

Staff Report

June 2, 2022

Perry City Planning Commission



Subdivision Amendment – Pointe Perry Subdivision Amendment, Jon Weese - located at approximately 1100 S 3600 W

Summary

The purpose of this amendment is to combine three adjacent properties. Two of these properties are lots within the Pointe Perry Subdivision, one is a parcel outside of the subdivision boundaries. This amendment would combine the properties and extend the subdivision boundaries to include this whole area.

Subdivisions require the installation of roadways, utilities, and other improvements. In this case you can see that the improvements on 1600 W end at the subdivision boundaries. If the subdivision boundaries are extended the subdivider should install these improvements. Staff recommends a deferral agreement be considered where the property owner would be responsible for these improvements at the time a commercial site plan is approved to develop the property.

Considerations and Recommendations

This is an administrative application and appears ready for approval with a deferral agreement. Without a deferral agreement additional information would be needed. If the motion includes a deferral agreement it should be made clear that water, sewer, storm water, asphalt, curb, gutter, and sidewalk would all be part of the deferral (approximately 775'). The asphalt width would need to be a minimum of half of the road cross section and meet the fire marshal requirements.



