

Perry City is inviting you to a scheduled Zoom meeting.

Topic: Planning Meeting

Time: Sep 1, 2022 07:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83722567546?pwd=U01EZDAyTGNGYnhzR0NRYVBqRW0wdz09>

Meeting ID: 837 2256 7546

Passcode: 045477

One tap mobile

+17193594580,,83722567546#,,,,*045477# US

+12532158782,,83722567546#,,,,*045477# US (Tacoma)

Dial by your location

+1 719 359 4580 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 386 347 5053 US

+1 564 217 2000 US

Meeting ID: 837 2256 7546

Passcode: 045477

Find your local number: <https://us02web.zoom.us/j/83722567546?pwd=U01EZDAyTGNGYnhzR0NRYVBqRW0wdz09>

PERRY CITY PLANNING COMMISSION

REGULAR MEETING AGENDA

September 1, 2022

7:00 pm regular meeting

3005 S 1200 W Perry, UT

The meeting will be open to the public. 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. Final Plat Application – Perry Landing Subdivision located at 3200 S 1200 W Parcel #02-034-0038 Applicant: Robert Anderson

B. Preliminary Subdivision Application – West Meadow Estates located at 2250 S 1200 W Parcel #03-157-0017 Applicant: Brinton Neff

3. Approval of the Minutes

A. August 4, 2022

4. Discussion

A. Future Projects

B. Report on past-approved Planning Commission Agenda Items

C. Report from Commissioner regarding previous Council Meetings

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

5. Public Comment

6. Training

A. Staff

7. Review Next Agenda and Adjourn

A. Items for October agenda (next meeting October 6th, 2022)

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 17th day of August 2022. Any individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461).

Tyra Bischoff, Planning Secretary

Rules for Public Hearings/Comments:

- (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.

Perry City Community Development

Printed: 08/29/2022

Perry Landing Subdivision

08/10/2022 - 08/09/2023

1415918

Subdivision: Final Plat

Application

5271f0e0-182c-11ed-b4df-5145d02fe181

Subdivision: Final Plat Application

Active

Under Review

Application Review Status

Pre-Review	Approved	
Community Development	Not Reviewed	08/09/2022
Final-Review	Not Reviewed	

Fees

Subdivision: Final Plat Application	\$2,300.00
Subtotal	\$2,300.00
Amount Paid	\$2,369.25
Total Due	-\$69.25

Payments

08/10/2022	Card *1007	\$2,300.00
Total Paid		\$2,369.25

Application Form Data

(Empty fields are not included)

Applicant First Name

Robert

Applicant Last Name

Anderson

Applicant Email

rojoan@aol.com

Applicant Phone Number

(801) 668-6606

Applicant Address

2081 Hampton Circle

City
Ogden

State
UT

Zip
84403

Is the applicant the Property Owner?
Yes

Engineer/Surveyor Name or Company
Gardner Engineering

Engineer/Surveyor Email
tyler@gecivil.com

Engineer/Surveyor Phone Number
(801) 476-0202

Subdivision Name
Perry Landing Subdivision

Property Address
3200 S 1200 W, Perry

Property Serial #
02-034-0038

Total Number of Lots/Units
16

Final Drawings and Submittals
 **D368F2CC-B759-44BC-B47D-47C590BE9E58.jpeg**

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.

Robert J Anderson - 08/09/2022 3:43 pm

Messages

Bob

Can you please upload a quality pdf of the plat for our review rather than the picture of a paper copy? You can attach it to this message or send me an email.

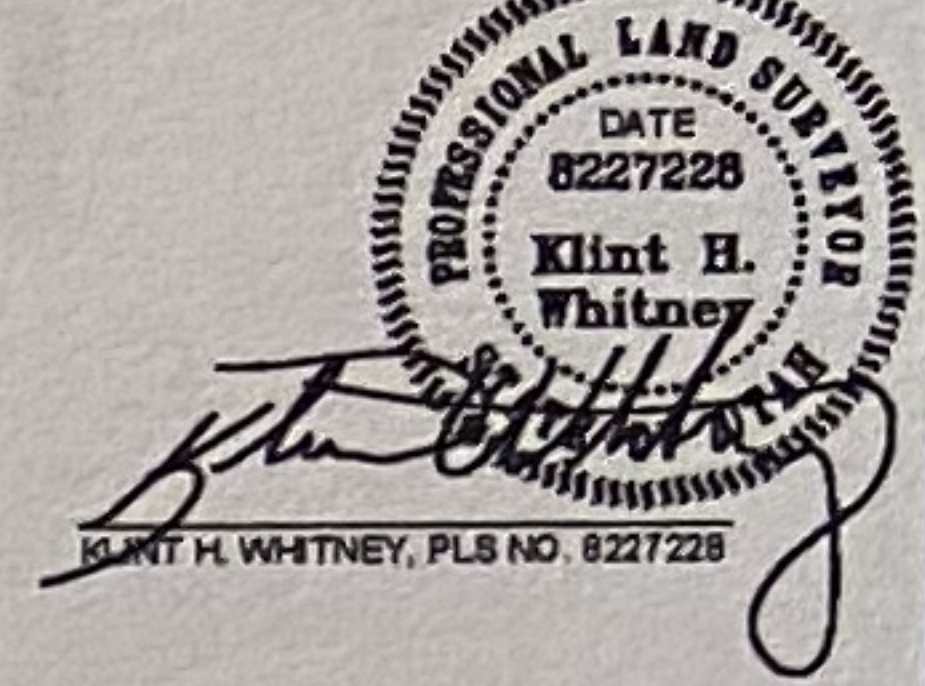
Thanks Bob

PERRY LANDING SUBDIVISION - PHASE 1
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3,
 TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
 PERRY CITY, BOX ELDER COUNTY, UTAH
 AUGUST 2022

SURVEYOR'S CERTIFICATE

I, KIM H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREINAFTER TO BE KNOWN AS PERRY LANDING SUBDIVISION - PHASE 1 IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE, AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2022.



BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 16, PHEASANT HOLLOW SUBDIVISION PHASE 1, BEING LOCATED NORTH 01°31'54" EAST 34.60 FEET ALONG THE EAST LINE OF SAID SECTION 3 AND SOUTH 90°00'00" WEST 14.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 3; RUNNING THENCE ALONG THE NORTH LINE OF SAID PHEASANT HOLLOW SUBDIVISION PHASE 1 NORTH 89°41'31" WEST 712.85 FEET; THENCE NORTH 00°10'34" EAST 323.73 FEET TO THE SOUTH PROPERTY LINE OF PETTINGILL PROPERTIES LC; THENCE ALONG THE SAID SOUTH PROPERTY LINE SOUTH 89°41'31" EAST 711.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF 1200 WEST STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°08'55" EAST 323.74 FEET TO THE POINT OF BEGINNING, CONTAINING 5.290 ACRES.

OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT: PERRY LANDING SUBDIVISION - PHASE 1. AND HEREBY DEDICATE, GRANT AND CONVEY TO PERRY CITY, BOX ELDER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY PERRY CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND HEREBY GRANT DEDICATE AND CONVEY TO PERRY CITY UTAH A TEMPORARY DETENTION BASIN EASEMENT TO BE USED FOR STORM DRAIN DETENTION UNTIL SUCH TIME THE STORM DRAIN SYSTEM IS EXTENDED, AT SUCH TIME THE STORM DRAIN IS EXTENDED THE TEMPORARY DETENTION BASIN EASEMENT SHALL BE REVOKED AND NULLIFIED, WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED PROPERTY SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE PROPERTY OWNERS.

SIGNED THIS _____ DAY OF _____, 2022.

BY: PRINTED NAME/TITLE _____ SIGNATURE _____

ACKNOWLEDGEMENT

STATE OF UTAH)
 COUNTY OF BOX ELDER)
 On this _____ day of _____, 2022, Personally appeared before me, the Undersigned Notary Public in and for said County of Box Elder, in the State of Utah, the Signers of the Attached Owners Dedication, one in Number, who duly Acknowledged to me he Signed & Freely and Voluntarily and for the Purpose Therein Mentioned.

STAMP _____ NOTARY PUBLIC _____

NOTES

1. ZONE (R-1) CURRENT YARD SETBACKS: FRONT = 20' (25' FOR GARAGES),
 2. REAR = 10', SIDE = 8', SIDE CORNER = 15'
 3. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 48003C2280D WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
 4. NAIL AND WASHER TO BE SET IN CURB AT SIDE LOT LINE EXTENSION.
 5. ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 10 FEET IN WIDTH UNLESS NOTED OTHERWISE.
- AGRICULTURAL NOTE:
 AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

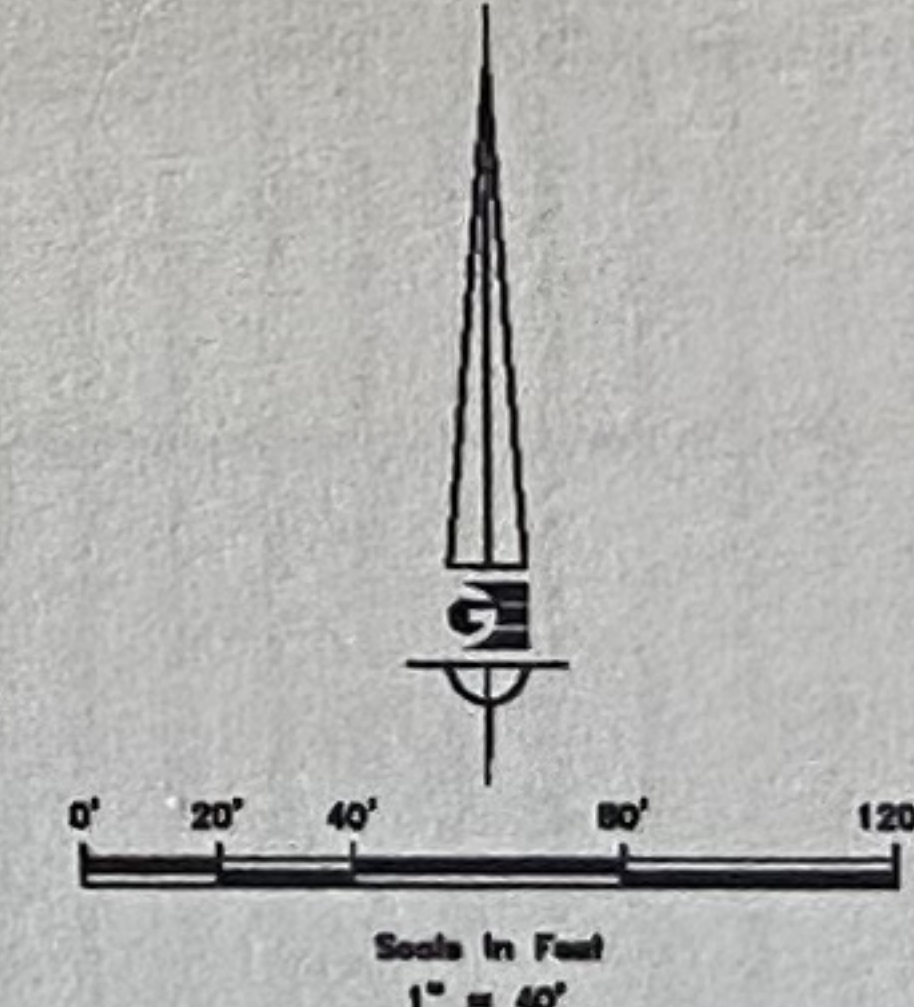
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A SIXTEEN (16) LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY ROBERT ANDERSON. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING BOX ELDER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 2 WEST, S.L.B.M., WHICH BEARS NORTH 01°31'54" EAST, BOX ELDER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	16.42	10.50	89.58	N44° 54' 13"W	14.79
C2	16.52	10.50	90.13	S45° 14' 32"W	14.87
C3	16.47	10.50	89.87	N44° 45' 28"W	14.83
C4	16.57	10.50	90.42	S45° 05' 47"W	14.90

LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP
- ◊ MARKED GARDNER ENGINEERING
- CENTERLINE MONUMENT TO BE SET
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING FENCE LINE
- ▨ TEMPORARY DETENTION BASIN EASEMENT

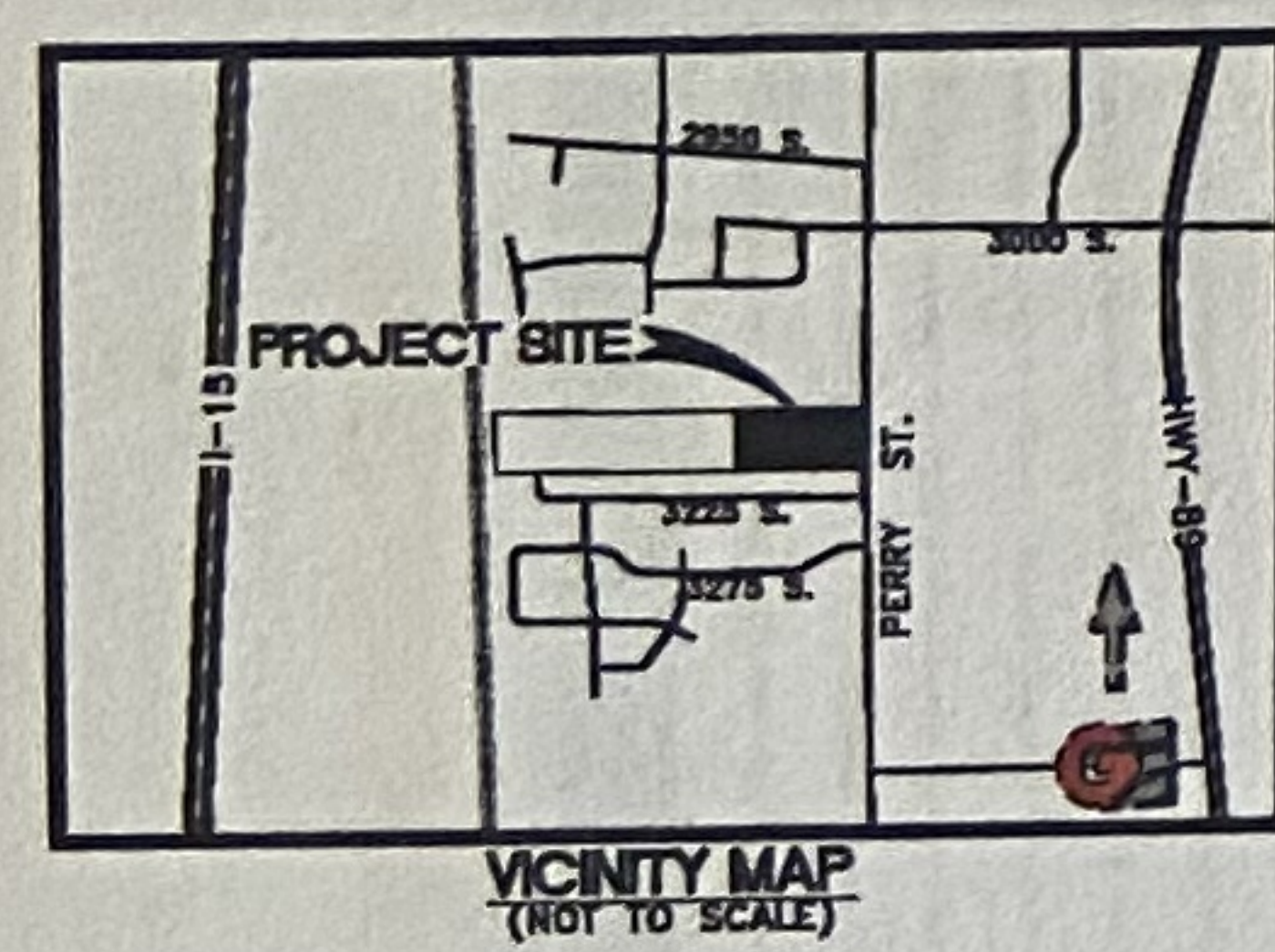


TEMPORARY
 DETENTION BASIN
 23,000 SQ. FT.

REMAINDER PARCEL
 FUTURE LOTS

PETTINGILL PROPERTIES LC
 020340037

PHEASANT HOLLOW
 SUBDIVISION PH.1



DEVELOPER:
 ROBERT ANDERSON
 2081 E. HAMPTON CIRCLE
 OGDEN, UT 84403
 (801) 476-0400 OFFICE



PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 2022 BY THE
 PERRY PLANNING COMMISSION.

 CHAIRMAN

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

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, 2022.

 CITY ATTORNEY

Staff Report

September 1, 2022

Perry City Planning Commission



Preliminary Subdivision – Perry Landing Phase 1, Robert Anderson - located at approximately 3200 S 1200 W

Summary

This particular phase of the Perry Landing Subdivision includes 16 single family lots in the R1 zoning district. This phase is on the east end of the development adjacent to 1200 W. The preliminary plan has been approved previously and the engineering drawings have been approved by the city engineer. Everything appears to be in order for approval. Following approval the applicant will have 90 days to fund their escrow account, pay direct costs to the city (seal coat and GIS fee), obtain signatures on the plat, and record the plat.



Perry City Community Development

Printed: 08/29/2022

West meadows estates

06/23/2022 - 06/22/2023

4624063

**Subdivision: Preliminary
Application**

e233b4f0-edd1-11ec-914f-65594307d375

Subdivision: Preliminary Application

Active

Under Review

Application Review Status

Pre-Review	Received	
Brigham City Fire Department	Not Reviewed	06/16/2022
Community Development	Not Reviewed	
Final-Review	Not Reviewed	

Fees

Subdivision: Preliminary Application (Residential)	\$8,400.00
Subtotal	\$8,400.00
Amount Paid	\$8,400.00
Total Due	\$0.00

Payments

06/23/2022	Check #2003	\$8,400.00
Total Paid		\$8,400.00

Application Form Data

(Empty fields are not included)

Applicant First Name

Brinton

Applicant Last Name

Neff

Applicant Email

bhneff@gmail.com

Applicant Phone Number

(801) 648-5640

Applicant Address

325 n 200 w

City

Willard

State

UT

Zip

84340

Is the Applicant the Property Owner?

Yes

Engineer/Surveyor Name or Company

Alliance

Engineer/Surveyor Email

cody.alliance@gmail.com

Engineer/Surveyor Phone Number

(435) 764-3791

Subdivision Name

West meadows estates

Property Address

2250 s 1200 w

Property Serial #

031570017

Preliminary Drawings

 **Preliminary 6.16.pdf**

Total Number of Lots/Units

81

Is this a Residential or Commercial development?

Residential

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 utility plan, Preliminary storm water 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?

No

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 will include a preliminary landscape plan and preliminary 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.

Brinton Neff - 06/16/2022 6:10 pm

Staff Report

September 1, 2022

Perry City Planning Commission



Preliminary Subdivision – West Meadows Estates, Brinton Neff - located at 2250 S 1200 W

UPDATE

We are waiting for updates for the following:

- More detail on open space improvements and a proposal to justify utilizing the storm water pond and conservation land.
- Maintenance Plan
- Sensitive Area Designation Plan

No updates have been received at this point.

Summary

The property is approximately 29 acres and is zoned R1/3. The submitted plans are for a Conservation Subdivision with 89 single family lots and 8 townhome units as allowed by our density map. The smallest lot is 8,674 sf. A Conservation Subdivision in this zoning district allows lots to be as small as 6,500 sf with an average lot size of 8,712 sf.

The road network includes one stub to the west and two stubs to the south. Staff worked with the applicant to minimize wasted roads and specifically to avoid bisecting the open space. The adjacent portions of 1200 W and 2250 S will be improved with the development. Secondary water is available and utilized in the development.

Code Compliance

Staff has reviewed the proposal and finds the level of detail generally adequate for a preliminary application other than some concerns with the conservation subdivision requirements and preliminary compliance with our architectural design standards. The applicant should note that the final landscape plan will need to be created by a landscape architect. Some changes from the submitted plan will be needed including street trees, small lawn areas, and plant sizes.

Conservation Subdivision

Our Conservation Subdivision requirements can be found in 15.07.130.1. I recommend each commissioner review this section to understand the requirements and process.

15% of the site is set aside as conservation area with a proposed trail. The submitted plans do not include preservation of the water drainage running through the property. Looking at past aerial images it appears this is a natural water feature that may need to be preserved as Constrained and Sensitive Lands – “Land that is generally unbuildable and that contains constrained and sensitive features including, but not limited to, wetlands, floodplains, steep slopes, faults and other

geologically or environmentally sensitive features.” The applicant is also required to develop a Sensitive Area Designation Plan that, “Shall also clearly identify all natural or cultural resources present on the property.... including, but not limited to, geographic features, Meadows, Grasslands, Tree Stands, Wooded Areas, Streams, Stream Corridors, Flood Walls, Berms, Watercourses, Farmland, Wildlife Corridors and/or Wildlife Habitats; historic buildings and/or sites; archaeological sites; cultural features and green space.”

It is an option to maintain Conservation Land in its pre-developed state, which in this case would be pasture. However, the long narrow nature of the proposed Conservation Land may not lend itself to such use and the construction activities would likely compromise the pasture. The land could also be developed as recreation space. Currently the plan shows a trail, although other improvements are not indicated. The storm water pond is currently counted as part of the Conservation Land, however our code does not allow this unless they improve the pond to be an acceptable outdoor amenity. They show a trail around the pond, however, in staff’s opinion this is not acceptable for considering the entire pond area Conservation Land.

A Sensitive Area Designation Plan and a Maintenance Plan need to be submitted. The Commission may consider allowing the Maintenance Plan to come forward later in the process. A Conventional Subdivision Plan has been provided for comparison.

Considerations and Recommendations

Conservation Subdivision are approved by City Council; the recommendation of the Planning Commission will be forwarded to them. Staff recommends that the Sensitive Area Designation Plan and more detail on the open space improvements be provided before providing a positive recommendation.