the Perry Municipal Code.
5. Complete application and approval requirements can be found in Perry Municipal Code Titles 14 and 15.

Darlene Jensen - Invalid date

Darlene Jensen Subdivision

06/24/2021 - 06/23/2022

7712941

**Subdivision: Final Plat
Application**

89f065d0-d52d-11eb-9f22-c5748f525127

Subdivision: Final Plat Application

Active

Under Review

Application Review Status

Pre-Review	Approved	
Community Development	Not Reviewed	06/24/2021
Final-Review	Not Reviewed	

Fees

Subdivision: Final Plat Application	\$425.00
Subtotal	\$425.00
Amount Paid	\$425.00
Total Due	\$0.00

Payments

06/24/2021	Check #1266	\$425.00
Total Paid		\$425.00

Application Form Data

(Empty fields are not included)

Applicant First Name

Darlene

Applicant Last Name

Jensen

Applicant Email

dolly1936@msn.com

Applicant Phone Number

(435) 720-1855

Applicant Address

13755 S Raccoon Drive

City
Lava Hot Springs

State
ID

Zip
83246

Is the applicant the Property Owner?
Yes

Engineer/Surveyor Name or Company
Hansens

Engineer/Surveyor Email
rogers@haies.net

Engineer/Surveyor Phone Number
(435) 723-3491

Subdivision Name
Darlene Jensen Subdivision

Property Address
1133 W 3450 S Perry

Property Serial #
020370010

Total Number of Lots/Units
1

Final Drawings and Submittals
 **Darlene Parcel.png**

Acknowledgement: Prior to Perry City accepting this application as complete you will need to submit a mylar plat to the City offices with signatures of the owner(s).



Acknowledgement: Following approval of this application you will have 90 days to fund your escrow account to guarantee installation of required improvements, pay the direct costs required by code (seal coat and GIS), and record the plat.



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 administrative 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.

Darlene Jensen - Invalid date

SCHNO	(Parcel Numb	OWNERNAME	OWNERADDRESS	Situs Address	y
GAP	GAP				
02-037-0006	20370006	HOWARD BRUCE R	998 W 3450 S		
02-037-0010	20370010	JENSEN DARLENE TTEE	13755 S RACCOON DRIVE	1133 W 3450 S PERRY UT 84302	
02-037-0011	20370011	CHAMBERS NEAL B	1021 W 3450 S	1021 W 3450 S PERRY UT 84302	
02-037-0017	20370017	PEACH PROPERTIES LLC SERI	2974 E ALVERA DRIVE		
02-037-0018	20370018	VBC-CCC LLC	3186 S 1000 W		
02-037-0019	20370019	VBC-CCC LLC	3186 S 1000 W	3469 S PERRY ST PERRY UT 84302	
02-037-0042	20370042	PEACH PROPERTIES LLC SERI	2974 E ALVERA DR		
02-037-0044	20370044	JEPPESEN KEVIN D TTEE ETA	1085 W 3450 S	1085 W 3450 S PERRY UT 84302	
02-037-0045	20370045	LACEY MARY E	10509 NO 11750 WEST	3457 S PERRY ST PERRY UT 84302	
02-037-0046	20370046	BEECHER JUSTIN SHAWN JT	3463 S 1200 W	3463 S PERRY ST PERRY UT 84302	
02-077-0009	20770009	NELSON SHERRY M	1013 W 3450 S	1013 W 3450 S PERRY UT 84302	

July 12, 2021

Notice of Planning Commission Meeting

August 5, 2021

3005 S 1200 W

Perry, Utah 84302

Application: Preliminary Subdivision Application (Darlene Jensen)

Applicant: Darlene Jensen

Location: 1133 W 3450 S (02-037-0010)

Dear Property Owner:

As required by ordinance, you and all other property owners within 300 feet of the above referenced location are being notified of the application referenced above. The preliminary subdivision application will allow the creation of one new building lot. Interested persons are invited to attend the upcoming Planning Commission Meeting on Thursday August 5, 2021 at 7:00 p.m.

You can access this meeting via zoom by going to <https://perrycity.rainadmin.com/whats-new.htm.htm>. A final recommendation by the Planning Commission regarding this application will most likely occur during this meeting.

The subdivision application will NOT include a Public Hearing. Please note the following important information:

- *The decision on the application is administrative in nature and the application will be reviewed for code compliance only. Law provides that administrative land use applications must be approved if they meet applicable regulations, regardless of public sentiment. Consequently, while your comments during the public hearing are highly valued, they may not (and depending on the comment, cannot) change the outcome of the application*
- *Appropriate public comments will help identify potential concerns related to code compliance, not whether the proposal is viewed favorably by the public. Keeping your public comments brief and applicable to the role and responsibilities of the Planning Commission will help all involved parties maintain focus and productivity.*
 - *An example of a useful comment would be: "I reviewed the application package and noticed the lots of the proposed subdivision are one quarter acre in size; however I believe the current zoning requires lots to be one-third of an acre.*
 - *An example of an ineffective comment would be: "I haven't reviewed the application package or City code, but I don't like the proposed subdivision and*

*think it should not be allowed because it will block my view of the mountains.
Plus, the layout of the subdivision is ugly.”*

- *Please contact the applicant directly to communicate in a civil manner any matters of a subjective nature.*
- *If you feel the City’s current land use regulations need changed, please contact City staff to discuss your concerns and proposed solutions. If eventually adopted, any regulation changes would apply to future applications only.*

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

Sincerely,

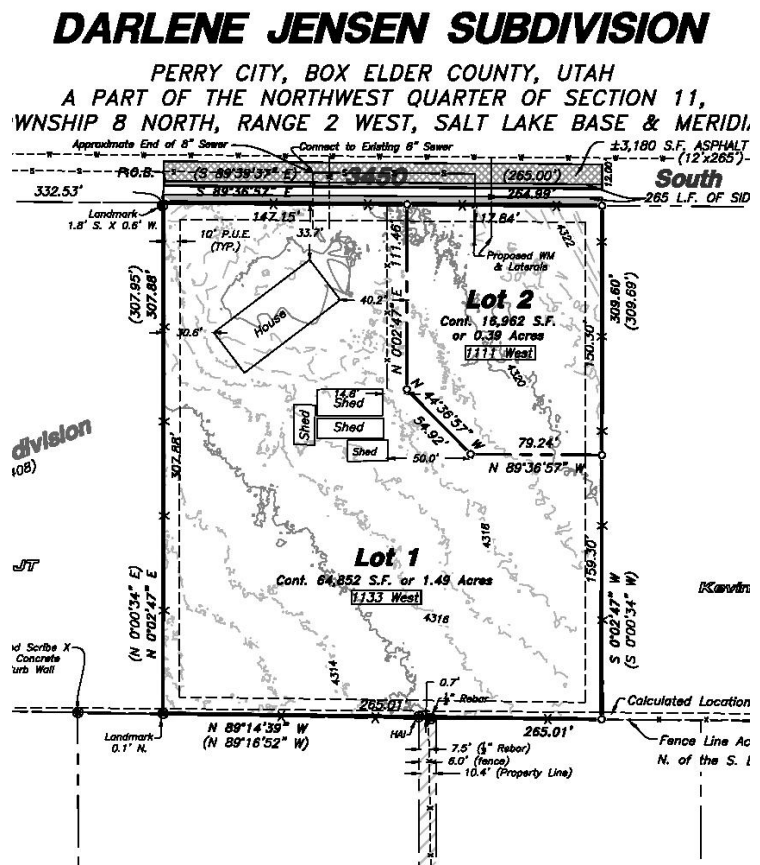
Tyra Bischoff
Perry City Deputy Recorder



Perry City Planning Commission



With the contingency that the drawings be updated with the sewer information this application appears to be ready for approval.



DARLENE JENSEN SUBDIVISION

PERRY CITY, BOX ELDER COUNTY, UTAH
A PART OF THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE HEREBY SUBDIVIDED SAID TRACT INTO TWO (2) LOTS, KNOWN HEREINAFTER AS DARLENE JENSEN SUBDIVISION AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN LOCATED AND/OR PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON.

SIGNED THIS _____ DAY OF _____, 2021.

ROGER C. SLADE, P.L.S.
UTAH LAND SURVEYOR LICENCE NO. 11386802



SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHEAST CORNER OF BLACKBURN SUBDIVISION, RECORDED AS ENTRY NO. 153408 IN THE BOX ELDER COUNTY RECORDER'S OFFICE BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3450 SOUTH STREET LOCATED 1637.33 FEET SOUTH 00°03'07" WEST ALONG THE MONUMENTED WEST LINE OF SAID NORTHWEST QUARTER AND 332.53 FEET SOUTH 89°36'57" EAST (SOUTH 00°00'34" WEST 1637.3 FEET AND SOUTH 89°39'37" EAST 332.55 FEET BY RECORD, ENTRY NO. 119308) FROM THE NORTHWEST CORNER OF SAID SECTION 11;

RUNNING THENCE SOUTH 89°36'57" EAST 264.89 FEET (SOUTH 89°39'37" EAST 265 FEET BY RECORD); THENCE SOUTH 00°02'47" WEST 309.60 FEET (SOUTH 00°00'34" WEST 309.69 FEET BY RECORD) ALONG AN EXISTING FENCE LINE TO AN EXISTING FENCE LINE; THENCE NORTH 89°14'38" WEST (NORTH 89°16'52" WEST BY RECORD) 265.01 FEET ALONG SAID EXISTING FENCE LINE TO AN EXISTING FENCE LINE AND THE SOUTHEAST CORNER OF SAID BLACKBURN SUBDIVISION; THENCE NORTH 00°02'47" EAST 307.88 FEET (NORTH 00°00'34" EAST 307.95 FEET ALONG SAID EXISTING FENCE LINE AND THE EAST LINE OF SAID BLACKBURN SUBDIVISION TO THE POINT OF BEGINNING. CONTAINING 1.88 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO TWO LOTS AS SHOWN ON THIS PLAT AND NAME SAID DARLENE JENSEN SUBDIVISION AND HEREBY DEDICATE, GRANT AND CONVEY TO PERRY CITY, BOX ELDER COUNTY, UTAH, ALL THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY PERRY CITY.

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURE THIS _____ DAY OF _____, 2021.

DARLENE JENSEN, TRUSTEE OF THE DARLENE JENSEN TRUST, DATED THE 21ST DAY OF OCTOBER 1998

TRUST ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF BOX ELDER)

ON THIS _____ DAY OF _____, 2021, DARLENE JENSEN, TRUSTEE FOR THE DARLENE JENSEN TRUST, DATED THE 21ST DAY OF OCTOBER 1998, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF BOX ELDER, IN THE STATE OF UTAH, THE SIGNER OF THE ATTACHED OWNERS DEDICATION, ONE IN NUMBER, WHO DULY ACKNOWLEDGED TO ME SHE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED ON BEHALF OF SAID TRUST.

NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE TWO LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY DARLENE JENSEN. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS ROS# 2018-03468 BLACKBURN SUBDIVISION, ENTRY NO. 153408 AND EXISTING FENCE LINES ALONG WITH THE EXISTING BOX ELDER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 11, TOWNSHIP 8 NORTH, RANGE 2 WEST, S.L.B.&M.

SEE THE NARRATIVE ON ROS# 2018-13468 FOR A DETAILS REGARDING THE WEST QUARTER CORNER OF SECTION 11.

THE BASIS OF BEARING IS THE MONUMENTED WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION WHICH BEARS SOUTH 0°03'07" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND
FILED AT THE REQUEST OF _____
DATE _____ TIME _____ FEE _____
ABSTRACTED _____
INDEX _____
FILED IN: _____ FILE OF PLATS
COUNTY RECORDER

NOTE:

- 1 - ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 10.0 FOOT WIDE UNLESS OTHERWISE NOTED.
- 2 - REBAR AND CAP SET ON ALL CORNERS AS SHOWN.
- 3 - A DEFERRAL AGREEMENT RECORDED AT THE BOX ELDER COUNTY RECORDERS OFFICE IS REQUIRED FOR ANY IMPROVEMENTS THAT ARE TO BE CONSTRUCTED AT A LATER DATE.

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D., 2021 BY THE
PERRY PLANNING COMMISSION.

CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 2021

ATTORNEY

APPROVAL AND ACCEPTANCE

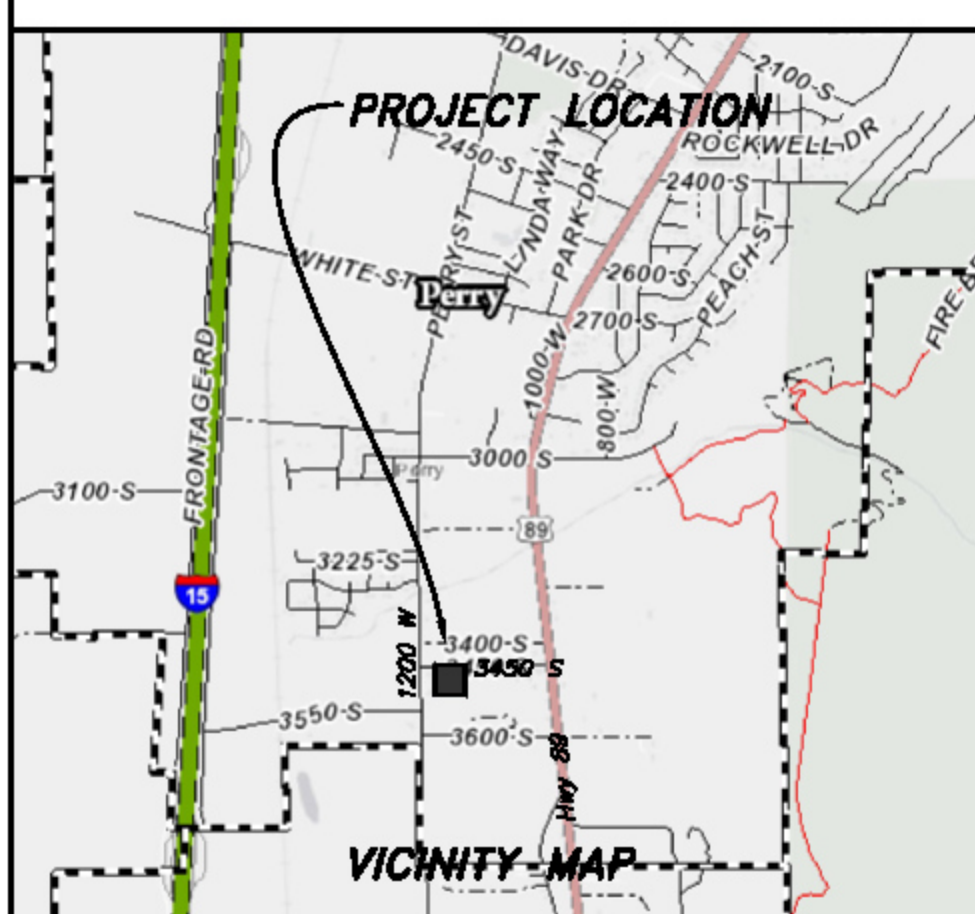
PRESENTED TO THE _____ THIS _____ DAY OF _____ A.D., 2021
AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: _____ RECORDER _____ MAYOR

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE PERRY CITY OFFICE.

DATE _____ ENGINEER



DEVELOPER:
DARLENE JENSEN
13753 SOUTH RACON DRIVE
LAVA HOT SPRINGS, ID 83246
435-720-1855



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723-3491 (801) 389-4905 (435) 752-8272
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NOTICE OF PERRY PLANNING COMMISSION PUBLIC HEARING

Notice is hereby given that the Perry Planning Commission will hold, in the City Council Chambers at 3005 South 1200 West in Perry (limited to (8) public attendees in order to meet CDC social distancing requirements) as well as electronically via zoom.com web/teleconferencing, a public hearing to receive public comment regarding Ordinance 21-M Zone Change from C (Commercial) to R1 (Residential) located at 3457 S 1200 W Parcel 02-037-0045 and Ordinance 21-N Zone Change from AL (Agriculture Limited) to R1 located at approximately 3200 S 1200 W Parcel 02-034-0038. Members of the public may view the meeting via Zoom using a link and instructions on the city web page at: <https://www.perrycity.org/whats-new.htm.htm> or attend in person within capacity limitations. The public hearing will be held in conjunction with the Perry City Planning Commission Meeting, which starts at 7:00 p.m. on Thursday, August 5, 2021. All interested persons shall be given the opportunity to be heard. Written concerns are welcome. Any Individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461). By: Tyra Bischoff, Deputy Recorder.

Please publish on July 21

Josh Adams

06/30/2021 - 06/29/2022

5487447

Zone Change Application

Zone Change

8769ee70-d911-11eb-8abf-6de7301f08db

Under Review

Active

Application Review Status

Pre-Review	Received	
Community Development	Not Reviewed	06/29/2021
Final-Review	Not Reviewed	

Fees

Zone Change	\$400.00
Subtotal	\$400.00
Amount Paid	\$412.25
Total Due	-\$12.25

Payments

06/30/2021	Card *8169	\$400.00
Total Paid		\$412.25

Application Form Data

(Empty fields are not included)

Name

Josh Adams

Phone Number

(801) 628-6773

Email

wonjoshadams@gmail.com

Mailing Address

4178 s 2825 w unit 212

Interest in Property

Owner

Property Address

3457 s 1200 w Perry Utah 84302

Property Serial #

020370045

Current Zoning Designation

Commerical

Proposed Zoning Designation

R1

Purpose of Request

Town houses

Conformance with the Perry City General Plan

Yes. 12 multi family lots are allowed on first come first serve. Talked with planning and zoning to confirm

Will the zone change request be tied to a specific development plan?

Yes

Signature

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

Josh Adams - 06/29/2021 1:38 pm

Messages

Josh

Your application states that the zoning designation you are seeking is "Multi family." This is not a zone in Perry City. Please take a look at our map (link below) and let us know what zoning designation you desire. Townhomes are permitted uses in all of our residential zones.

<https://j-a.maps.arcgis.com/apps/webappviewer/index.html?id=e73cbc9b2ebb4bf18d7fb79f3aef492e>

Comments:

As per our phone conversations the application has been updated to request the R1 zoning designation.

SCHNO	Parcel Num	OWNERNAME	OWNERADDRESS	T Situs Address	x
GAP	GAP				
02-035-0028	20350028	I FAIRVIEW C BAR RANCH LLC	900 REICHERT AVE APARTMENT 445		
02-035-0030	20350030	I FAIRVIEW C BAR RANCH LLC	900 REICHERT AVE APARTMENT 445		
02-037-0006	20370006	I HOWARD BRUCE R	998 W 3450 S		
02-037-0010	20370010	I JENSEN DARLENE TTEE	13755 S RACCOON DRIVE	1133 W 3450 S PERRY UT 84302	
02-037-0018	20370018	I VBC-CCC LLC	3186 S 1000 W		
02-037-0019	20370019	I VBC-CCC LLC	3186 S 1000 W	3469 S PERRY ST PERRY UT 84302	
02-037-0045	20370045	I LACEY MARY E	10509 NO 11750 WEST	3457 S PERRY ST PERRY UT 84302	
02-037-0046	20370046	I BEECHER JUSTIN SHAWN JT	3463 S 1200 W	3463 S PERRY ST PERRY UT 84302	

July 12, 2021

Notice of Planning Commission Public Hearing

August 5, 2021

3005 S 1200 W

Perry, Utah 84302

Application: Zone Change from C (Commercial) to R1 (Residential)

Applicant: Josh Adams

Location: 3457 S 1200 W (02-037-0045)

Dear Property Owner:

As required by ordinance, you and all other property owners within 300 feet of the above referenced location are being notified of the application referenced above. Interested persons are invited to attend the upcoming Planning Commission Meeting and provide public comment during the public hearing. All comments are welcome and we encourage your participation.

The public hearing will be held in conjunction with the regular Perry City Planning Commission meeting, which starts at 7:00 p.m. on Thursday August 5, 2021. You can access this meeting via zoom by going to <https://perrycity.rainadmin.com/whats-new.htm.htm>, or you may also attend in person. A final recommendation by the Planning Commission regarding this application will most likely occur during this meeting. This application will likely be reviewed by the Perry City Council on Thursday August 26, 2021 at 7:00 p.m.

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

Sincerely,

Tyra Bischoff
Perry City Deputy Recorder



Staff Report

August 5, 2021

Perry City Planning Commission



Zone Change – Josh Adams, located at 3457 S 1200 W

Summary

The property is approximately ½ acre in size and is located in the C Commercial zone. The applicant has stated that they wish to develop townhomes on the property and are requesting the R1 zoning district. The C zone does not permit residential development. The surrounding zoning includes R2, R1/3, RE ½, and AL.

While ADL storage and the KOA Campground are nearby to the south, the adjacent properties are predominately agricultural and residential. This property is located on a corner. 3450 south is a gravel road. 1200 west is paved, but does not include curb, gutter, and sidewalk in this area.

Conformance with General Plan

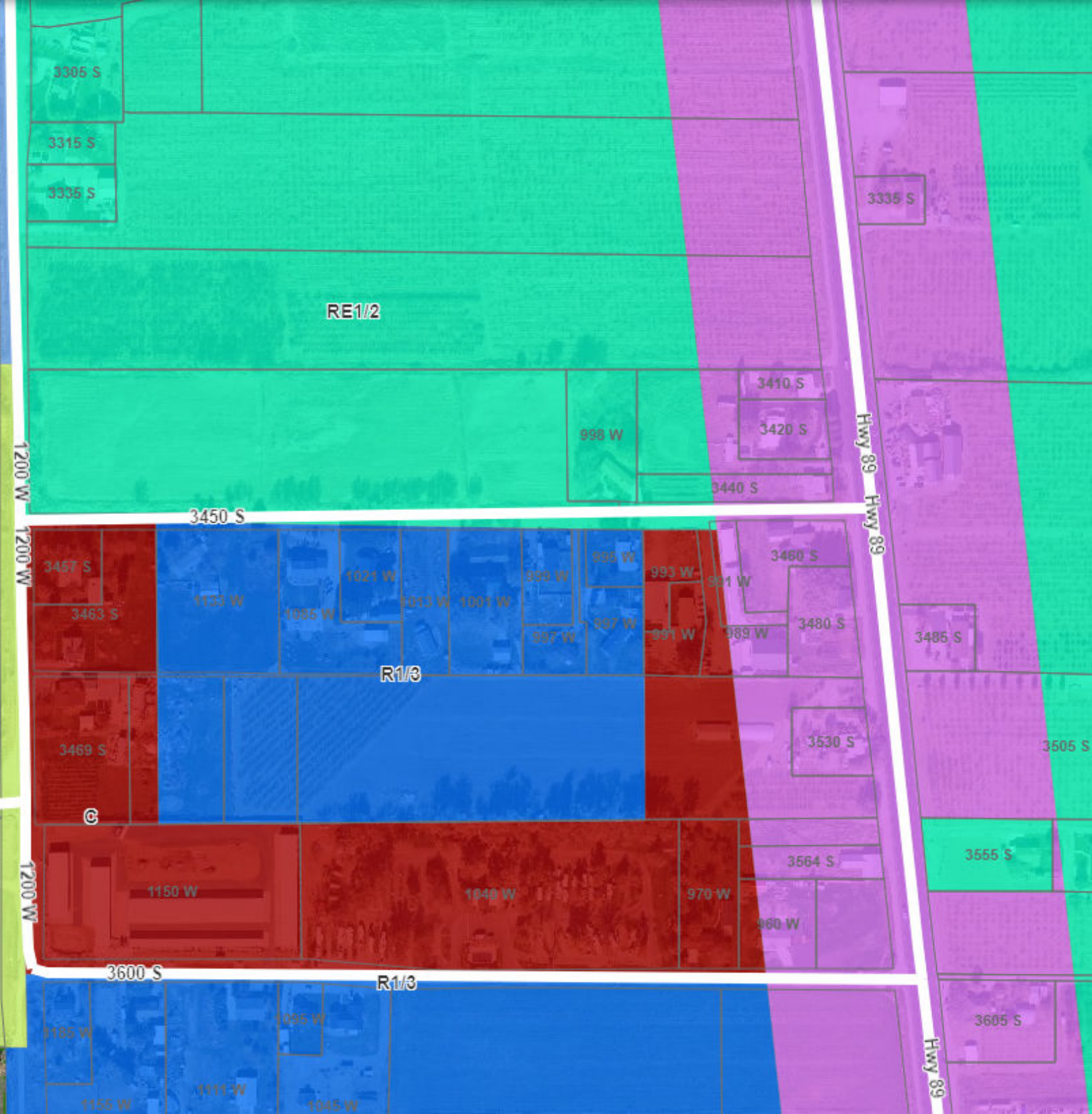
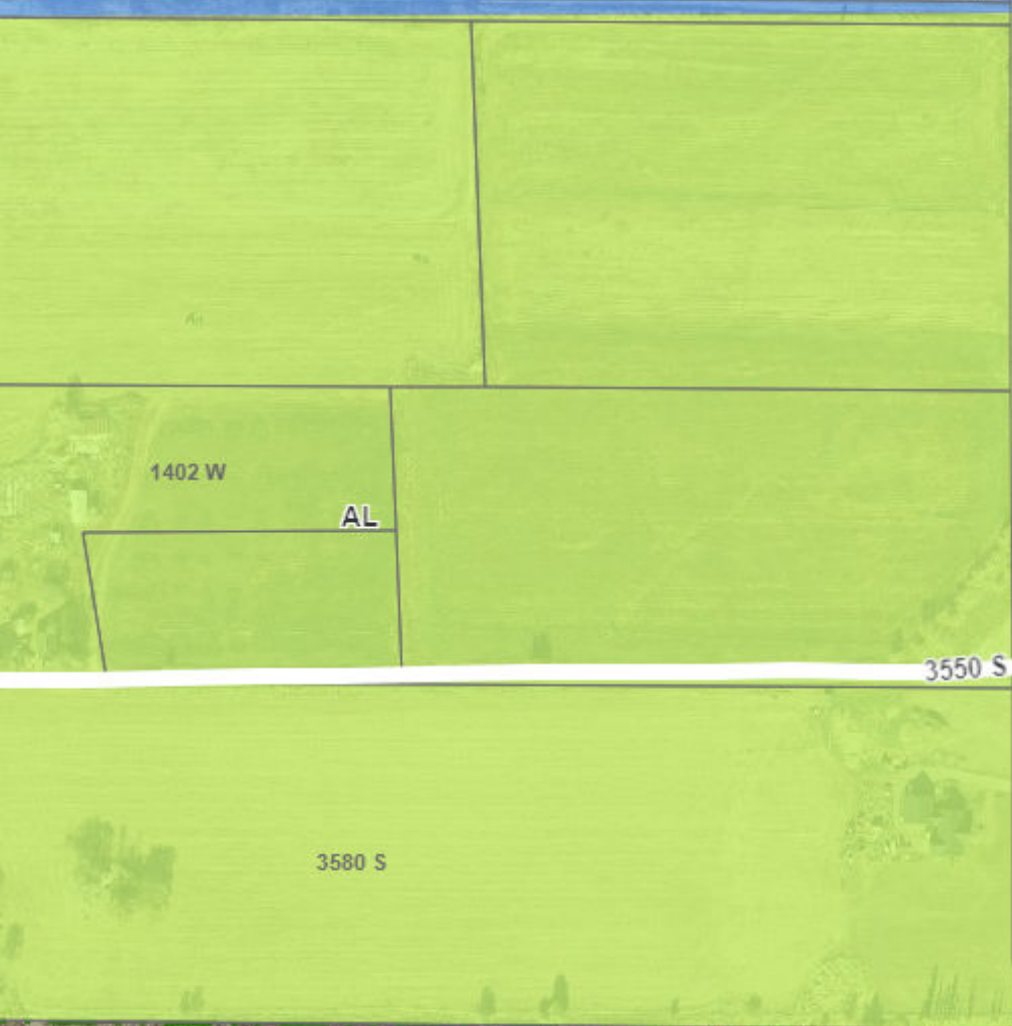
The General Plan shows this area to be residential. Staff considers the commercial zoning in this area to be inappropriate and recommends support of the zone change request. It appears the General Plan supports this request.

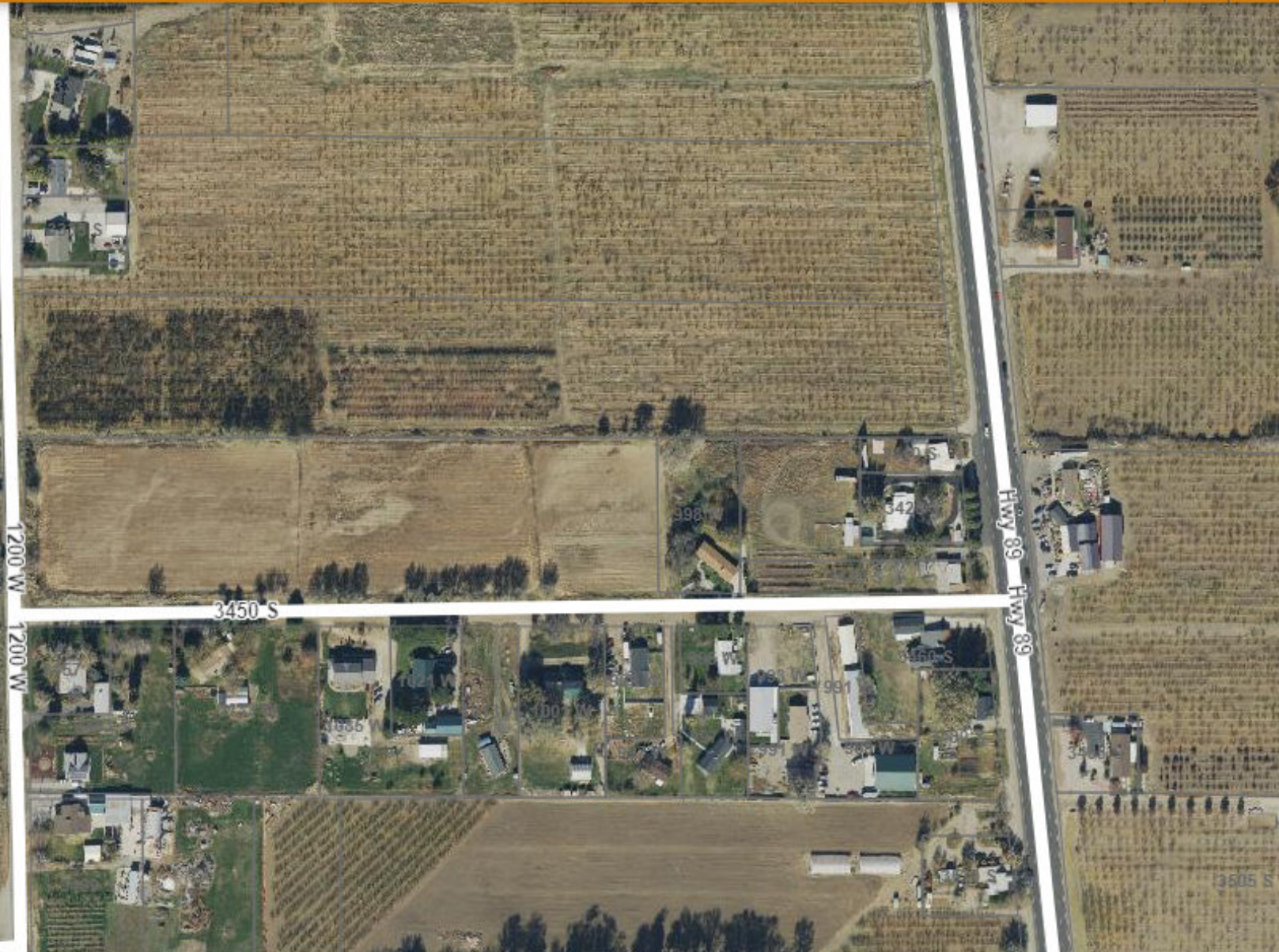
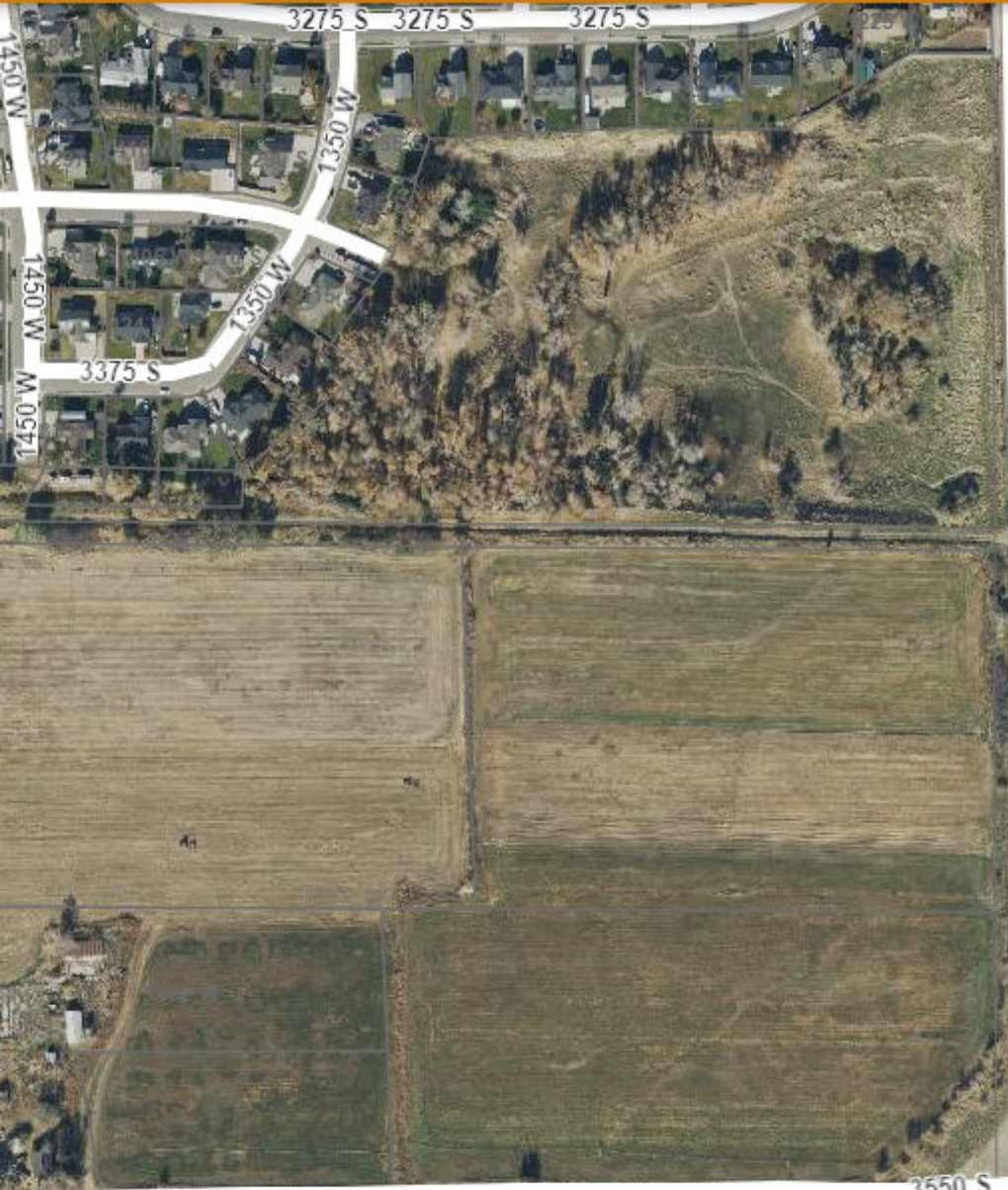
Considerations and Recommendations

As a legislative item Planning Commission may take any information or opinion into consideration when making a decision on this zone change. It appears that approval of this request is appropriate and supported by the General Plan.









Robert Anderson

07/13/2021 - 07/12/2022

0582262

Zone Change Application

Zone Change

136ed960-e3f0-11eb-93a2-37effe6f9a20

Under Review

Active

Application Review Status

Pre-Review	Received	
Community Development	Not Reviewed	07/13/2021
Final-Review	Not Reviewed	

Fees

Zone Change	\$400.00
Subtotal	\$400.00
Amount Paid	\$400.00
Total Due	\$0.00

Payments

07/13/2021	Check #8248	\$400.00
Total Paid		\$400.00

Application Form Data

(Empty fields are not included)

Name

Robert Anderson

Phone Number

(801) 668-6606

Email

rojoan@aol.com

Mailing Address

2081 Hampton Circle, Ogden 84403

Interest in Property

Owner

Property Address

Approx 3200 South 1200 West Perry

Property Serial #

020340038

Current Zoning Designation

Agricultural Limited

Proposed Zoning Designation

R-1 with provision for mixed four- plex townhomes

Purpose of Request

Rezone for single family dwellings (54 total) to include 20 townhouse units

Conformance with the Perry City General Plan

All proposed housing units with lot size, density, and townhouse. units to fit the Perry City general plan. This project designed to meet the needs of primarily young families as well as retired couples. The townhouses are built to match well with single family and provide greater affordability with a variety of price points

Will the zone change request be tied to a specific development plan?

Yes

Signature

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

Robert J Anderson - Invalid date

SCHNO	(Parcel Num) OWNERNAME	OWNERADDRESS	Situs Address	x
02-029-0023	20290023 F PETTINGILL PROPERTIES LLC	8725 S HIGHWAY 89	3120 S HIGHWAY 89 PERRY UT 84302	
02-029-0024	20290024 F PETTINGILL PROPERTIES LC	8735 S HWY 89	3200 S HIGHWAY 89 PERRY UT 84302	
02-029-0043	20290043 F PETTINGILL STEVEN	3125 S 1200 W	3125 S PERRY ST PERRY UT 84302	
02-029-0078	20290078 F PETT JOHN D	3165 S 1200 W	3165 S PERRY ST PERRY UT 84302	
02-034-0012	20340012 F NEBEKER MICHAEL KENT	1200 N MAIN ST		
02-034-0037	20340037 F PETTINGILL PROPERTIES LC	8735 S HWY 89		
02-034-0038	20340038 F WRC INVESTMENTS LLC	1469 HARVARD AVE		
02-035-0011	20350011 F MEADOW SPRINGS RANCH LLC	PO BOX 571037		
02-037-0001	20370001 F PETTINGILL PROPERTIES LC	8735 S HWY 89		
02-078-0016	20780016 F GAILEY JONATHAN A	3264 S 1350 W	3264 S 1350 W PERRY UT 84302	
02-078-0018	20780018 F ESSLER JAMES P ETUX	1380 W 3275 S	1380 W CHERRY RIDGE DR PERRY UT 84302	
02-079-0001	20790001 F CHRISTENSEN JEFFREY L JT	1406 W 3275 S	1406 W CHERRY RIDGE DR PERRY UT 84302	
02-079-0002	20790002 F PETERSEN TIMOTHY REX ETUX	1420 W 3275 S	1420 W CHERRY RIDGE DR PERRY UT 84302	
02-079-0003	20790003 F HIRSCHI CATHY	3265 S 1450 W	3265 S 1450 W PERRY UT 84302	
02-079-0004	20790004 F WILLIAMS VINSON G TTEE ETUX	1460 W 3275 S	1460 W CHERRY RIDGE DR PERRY UT 84302	
02-079-0005	20790005 F HIDALGO NEVA J TTEE	1470 W 3275 S	1470 W CHERRY RIDGE DR PERRY UT 84302	
02-079-0006	20790006 F FIFIELD CINDY L	1480 W 3275 S	1480 W CHERRY RIDGE DR PERRY UT 84302	
02-079-0007	20790007 F WELLS JASON E ETUX	1490 W 3276 S	1490 W CHERRY RIDGE DR PERRY UT 84302	
02-079-0008	20790008 F WILSON DANNIELLE R JT	1504 W 3275 S	1504 W CHERRY RIDGE DR PERRY UT 84302	
02-079-0009	20790009 F PERRY CITY	3005 S 1200 W		
02-078-0032	20780032 F ELLIS JERRY A JT	1211 W 3225 S	1211 W 3225 S PERRY UT 84302	
02-078-0032	20780032 F ELLIS JERRY A JT	1211 W 3225 S	3238 S PERRY ST PERRY UT 84302	
02-078-0033	20780033 F DEAN DANIEL JT	1225 W 3225 S	1225 W 3225 S PERRY UT 84302	
02-078-0034	20780034 F DENNIS EDWARD LEE JT	1239 W 3225 S	1239 W 3225 S PERRY UT 84302	
02-078-0035	20780035 F LAYNE JEFFREY K	1253 W 3225 S	1253 W 3225 S PERRY UT 84302	
02-078-0036	20780036 F TIMBIMBOO HUNTER JT	1267 W 3225 S	1267 W 3225 S PERRY UT 84302	
02-078-0037	20780037 F STICKNEY DAVID JT	1281 W 3225 S	1281 W 3225 S PERRY UT 84302	
02-078-0038	20780038 F QUINTERO DOMINIC E JT	PO BOX 662	3239 S 1300 W PERRY UT 84302	
02-078-0038	20780038 F QUINTERO DOMINIC E JT	PO BOX 662	1295 W 3225 S PERRY UT 84302	
02-078-0041	20780041 F GIBBY SCOTT ALEXANDER TTEE	1294 W 3225 S	3213 S 1300 W PERRY UT 84302	
02-078-0041	20780041 F GIBBY SCOTT ALEXANDER TTEE	1294 W 3225 S	1294 W 3225 S PERRY UT 84302	
02-078-0042	20780042 F YOUNG ZACHARY W JT	1280 W 3225 S	1280 W 3225 S PERRY UT 84302	
02-078-0043	20780043 F MURDOCK THOMAS A JT	1266 W 3225 S	1266 W 3225 S PERRY UT 84302	

02-078-0044	20780044	FFBRAEGGER RICH JT	1252 W 3225 S	1252 W 3225 S PERRY UT 84302
02-078-0045	20780045	FFMADDOX ANGELA M	1238 W 3225 S	1238 W 3225 S PERRY UT 84302
02-078-0046	20780046	FFPANTER CHAD DEAN TTEE	1224 W 3225 S	1224 W 3225 S PERRY UT 84302
02-078-0047	20780047	FFGLOVER XANIDU CHRISTIAN JT	1210 W 3225 S	3212 S PERRY ST PERRY UT 84302
			1210 W 3225 S	
02-078-0047	20780047	FFGLOVER XANIDU CHRISTIAN JT	PERRY, UT 84302	1210 W 3225 S PERRY UT 84302
			1331 W 3225 S	
02-078-0054	20780054	FFMUIR SCOTT WILLIAM JT	PERRY, UT 84302	1331 W 3225 S PERRY UT 84302
			1347 W 3225 S	
02-078-0055	20780055	FFBARKER JUSTIN D	PERRY, UT 84302	1347 W 3225 S PERRY UT 84302
			1365 W 3225 S	
02-078-0056	20780056	FFSTERRETT WILLIAM DALE	PERRY, UT 84302	1365 W 3225 S PERRY UT 84302
			1381 W 3225 S	
02-078-0057	20780057	FFDEBOER LORINDA TTEE	PERRY, UT 84302	1381 W 3225 S PERRY UT 84302
			1399 W 3225 S	
02-078-0058	20780058	FFHAYWARD MARK J JT	PERRY, UT 84302	1399 W 3225 S PERRY UT 84302
			1415 W 3225 S	
02-078-0059	20780059	FFFELLBAUM JAMIE JR	PERRY, UT 84302	1415 W 3225 S PERRY UT 84302
			1422 W 3225 S	
02-078-0060	20780060	FFBODILY JAMES L JT	PERRY, UT 84302	1422 W 3225 S PERRY UT 84302
			1404 W 3255 S	
02-078-0061	20780061	FFHANSEN BRANDON R	PERRY, UT 84302	1404 W 3225 S PERRY UT 84302
			1386 W 3225 S	
02-078-0062	20780062	FFHORNE SUZANNE B JT	PERRY, UT 84302	1386 W 3225 S PERRY UT 84302
			1368 W 3225 S	
02-078-0063	20780063	FFPETERS COREY J	PERRY, UT 84302	1368 W 3225 S PERRY UT 84302
			1348 W 3225 S	
02-078-0064	20780064	FFLILLEGARD BRODY J JT	PERRY, UT 84302	1348 W 3225 S PERRY UT 84302
			1332 W 3225 S	
02-078-0065	20780065	FFOWENS STEVEN W JT	PERRY, UT 84302	1332 W 3225 S PERRY UT 84302
02-078-0066	20780066	FFPERRY CITY		
			1438 W 3225 S	
02-079-0062	20790062	FFROBERTS JEFFREY C JT	PERRY, UT 84302	1438 W 3225 S PERRY UT 84302

02-079-0063	20790063	FFALLISON HAROLD GLENN JT	1433 W 3225 S PERRY, UT 84302	3244 S 1450 W PERRY UT 84302
02-079-0063	20790063	FFALLISON HAROLD GLENN JT	1433 W 3225 S PERRY, UT 84302	1433 W 3225 S PERRY UT 84302
02-079-0063	20790063	FFALLISON HAROLD GLENN JT	1433 W 3225 S PERRY, UT 84302	3247 S 1450 W PERRY UT 84302
02-079-0064	20790064	FFREEDER VERONICA L JT	1459 W 3225 S PERRY, UT 84302	1459 W 3225 S PERRY UT 84302
02-079-0065	20790065	FFWEIST APRIL L JT	1454 W 3225 S PERRY, UT 84302	1454 W 3225 S PERRY UT 84302
02-079-0066	20790066	FFNIELSEN JUSTIN D JT	1470 W 3225 S PERRY, UT 84302	3213 S 1475 W PERRY UT 84302
02-079-0066	20790066	FFNIELSEN JUSTIN D JT	1470 W 3225 S PERRY, UT 84302	1470 W 3225 S PERRY UT 84302
02-079-0067	20790067	FFVAUSE KAREN	1473 W 3225 S PERRY, UT 84302	1473 W 3225 S PERRY UT 84302
02-079-0068	20790068	FFWORTHY RYAN LYNN JT	3224 S 1475 W PERRY, UT 84302	3224 S 1475 W PERRY UT 84302
02-079-0069	20790069	FFROBERT J ANDERSON INC ETAL	2081 E HAMPTON CIRCLE OGDEN, UT 84403	3210 S 1475 W PERRY UT 84302
02-079-0070	20790070	FFPERRY CITY CORPORATION	3005 S 1200 W PERRY, UT 84302	
02-078-0068	20780068	FFPETERSON JOSHUA D JT	1309 W 3225 S PERRY, UT 84302	1309 W 3225 S PERRY UT 84302
02-078-0068	20780068	FFPETERSON JOSHUA D JT	1309 W 3225 S PERRY, UT 84302	3240 S 1300 W PERRY UT 84302
02-078-0069	20780069	FFJONES JEREMY JT	1310 W 3225 S PERRY, UT 84302	3214 S 1300 W PERRY UT 84302
02-078-0069	20780069	FFJONES JEREMY JT	1310 W 3225 S PERRY, UT 84302	1310 W 3225 S PERRY UT 84302
02-078-0070	20780070	FFPERRY CITY	3005 S 1200 W PERRY, UT 84302	

02-078-0071	20780071	FF PERRY CITY	3005 S 1200 W PERRY, UT 84302 669 W 200 S SALT LAKE CITY, UT 84101
02-035-0080	20350080	FF UTAH TRANSIT AUTHORITY	2530 SOUTH HWY 89
02-035-0081	20350081	FF R&R LAND DEVELOPMENT LLC	PERRY , UT 84302

July 12, 2021

Notice of Planning Commission Public Hearing

August 5, 2021

3005 S 1200 W

Perry, Utah 84302

Application: Zone Change from AL (Agriculture Limited) to R1 (Residential)

Applicant: Robert Anderson

Location: 3200 S 1200 W (02-034-0038)

Dear Property Owner:

As required by ordinance, you and all other property owners within 300 feet of the above referenced location are being notified of the application referenced above. Interested persons are invited to attend the upcoming Planning Commission Meeting and provide public comment during the public hearing. All comments are welcome and we encourage your participation.

The public hearing will be held in conjunction with the regular Perry City Planning Commission meeting, which starts at 7:00 p.m. on Thursday August 5, 2021. You can access this meeting via zoom by going to <https://perrycity.rainadmin.com/whats-new.htm.htm>, or you may also attend in person. A final recommendation by the Planning Commission regarding this application will most likely occur during this meeting. This application will likely be reviewed by the Perry City Council on Thursday August 26, 2021 at 7:00 p.m.

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

Sincerely,

Tyra Bischoff
Perry City Deputy Recorder



Staff Report

August 5, 2021

Perry City Planning Commission



Zone Change – Robert Anderson, located at approximately 3200 S 1200 W

Summary

The property is approximately 15 acres in size and is currently zoned AL Agricultural Limited. The applicant is requesting a change to the R1 zoning district. The applicant's intent is to subdivide the property with approximately 50 single family lots and 20 townhomes. The current zoning does not permit townhomes and requires properties to be 2 acres in size.

The adjacent property to the south was recently subdivided with single family homes. The adjacent property to the north is an orchard. Nearby zoning designations include, AL, R1, R2, RE1/2, and R1A.

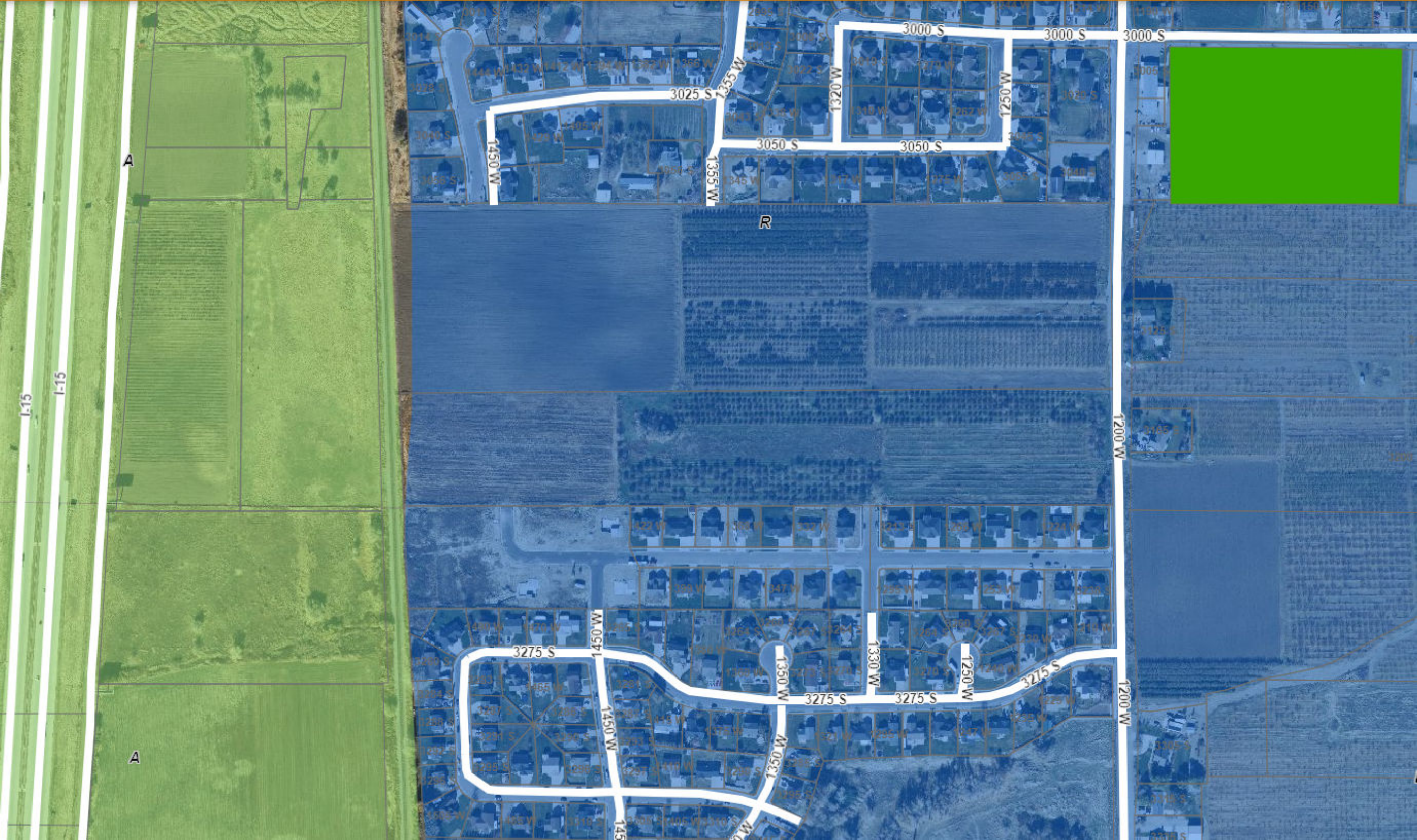
Conformance with General Plan

The General Plan shows this area to be residential. This request is supported by the General Plan and would match the development to the south.

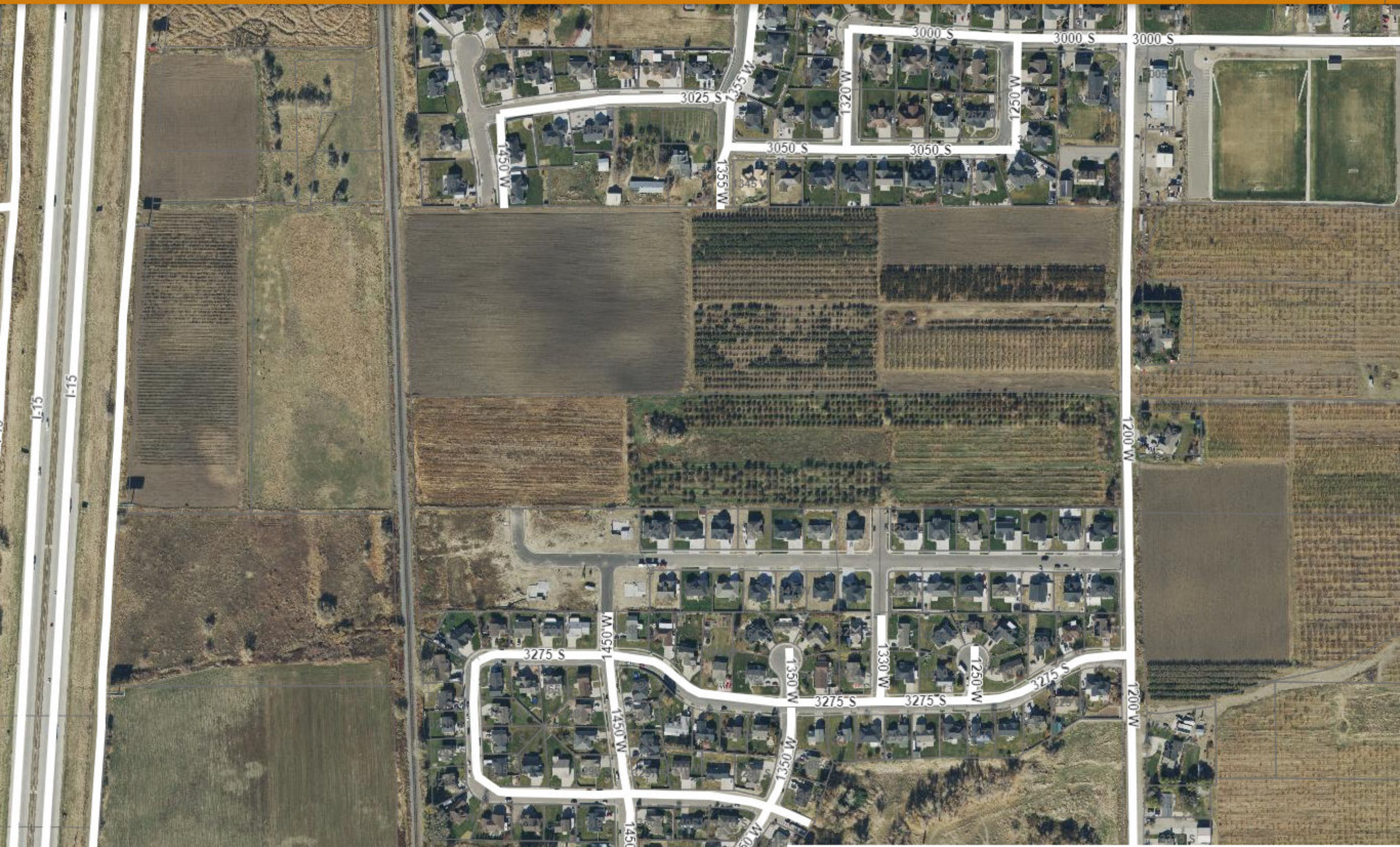
Considerations and Recommendations

As a legislative item Planning Commission may take any information or opinion into consideration when making a decision on this zone change. It appears that approval of this request is appropriate and supported by the General Plan.





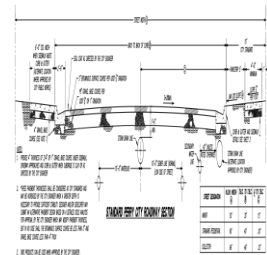




Staff Report

July 1, 2021

Perry City Planning Commission



Street Sections

Summary

We have been working with our Public Works Department and Brett Jones, our engineer, to update our Public Works Standards. Part of the Standards is providing the details for how we build our roads. Prior to finalizing this update to the standards we wanted to get your feedback regarding various road sections.

There are many things to consider, but specifically for local roads we would like to consider minimizing the asphalt width. This does a few things including:

- Less construction cost
- Less maintenance cost
- Less storm water runoff
- Subjectively better neighborhood aesthetics with a more intimate neighborhood feel.
- Less wasted space and more space for sidewalks and planting strips

We often find that excess asphalt width becomes subsidized storage space for trailers and boats. We may need to require 'No Parking' signs with narrower roads. We can also have parallel stalls 'pop-out' to provide clear areas for parking.

The minimum width for fire access is 26'. This measurement can include two feet on both sides in the gutter.

I have included our current road section detail. The table on the bottom right shows the measurements. We can explore some additional idea during the meeting via Google images and Google street view.



1 July 1, 2021
2 Planning Commission Meeting
3 Virtual Meeting
4 6:58 p.m.
5
6

7 **Commissioners Present:** Chairman Jan Kerr, Vice Chairman Julie Jones, Commissioner Marcus Wager,
8 and Commissioner Stephan Moss
9

10 **Commissioners Absent:** None
11

12 **City Staff Present:** Robert Barnhill: City Administrator
13 Chris Crockett: City Attorney
14

15 **Others Present:** Stacy Johansen, Kyle Macdonald, Tanner Hiatt, Marc Fletcher, Paul Poteet
16

17 **1. 7:00 p.m. - Call to Order and Opening Ceremonies**

18 Chairman Jan Kerr called the meeting to order.
19

20 **A. Declare Conflict of Interest, if any.**

21 None.
22

23 **2. Action Items**

24 **A. Final Application for Bear River Landing located at 1685 W 1100 S Parcels: 03-236-0035 & 03-**
25 **155-0059 Applicant: Tanner Hiatt**

26 Robert Barnhill discussed the final application for Bear River Landing in detail. He explained the area
27 where this project is located at in Pointe Perry. It has been through the concept, preliminary, design
28 and engineering phases. If this is approved tonight they will have 90 days to fund their escrow and
29 record their plat for this project. It will be on 9.5 acres and will include 240 apartment units. He
30 discussed the two points of access to the development and explained the layout proposed. He said that
31 the applicant has been very responsive to any corrections requested by the engineer through the
32 review process. He also explained that as the utilities enter the property from the northwest and east,
33 those are private and will be managed and maintained by the development.
34

35 Vice Chairman Jones asked if there was a drawing of the apartment itself. Mr. Barnhill said that he has
36 the drawings on another computer and could get them if she wants. He said that they do meet the
37 design requirements. Vice Chairman Jones said she also saw there was a stub road to the south and
38 asked if that would be for future developments (which it is). Chairman Kerr asked how many stories tall
39 it is and the applicant responded that it is four. Commissioner Moss asked if public transportation is
40 available there. The applicant said that there is no housing out there currently, so there is not a need at
41 this time. He further explained that 2 parking stalls per unit is allowed right now and that residents
42 would most likely have vehicles and not have a need for public transport.
43

44 **MOTION:** Commissioner Wager made a motion to approve the Final Application for Bear River
45 Landing. Vice Chairman Jones seconded the motion.
46

47 **Roll Call Vote:**

48 Commissioner Kerr, Yes

49 Commissioner Jones, Yes

Commissioner Wager, Yes

Commissioner Moss, Yes

Motion Approved: 4 Yes 0 No

B. Public Hearing – Ordinance 21-J Zone Change from IC (Interstate Commercial) to M/IL (Mixed Use Light Industrial) Location: 950 S 1600 W Parcels: 03-236-0027 & 03-236-0026 Applicant: Marc Fletcher

Mr. Barnhill explained the zone change request in detail. He said this would be at Pointe Perry and showed the Commissioners where it would be located on the map. This would total about 4.5 acres and both properties are in the IC zone. He discussed the surrounding area and said that a lot of the surrounding property is vacant. He explained that the intent of this request revolves around storage units in the area. Mr. Barnhill explained the zone change request process and that the IC zone does not permit storage units. He said another thing to consider is the future land use map and what the common consent is from the general plan. He explained that the general plan does not clearly support this although it may be considered. He said past City Councils have been very protective about keeping this area retail oriented and that one thing to note as they make their recommendation to City Council, is that they need to include the specifics in their motion.

Chairman Kerr asked what negative effects would be in play to allow storage units in this area and why it was not included as allowed originally. Mr. Barnhill said that he could suggest why it may have not been approved. Sometimes storage units are nice looking but sometimes they are not, and are usually put in less desirable areas. He said that Pointe Perry is separated from the city and that the focus for Pointe Perry has been more on retail in that area. Chairman Kerr wondered if the applicant feels like there could be more commercial use versus storage so the zoning change would not be required here.

Chairman Kerr opened the public hearing. There were no public comments given. She then closed the public hearing.

Vice Chairman Jones asked about what the difference is financially (tax revenue) between storage units and retail space. Mr. Barnhill said he is not sure, and that it would depend on what the retail space is. She said that is research she would want to get since the retail space in Perry is so limited.

Commissioner Moss wanted to see the map again (to see the location of the storage units) and also wanted to know what the plan is for the retail section (and what prime real estate they would be giving up for allowing this). Mr. Barnhill showed the map again.

Marc Fletcher (the applicant) explained the project that he is suggesting in detail. He said that the frontage would be more of a main street feel and is designed to have a wide range of businesses, including restaurants, a drive through, and professional offices (with the storage units more hidden). He also discussed an easement on a parcel that is on the wetland mitigation for the bird refuge that you cannot put a structure on and would be hard to develop. The focus will be on retail and the storage units are ancillary. He said that he designed this to make it a project that would be of quality and an opportunity for the City of Perry to capitalize on as well as provide opportunities for jobs. The storage units would be on the back wall so they would not be visible and would have concrete fencing to block it in. He discussed landscaping and parking and the thought that was put into this project. He feels the zone change should not be necessary and that storage unit portion is maybe misclassified. He said his

project is not a storage unit project, and that the storage unit portion is a small portion of it. He discussed having additional services available to residents that people normally have to drive to Salt Lake for. He expressed his feelings of the City having a responsibility to help taxpayers and landowners by allowing thoughtfully created projects that meet the needs of the City and the general plan. He discussed one of his concerns in the general plan is the light manufacturing zone, that there were no plans to bring power to manufacturing zones. He thinks the City wants diversity in their housing and that higher density housing and storage go hand in hand.

Chairman Kerr thanked Mr. Fletcher for his presentation and said they understand where he is coming from. She does not disagree that the new development would find the storage units to be convenient and beneficial. She said they just have to ask all of the questions because the zoning was put in place for a reason. Vice Chairman Jones asked about the rock area and what the plan would be for that. Mr. Barnhill said that would be RV storage. Mr. Fletcher said that it has a 50 foot setback and is part of the wetlands so it has to be rock. Mr. Barnhill said that there may need to be some research done on the easement. He pulled up the map for them to look at and discussed the easement. Commissioner Wager asked if they can park RV's on a drainage easement where they have the potential to leak. Mr. Barnhill said it would need to be looked into. Chairman Kerr asked if the City Engineer had looked at this project. Mr. Barnhill said that he has reviewed the concept in case there were questions on utilities.

Chairman Kerr clarified that the only thing that is not listed as an approved use on what the applicant is proposing is the storage units. She asked if it would be easier to add storage to the IC land use chart vs the zone change. Mr. Barnhill said that the Mayor and Council were not interested in entertaining a code amendment because they do not want to change the code at Pointe Perry.

Commissioner Wager asked what if this gets approved and they put in storage units first but then don't add the retail stores. Mr. Barnhill said that per legal-council, if you attach a development plan to a zone change that there be an expiration date or timeline of when a certain project would need to be completed by. Mr. Fletcher said their goal would be to do the retail first and then the storage units and that their time frame would be 3-5 years. He said it would be up to what the City wants.

Mr. Barnhill explained that this is just a zone change but they can attach a development plan with certain timing milestones. Chris Crockett, City Attorney, said his recommendation would be that if the City is planning to do a zone change with conditions attached, that the development agreement should be drafted prior to that zone change.

The Planning Commissioners discussed the zone change request.

MOTION: Commissioner Wager made a motion that they recommend approval of Ordinance 21-J to City Council with the following conditions; that the storage units be built after the retail portion of this plan, that the plan is followed as proposed, that there is a wall between the retail buildings and storage units, and that staff look into the 50 foot easement and see if RV's can actually be parked there (if they leak or anything if it will affect the bird refuge). Commissioner Moss seconded the motion.

Roll Call Vote:

Commissioner Kerr, Yes

Commissioner Wager, Yes
Commissioner Moss, Yes
Commissioner Jones, Yes

Motion Approved: 4 Yes 0 No

Mr. Barnhill said that this would go to City Council on July 22nd.

3. Discussion Items

- A. Road Sections
- B. Land Use Chart

Discussion items were tabled due to time with July 4th celebrations and Mr. Barnhill will email out information he has on these items.

4. Approval of the Minutes

- A. June 3, 2021 Regular Meeting Minutes

MOTION: Commissioner Moss made a motion to approve the June 3, 2021 meeting minutes.
Commissioner Wager seconded the motion.

Roll Call Vote:

Commissioner Kerr, Yes
Commissioner Wager, Yes
Commissioner Moss, Yes
Commissioner Jones, Abstained

Motion Approved: 3 Yes 1 Abstained

5. Discussion

- A. Future Projects

None.

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

Mr. Barnhill said that the zone change request for the 2 agricultural properties was approved.

- C. Report from Commissioner regarding last Council Meeting
(June 10th & June 24th)

Chairman Kerr said that the June 24th meeting ended right as she got on. Mr. Barnhill said that they are doing truth in taxation, they want to try and keep the tax rate the same every year. They also approved a change to the water rate that has not been changed since 1998 with automatic increases each year of 3%.

- D. Make Assignments for Representative to Attend City Council Meetings
(July 8th & July 22nd)

Vice Chairman Jones will attend July 22nd.

190
191 **6. Training**

192 **A. Staff**

193 Chris Crockett was going to talk about appeals, but will postpone to next month.
194

195 **7. Review Next Agenda and Adjourn**

196 **A. Items for July Agenda (next meeting August 5, 2021)**

197 Mr. Barnhill said there is a small subdivision where someone is taking a property and splitting it into two
198 as well as another zone change from commercial to residential.
199

200 **B. Motion to Adjourn**
201

202 **Motion:** Vice Chairman Jones made a motion to adjourn.
203

204 All Commissioners were in favor. The meeting ended at 8:06 p.m.
205
206
207
208