

June 16, 2022
Planning Commission Work Session
Virtual Meeting
6:02 p.m.

Commissioners Present: Chairman Julie Jones, Commissioner Jan Kerr, Commissioner Stephan Moss, Commissioner Beth Thompson, Commissioner Blake Broadhead,

Commissioners Absent: Vice Chairman Marcus Wager, Commissioner Ryan Vaughn

City Council Present: None.

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

Others Present: Daniel Stephens, Ben Neff, Diana Baker, Christine Olsen, Jim Flint, Gene Stephens, Jeannine Jensen, Nichole Krizman, Gerry Wilson

On-line: Jon Call, Mike Jensen, Melanie Barnhill

1. 6:00 p.m. - Work Session

- A. Discussion on Ordinance 22-D Zone Change from R 1/3 and NC3 to DO (Development Overlay) Zone with a Development Agreement located at approximately 1100 W 3600 S Parcels #02-038-0069; 02-038-004; 02-038-0005; 02-038-0010; 02-038-0061 Applicant: Jim Flint/Gene Stephens**

Chairman Jones called the meeting to order and opened the meeting.

Mr. Barnhill explained that this was a public meeting but not a public hearing. He said that this was a work session for the Planning Commission to discuss and hopefully find workable solutions to the proposed development agreement. He read a public email comment he recently received from a concerned citizen. This person wrote that they want the commission to have the developer reduce the density and make sure the parks that we receive are worth maintaining and not just taking over a problematic property.

Commissioner Kerr commented that most of her change requests have been addressed in the new plans. She said she wanted to see a reduction in density, no overlap of the wetlands where the houses go, and the two parks combined into one larger park.

Mr. Barnhill said that in the updated concepts the density changed from 205 to 204 units. Commissioner Broadhead asked for the current R 1/3 allowance. Mr. Barnhill explained that with the additional five acres they purchased and without a development agreement it allowed for a total of 151 family units. He said 38 of the units are to be multi-family townhomes. Chairman Jones pointed out that the density of this development agreement was created by adding more townhomes.

Chairman Jones said she had marked-up a copy of the map with the things she would like to see done. One such idea was to connect 3825 south to Hargis Hill Road. Mr. Barnhill explained he had recently received some road flow recommendations for this subdivision from UDOT. He noted that UDOT will require the city to make a deceleration lane for 3600 south. He said they recommended converting the north end of Hargis Hill into a cul-de-sac. And they also suggested joining 3825 south with Hargis Hill

Road. He mentioned that UDOT does not want to add any more highway access roads so the option of connecting 3700 south to Highway 89 is not an option they would consider. Chairman Jones pointed out that Perry City is not in charge of the Willard City part of Hargis Hill and that the whole road is narrow and should be widened. She said that logically the flow of traffic in this subdivision will be to go to Highway 89 because it is a faster road to travel. The commissioners continued to discuss different access and traffic options for the proposed subdivision.

Chairman Jones changed the discussion to the green space amount compared to the density. She thinks all the south end of the property should be green space. She pointed out that in her marked copy of the map she included a private dog park in this open space area.

Commissioner Kerr pointed out that the number single family units was originally 51 and now they have 42 in the plan. The four-plex units were 72 and now they have planned 80 units, patio homes were at 82 and are now 86. Mr. Barnhill said that overall, the number of units have stayed the same, but the proportions have shifted a little (to have fewer single-family and more multi-family units). He asked if the commission wanted to discuss the density. Commissioner Broadhead commented that the number of density homes should be reduced to 189 so it equals 25 percent. The 25 percent meaning more than what would be allowed in the R 1/3 zone.

Commissioner Moss commented that even the single-family homes are smaller than is allowed. He understands that there is a 50 percent increase in the allowable total number of homes, but it is a larger percentage if they look at the R one-third category. The R 1/3 zone has a 15,000 square foot lot requirement and many of the proposed single family lots do not even reach 10,000 square feet. Mr. Barnhill mentioned that the Conservation Subdivision R one-third outline says that after the wetland areas are removed and with the 15 percent open space allotment, the average lot size for single family units should be at least 8,700 square feet. However, for this development overlay the developers are providing amenities in exchange for the square foot requirements of the conservation subdivision.

Commissioner Thompson said she does not like the change from single family to multi-family homes. She is also concerned about the increased traffic flow on 3600 south. She likes the benefits of the exchange of two parks for one large open space park.

Jim Flint explained that currently the planned public park area with the drainage pond is 3.67 acres and the south trails are approximately 1462 linear feet long. He noted that the parks and trails will be built in Phase 1. He mentioned that there are approximately four acres of wetlands. Also, there is the possibility of another 1.54 acres for a park, but this would be on city water and maintenance. He commented on the access road concerns by saying that the UDOT engineer said the connection would need to be a city or UDOT request. He explained that UDOT will first look for eliminating access and conflict points. He then mentioned that they have another meeting with UDOT on July 12, to discuss the connection issues with possible options and benefits. The commission and developers continued to brainstorm for better subdivision access options and the flow of traffic.

Gene Stephens said from a developer's point of view the smaller street gives a closer community walkability feel. Jim Flint said they are trying to accomplish a transition from single family homes to multi-family within the subdivision and to avoid the intermixing. He pointed out that the total public trails are approximately three-fourths mile (4260 linear feet) long.

Gene Stephens said he wants to continue to get a feel for what the Planning Commission wants to get this agreement passed. He said the density amount is only 50 incremental units from what is presently zoned, and he hoped the number of concessions the city will receive will be of value to justify it. He said they care what the whole project looks like and want it to be nice, but it is a mathematical equation, and they need the density to offset the cost of the offside utility improvements. Jim Flint explained some updated design changes they have done to the townhomes.

Chairman Jones asked if the developer was setting up the HOA. Mr. Flint answered that they will be doing that setup.

Mr. Barnhill commented that the wetland area would be better utilized if there was a boardwalk through the area. He suggested to the Planning Commission to keep that in mind as is making the negotiations on this agreement.

Other commission comments and discussions were the slope of the park. They pointed out that the storm pond will not be fenced but will be mowed grass and like the city soccer fields.

The commission wanted to hear what UDOT might allow on this project before they decide. Mr. Barnhill said he could reach out to UDOT again before the next Planning Commission meeting and hopefully get a response back. He suggested that the commissioner's comments for City Council might focus on three things: UDOT road connection, the density and ratio of housing, and open space.

Commissioner Broadhead said he still feels that the commission should stay with the density of 25 percent as previously discussed which equates to 189 units. He said that by taking out the four units on the south end and three units to create the 3700 south interchange that they will get closer to the 189 from the 204 units the development overlay agreement has requested.

Jim Flint recounted the concerns of water conservation with the amount of green space to water and said many cities and developers are going to rock scape. He remarked that the commission might also want to consider the balance of having green space compared to having a nice home. He pointed out that they presently have 25.1 acres of irrigation in addition to the private parks.

Chairman Jones remarked that the properties on 3600 south should be bigger to avoid the need to back out of the driveway. She also feels the same as Commissioner Broadhead on the 25 percent density request.

Jim Flint asked if the reason for wanting to remove the townhouses in the south was only for aesthetics or a view area. Several commissioners answered that it was because of congestion in the park area, and it would increase if the patio houses were built in the middle of this green open space. They suggested that the developers add trees and or add more benches instead of the homes.

Commissioner Thompson wants to see balance density and asked what it would take to give this balance. She indicated that the density should be closer to the 189 units. Commissioner Jones reiterated that they want this development to happen, but they want the impact minimal to the existing residents and the subdivision to still have that Perry City feeling.

Nicole Krizman made a public comment and asked what the distance between backyards and the property line. Jim Flint responded that it is eighty plus feet. She asked what they are going to do with the wetlands. She stated she was concerned about access to this area. Jim Flint responded that there will be a delineated irrigation affect and it will stay in a natural state. Mr. Barnhill mentioned that the city would not require a fence in this area.

Chairman Jones discussed the placement of the park bowery and the play area. They discussed that as they continue with the process, they will get into the details of the placement of these areas along with the direction they will be. Mr. Barnhill said he would reach out to UDOT and then put Ordinance 22-D Zone Change from R1/3 and NC3 to DO (Development Overlay) Zone with a Development Agreement on the next Planning Commission agenda.

3. Adjourn

The meeting ended at 7:37 p.m.