

October 21, 2021
Planning Commission Work Session
Virtual Meeting
7:01 p.m.

Commissioners Present: Chairman Jan Kerr, Vice Chairman Julie Jones, and Commissioner Stephan Moss

City Council Present: Mayor Kevin Jeppsen, Council Member Toby Wright, Council Member Nathan Tueller, Council Member Blake Ostler, Council Member Esther Montgomery, Council Member Andrew Watkins (came at 7:17 p.m.)

Commissioners Absent: Commissioner Marcus Wager

City Staff Present: Tyra Bischoff; Deputy Recorder

Others Present: None.

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

Chairman Jan Kerr called the meeting to order.

2. Discussion Items (Density Map)

Chairman Kerr discussed her thoughts on the density map. She said there were a lot of public comments coming in about a development going in (and the reason they decided to have this meeting). She said she feels like this (the density map) is an experiment to see how it goes, but the intent was to allow more affordable housing to come into the city. She said as the development plans are coming in, developers are trying to monopolize the quantities of the volume available in a particular grid in a single development. She feels this is why concerns are coming in (because it is creating a condensed population growth) instead of spreading it out like intended. Her thought to solve this problem is to leave it alone in the NC2 zone along the highway, but maybe put a cap on the number of density allowed per development (so an individual developer cannot come in and monopolize the entire number of units available in a certain grid).

Vice Chairman Jones said she lives in the neighborhood next to the proposed development (Perry Landing) that is coming in and has had multiple people that live near her come and talk to her about concerns. She said there is not a lot that can be done with this particular development but for future developments, she thinks when developers come in and want to put in multi-family housing, they should put the multi-family housing in a spot that will affect existing homes the least. She said they could add a clause that says that multi-family units are not allowed to build directly behind an existing lot (unless there is a giant lot and there is no way to get around that). She wants to protect residents that currently live here. She discussed the general plan and the idea of spreading out multi-family units with duplexes and fourplexes. She talked about driving around the city and looking at the existing multi-family housing and what is currently being proposed or built. She feels that the 10 foot set-back would make the multi-family housing too close to existing single family homes. She discussed the proposed development and the number of townhomes that are going in on that street. She also discussed the traffic on 1200 west that would be added from this development. She doesn't feel 1200 west is wide enough to handle this many homes. She thinks that multi-family homes should affect existing homes the least as possible, that they be more spread out, and likes the suggestion of allowing 4 multi-family units per 30 homes.

Council Member Wright said that they (Shanna Johnson, Robert Barnhill, Esther Montgomery, and himself) had a discussion after the last city council meeting. He said that Shanna had said they have

allowed 'so many homes' in Perry since multi-family have been allowed. He discussed that there are 340 total units in place or planned but 240 of those units are isolated at Bear River Landing. He does not feel that those can be counted since they are removed. He discussed the Perry Landing developer wanting to put in 20 town homes and that it will only be 5 buildings. He said that is a very small amount in a small part of town. He understands it affects the homes it is next to and that no one ever wants it to affect their own home. They cannot control what they do with their property. The codes are in place and he thinks they are good and fair. There is a lot of discussion on the grid map and he feels they are making a mountain out of a mole hill. He said it is a small challenge they are facing and that it happens in all developments. Every time there is a new development, it makes people squirm. He thinks that the younger generation is needed and that they need to make affordable housing available to them (as right now most could not afford a \$500,000 home). The way the grid system is set up should keep it from expanding beyond their control. The numbers can be adjusted if they feel that need.

Council Member Tueller said he has lived here for 25 years and he appreciates the discussion side of this because that is not how it used to be. He was here when all of the townhomes that currently exist were built. He understands that people want to keep the 'Perry feel' but also knows that growth is coming and that it can either roll over them or they can try and control it. He appreciates this work session and planning commission wanting feedback from city council but does not want to interject too much. He wants planning commission to have their own ideas and discussions that are not too influenced by city council's opinions. He loves the grid system and thinks that it works out great. He talked about integrating the community all together. If the townhomes are separated out from the single family homes, they end up isolated. Younger families that come in and can be integrated in end up loving the community and being a part of it. He discussed living on highway 89 and the traffic and busy-ness of it. He also talked about 1200 west having more of a rural feel to it and it being developed as developers come in. He said he doesn't have the same concerns with safety, and that is not because he doesn't care about the children (that walk along 1200 west to and from school). He just feels that with the way he was raised (riding bikes all over and teaching his own children about safety) he may view it differently than others. He also discussed property value and townhomes not affecting that. Council Member Ostler added that in all of the appraisals he has read through (with his job in banking) he has never once seen an appraisal be lower due to being next to a townhome. Council Member Tueller said that he feels there are smart people here that can determine what is best for Perry. He discussed the development challenges that they are dealing with from previous growth in the late 1990's and early 2000's.

Council Member Montgomery said that they can make recommendations to developers. They can also propose recommendations or modifications to code.

Commissioner Moss asked if it would be too much micromanaging to suggest dividing the grid into 24% in each quarter of the grid. Council Member Watkins said it is a good idea to think about and discuss ways to limit and scatter within each grid so they are not taking away property rights down the road (for example 20 years and then no options are available because it was first come first serve). Chairman Kerr said that is why she suggested her thought to put a cap per development, it would make the developer respect the cap or make smaller developments. Council Member Montgomery said she would prefer Vice Chairman Jones suggestion (of 4 multi-family units allowed per 30 homes) because a development can be very small.

Chairman Kerr said when developments come in, there seems to be a lot of developers asking for a deferral agreement. She wondered if the city should insist that any developments that may touch 1200 west do their curb and gutters now (and also not grant any deferral agreements that may come in that touch 1200 west). The commissioners and council discussed deferral agreements and the properties that have them. They also discussed the Perry Landing subdivision and the location the proposed

townhomes would be (including the developer wanting to clump them together, and whether that can be modified).

Council Member Ostler discussed public health and safety concerns. If it doesn't violate regulations that are put in place from code and officials (Fire Marshall, etc.) then the roads and subdivisions should be considered safe. Council Member Tueller added that the City Engineer also looks at things (addressing water pressure concerns) to make sure they are covered.

Council Member Wright discussed the density map and the locations of where the townhomes are that are already built or that are going to be. He said that the townhomes are limited and scattered with the higher density being near Highway 89. He feels things are spread out and that Perry has done a fabulous job with putting things where they need to be. Vice Chairman Jones agreed that it is good, the ones she has concerns with are the ones outside of the NC2 zone (away from Highway 89).

Council Member Ostler said that if there are concerns that are not appropriately cared for within the code, from a public health and safety stand point, they should make recommendations to make the code what it needs to be. He added that if there are creative ideas to improve 1200 west, those can be looked at as well.

Chairman Kerr thanked everyone for coming and participating in the discussion.

3. Adjourn

Motion: Vice Chairman Jones made a motion to adjourn. Commissioner Moss seconded the Motion.

The meeting ended at 8:24 p.m.