

PERRY CITY PLANNING COMMISSION

REGULAR MEETING AGENDA

April 6, 2023

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. Site Plan Application – Maverik Located at 1674 W 1100 S Parcel
#03-236-0018 Applicant: Brach Nelson/Maverik Inc.**

**B. Site Plan Application – Perry/Brigham Ford Located at
Approximately 988 W 1100 S Parcel #'s 03-154-0132; 03-154-0077
Applicant: Zach Swenson**

**C. Final Plat Application – Perry View Townhomes located at 1875 S
300 W Parcel #'s 03-159-0016; 03-159-0201 Applicant: Brinton
Neff**

D. Public Hearing – Ordinance 23-E Landscaping Regulations

3. Approval of the Minutes

A. March 2, 2023, Regular Planning Meeting

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**

(April 13th and 27th)

5. Public Comment

6. Training

A. Staff

7. Review Next Agenda and Adjourn

A. Items for May agenda (next meeting May 4th, 2023)

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 March 2023. 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 is inviting you to a scheduled Zoom meeting.

Topic: Planning Meeting

Time: Apr 6, 2023 07:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89207386201>

Meeting ID: 892 0738 6201

One tap mobile

+17193594580,,89207386201# US

+12532050468,,89207386201# US

Dial by your location

+1 719 359 4580 US

+1 253 205 0468 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)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 646 931 3860 US

+1 689 278 1000 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

Meeting ID: 892 0738 6201

Find your local number: <https://us02web.zoom.us/j/89207386201>



Site Plan Application

***All sections of this application must be complete and fees paid upon submittal or application will be deemed incomplete.**

Project Title: Maverik 612 Address of Property: 1674 W 1100 S Perry UT

TaxID/Parcel Number: 03-236-0018 Current Zoning: IC

Proposed Use Of Property: Convenient Store (Current Use)

PLEASE ATTACH LEGIBLE PLANS SHOWING COMPLIANCE WITH RELEVANT CITY CODES AND STANDARDS INCLUDING BUT NOT LIMITED TO THE FOLLOWING APPLICABLE INFORMATION:

- Location of main and accessory buildings
- Setbacks
- Parking access and layout (UDOT Permit if located along Hwy 89)
- Signage plan
- Landscape plan
- Utility plan
- Fencing
- Drainage plan showing flows and structures
- Existing and proposed contours at two-foot intervals
- Architectural Details
- 3D rendering

Name(s) of Applicant(s) or Authorized Agent(s): Brach Nelson / Maverik Inc.

Mailing Address: 185 S State St City, State, Zip: SLC UT 84111

Phone: 801.888.5528 Fax: _____ Email: brach.nelson@maverik.com

Name(s) of Property Owner(s) if other than applicant (include a notarized affidavit from the property owner acknowledging authorization to make this application): _____

Mailing Address: _____ City, State, Zip: _____

Phone: _____ Fax: _____ Email: _____

Name of Architect/Engineer: Alex Clites Company: Maverik

Mailing Address: 185 S State St. City, State, Zip: SLC UT 84111

Phone: _____ Fax: _____ Email: alex.clites@maverik.com

Applicant Certification:

I certify under penalty or perjury that this application and all information submitted as a part of this application is true, complete, and accurate to the best of my knowledge. I also acknowledge that I have reviewed the Perry City Code regarding this application and that items and checklists contained in this application are basic and minimum requirements only and that the other requirements may be imposed that are unique to individual projects or uses. I agree also to comply with any and all applicable City Ordinances in effect at this time. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Perry City may rescind any approval, or take any other legal or appropriate action. I also agree to allow the Staff or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof. I also understand the property owner or the authorized agent will be billed for engineering fees in excess of one hour and will be responsible for repayment of those fees.

Signature: _____ Date: 02/06/2023

Office Use Only

Application# _____ Application Fee **\$300** Date Received _____ PC Mtg _____ Receipt# _____

Staff Report

April 06, 2023

Perry City Planning Commission

Commercial Site Plan – Maverik, expansion of facilities on property located at 1674 W 1100 S

UPDATE

Staff has reviewed updated plans and provided comments back to the applicant. We are still waiting for updated drawings that are responsive to all comments given by staff and the Planning Commission.

Summary

The proposed Maverik site improvements spread across three properties. The current footprint is approximately 5 acres. The applicant is proposing an expansion of the parking area, additional fuel dispensers and canopy, new dumpster bays, and a redesign of the drive thru lane.

Storm Water

- With the expansion of the impervious surface area, additional storm water will be generated. An updated storm water plan is needed to show how this water will be captured and treated. This plan has not been submitted.

Dumpster

- We require dumpster enclosures match the architecture of the building. Design details have not been submitted to show compliance with these requirements.

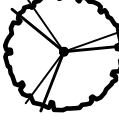
Landscape

- In 2019 Maverik expanded their site. At that time the city assumed the existing site was in compliance and that landscaping would need to be added in relation to the expanded site improvements only.
- Our code requires a minimum of 10% of the site to be landscaped; and,
 - Three trees provided per 1,000 sf of required landscaping; and,
 - Six shrubs provided per 1,000 sf of required landscaping.
- The applicant will also need to replace the landscaping shown to be removed as well as the required plant material that has died.
- Our code states, “No area of the development shall be left un-improved or without development. All areas should be developed with buildings, hard surfacing, or landscaped. No area of the lot or parcel shall be arbitrarily excluded from the site plan to avoid development requirements.” Maverik has incrementally expanded onto the neighboring properties. At this point they should follow this regulation and fully improve the property. With that being said there is a significant area to the west that could feasibly be held for a

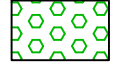
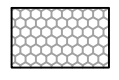
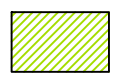
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Foresite Design Group, L.C. shall be without liability to Foresite Design Group, L.C.



PLANT SCHEDULE TOTAL PROJECT

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	<i>Celtis occidentalis</i> / Common Hackberry Hydro Zone Td1	B & B	2" Cal.	13
SHRUBS	BOTANICAL / COMMON NAME	CONT		
	<i>Juniperus horizontalis</i> "Bar Harbor" / Bar Harbor Creeping Juniper Hydro Zone GV1 - Evergreen	5 gal		6
	<i>Miscanthus sinensis</i> "Gracillimus" / Maiden Grass Hydro Zone Tw2	5 gal		16
	<i>Miscanthus sinensis</i> "Purpurescens" / Flame Grass Hydro Zone Tw2	5 gal		10

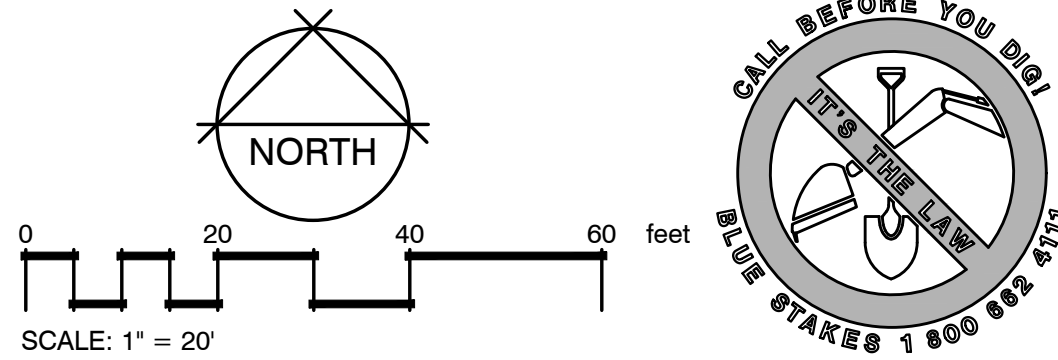
 EXISTING TREES OF VARIOUS SIZES AND SPECIES LOCATED ON THE PROPERTY, OR WITHIN THE ROAD RIGHT-OF-WAY WHICH ARE TO REMAIN. APPROXIMATE LOCATION AND CANOPY SIZE DETERMINED FROM GOOGLE EARTH AERIAL IMAGE. PROTECT EXISTING TREES DURING CONSTRUCTION WITH CONSTRUCTION FENCING AT THE DRIP LINE OF THE TREES.

MULCHES / ROCK		
	4" DEPTH OF 1" TO 2-1/2" OF COLORED CRUSHED ROCK OVER DEWITT PRO 5 WEED BARRIER. COLOR AND SIZE TO MATCH EXISTING ROCK MULCH.	6,091 S.F.
	4" DEPTH OF 3/4" TO 1-1/2" OF COLORED CRUSHED ROCK BY JERSEY BARRIERS. SQUARE FOOTAGE OF ROCK MULCH NOT INCLUDED IN LANDSCAPE CALCULATIONS.	2,942 S.F.
	EXISTING LANDSCAPE AREA TO REMAIN. CONTRACTOR TO CLEAN UP AND REPAIR AND/OR REPLACE ANY LANDSCAPE ELEMENTS IN DISREPAIR.	3,450 S.F.
	EXISTING LANDSCAPE AREA TO BE REMOVED.	1,835 S.F.

NOTES:
1. SEE SHEET L-2 FOR LANDSCAPE NOTES AND DETAILS.
2. CLEAR VIEW AREA AT STREET INTERSECTIONS IS TO BE MEASURED AS NOTED ON PLAN.

- TREE LOCATION AND FINAL PLACEMENT GUIDELINES:**
- TREES LOCATED ON THESE PLANS ARE BASED ON THE FOLLOWING DESIGN CRITERIA, AND THE DESIGNED LOCATION OF NON LANDSCAPE FACILITIES PROVIDED BY OTHERS, SUCH AS: UTILITIES, SIDEWALKS, BUILDINGS, SIGNS, LIGHTS, ROADWAYS, DRIVEWAYS, AND PROPERTY LINES. THE CONTRACTOR IS TO ADJUST THE FINAL TREE PLANTING PLACEMENT BASED ON THE "AS CONSTRUCTED" LOCATIONS OF THESE NON LANDSCAPE ITEMS.
 - 5 FEET FROM WATER METER AND/OR UTILITY BOX.
 - 10 FEET FROM FIRE HYDRANT.
 - 5-10 FEET FROM RESIDENTIAL DRIVEWAY.
 - 5-10 FEET FROM PROPERTY LINE OF ADJOINING PARCEL.
 - 5-10 FEET FROM NON-TRAFFIC CONDUCTING SIGNAGE.
 - 5-10 FEET FROM UTILITY POLE AND/OR LIGHT.
 - 20 FEET FROM AN UNREGULATED INTERSECTION (20 FEET BACK FROM INTERSECTING SIDEWALKS).
 - 30 FEET FROM STOP SIGNS.
 - 30 FEET FROM COMMERCIAL DRIVEWAY AND/OR ALLEY.
 - 40 FEET FROM AN INTERSECTION WITH TRAFFIC LIGHTS (40 FEET BACK FROM INTERSECTING SIDEWALKS).
 - 15-20 FEET FROM A TREE THAT IS SMALL IN SIZE AT MATURITY (LESS THAN 30 FEET TALL).
 - 20-30 FEET FROM A TREE THAT IS MEDIUM IN SIZE AT MATURITY (30-50 FEET TALL).
 - 30-40 FEET FROM A TREE THAT IS LARGE IN SIZE AT MATURITY (MORE THAN 50 FEET TALL).
 - TREES AND DEEP-ROOTED VEGETATION MUST MAINTAIN 36" OF CLEARANCE FROM ALL WATER METERS, FIRE HYDRANTS. SPRINKLER LINES SHALL NOT RUN THROUGH METER CANS.
 - ALL 1.5" AND LARGER WATER METERS ARE TO BE INSTALLED AT TIME OF SERVICE INSTALLATION.

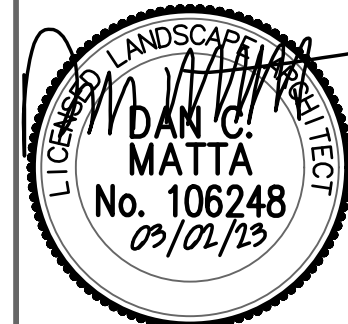
LANDSCAPE CALCULATIONS SUMMARY	
A LANDSCAPE WITHIN EXPANSION AREA TO REMAIN	3,450 S.F.
B LANDSCAPE WITHIN EXPANSION AREA TO BE REMOVED AND REPLACED ELSEWHERE	1,835 S.F.
C LANDSCAPE REQUIRED DUE TO INCREASED IMPERVIOUS ASPHALT TO WEST (10% OF ASPHALT)	4,220 S.F. 42,200 S.F. OF ASPHALT
TOTAL REQUIRED LANDSCAPE AREA (B PLUS C)	6,055 S.F.
TOTAL PROVIDED LANDSCAPE AREA	6,091 S.F.
REQUIRED TREES DUE TO INCREASED IMPERVIOUS ASPHALT TO THE WEST	12.7 TREES 4,220 S.F AND 3 TREES PER 1,000 S.F.
PROVIDED TREES DUE TO INCREASED IMPERVIOUS ASPHALT TO WEST	13 TREES
REQUIRED SHUBS DUE TO INCREASED IMPERVIOUS ASPHALT TO THE WEST	25.3 SHRUBS 4,220 S.F AND 6 SHRUBS PER 1,000 S.F.
PROVIDED SHRUBS DUE TO INCREASED IMPERVIOUS ASPHALT TO WEST	26 SHRUBS
DEAD TREES AND SHRUBS TO BE REPLACED	0 DEAD TREES 0 REPLACEMENT TREES PROVIDED 5 DEAD SHRUBS 6 REPLACEMENT SHRUBS PROVIDED



PLANNING, LANDSCAPE ARCHITECTURE & SITE DESIGN SERVICES
1000 SOUTH MAIN STREET, SUITE 100
SALT LAKE CITY, UT 84102
PHONE: 801.641.7464
www.foresitedesigngroup.com

Foresite
Design Group, L.C.

MAVERIK C-STORE
LANDSCAPE PLAN
1675 WEST 1100 SOUTH PERRY, UTAH 84302


SHEET:
L-1
FILE NAME: SCALE:
FDG-289 1"=20'

NO. REVISIONS BY DATE
PROJECT PROFESSIONAL: DCM DESIGNER: DCM



Site Plan Application

***All sections of this application must be complete and fees paid upon submittal or application will be deemed incomplete.**

Project Title: SSYA BC Subdivision Address of Property: Approx. 988 W 1100 S
03-154-0119; 03-154-0130
03-154-0076; 03-154-0132
TaxID/Parcel Number: 03-154-0077 Current Zoning: GC

Proposed Use Of Property: General Commercial

PLEASE ATTACH LEGIBLE PLANS SHOWING COMPLIANCE WITH RELEVANT CITY CODES AND STANDARDS INCLUDING BUT NOT LIMITED TO THE FOLLOWING APPLICABLE INFORMATION:

- Location of main and accessory buildings
- Setbacks
- Parking access and layout (UDOT Permit if located along Hwy 89)
- Signage plan
- Landscape plan
- Utility plan
- Fencing
- Drainage plan showing flows and structures
- Existing and proposed contours at two-foot intervals
- Architectural Details
- 3D rendering

Name(s) of Applicant(s) or Authorized Agent(s): Zach Swenson

Mailing Address: 1215 Wilmington Ave Ste 120 City, State, Zip: Salt Lake City, UT 84106

Phone: 801.556.8440 Fax: N/A Email: Zachswenson25@gmail.com

Name(s) of Property Owner(s) if other than applicant (include a notarized affidavit from the property owner acknowledging authorization to make this application): BECO Land Holdings L.C.

Mailing Address: 725 W 1200 S Ste. A City, State, Zip: Perry, UT 84302

Phone: 435.730.1001 Fax: N/A Email: s.peck@air2data.com

Name of Architect/Engineer: Colby Anderson Company: CIR Engineering

Mailing Address: 10718 S Beckstead Ln, Ste 102 City, State, Zip: South Jordan, UT 84095

Phone: 435.757.2004 Fax: N/A Email: colby@cirengineering.com

Applicant Certification:

I certify under penalty of perjury that this application and all information submitted as a part of this application is true, complete, and accurate to the best of my knowledge. I also acknowledge that I have reviewed the Perry City Code regarding this application and that items and checklists contained in this application are basic and minimum requirements only and that the other requirements may be imposed that are unique to individual projects or uses. I agree also to comply with any and all applicable City Ordinances in effect at this time. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Perry City may rescind any approval, or take any other legal or appropriate action. I also agree to allow the Staff or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof. I also understand the property owner or the authorized agent will be billed for engineering fees in excess of one hour and will be responsible for repayment of those fees.

Signature: Zach Swenson Date: 3/15/2023

Office Use Only

Application# _____ Application Fee **\$300** Date Received _____ PC Mtg _____ Receipt# _____

Staff Report

April 06, 2023

Perry City Planning Commission

Commercial Site Plan – Auto Dealership, on property located at approximately 988 W 1100 S

Summary

The proposed commercial development is approximately 6.4 acres in total. The site is predominately located within Brigham City with about 1.3 acres in Perry City. The access and utilities will all come from Brigham City. The building will also be within Brigham City.

The proposed use is allowed in this area within the C1 zoning district. Brigham City and Perry City will participate in a Joint Advisory Board Meeting to review the project together and offer recommendations to the Land Use Authorities.

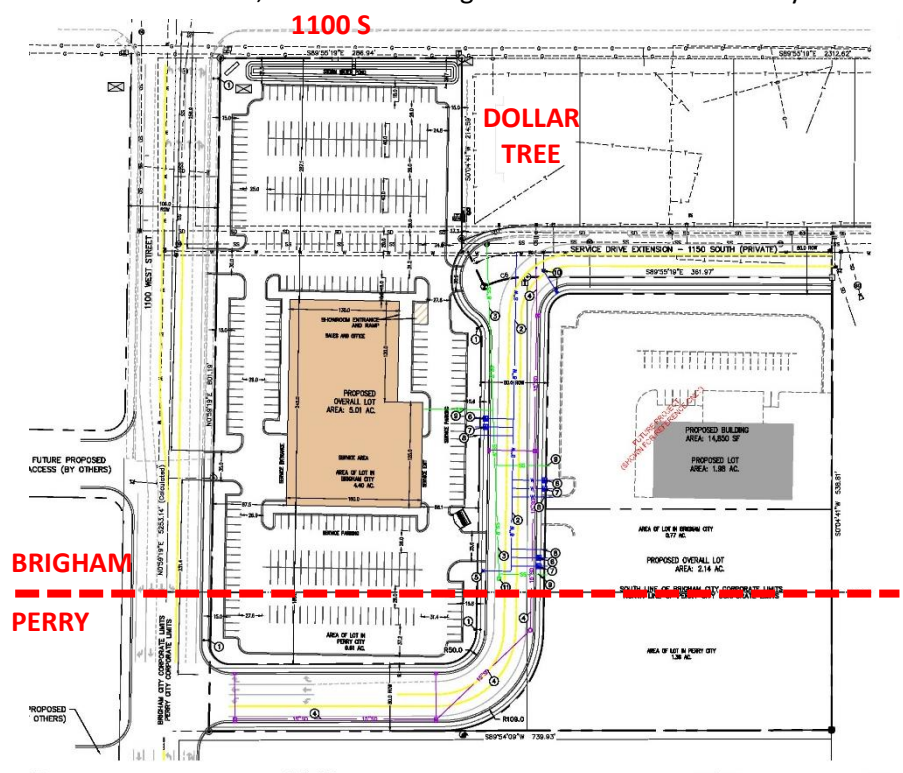
Considerations and Recommendation

While this application needs to be reviewed and approved by Perry City, it is the recommendation of staff and our engineer that this application be approved under the condition that the entire site meets the requirements of Brigham City and those outlined by Jones and Associates. This recommendation is due to:

- Only a small portion of the site is within Perry City and this portion consists of the parking lot.
- Perry City utilities are not needed for this site, nor does our engineer recommend that they be extended to the adjacent roadway.
- Brigham City's relevant standards are similar or the same to Perry City's standards.

If this recommendation is followed then the Perry City portion of the site would need to meet the Brigham City requirements for landscaping, storm water, etc.

The applicant will need to submit a subdivision plat for approval in order to dedicate the roadways.



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: **SSYA BC Subdivision / Site Plan – Concept Review**

Date: March 25, 2023

Our office has completed a review of the proposed automotive dealership and auxiliary business site plan located at approximately 988 West 1100 S in Brigham City / Perry City. Our comments are:

1. Our office has met with the Brigham Crossing developer to the west of the proposed dealership to discuss roadway connectivity. It appears Brigham Crossing is willing to adjust their access locations to match those of the dealership, if approved.
2. The proposed roadway and access spacing for this development appears to meet the general access plans for both Brigham City and Perry City.
3. Our office recommends an 80-foot-wide right-of-way for the roadway connecting 1150 South to 1100 West as shown, to accommodate future traffic volumes.
4. Since the properties in Perry City south of the proposed development will have the ability to receive utility service from Perry via other roadways, we support the plan concept's elimination of Perry City utilities in 1150 South.
5. It is likely that the portion of 1150 South that runs north and south will extend southward in the future and make a T-intersection. For this reason, we support the tighter 50' inside radius designed at the roadway bend to the west.
6. Since Brigham City and Perry City Standards are similar, we support the roadway cross-section proposed for 1150 South.

Application Review Status

Pre-Review	Approved	03/13/2023
Community Development	Not Reviewed	
Final-Review	Not Reviewed	

Fees		Payments		
Subdivision: Final Plat Application	\$3,050.00	03/17/2023	Check #2700	\$3,050.00
Subtotal	\$3,050.00	Total Paid		\$3,050.00
Amount Paid	\$3,050.00			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

Acknowledgement: The application fees are an estimate of the cost for the City to process the application and oversee the development. Perry City reserves the right to bill the applicant for administrative costs that go beyond the estimated fees collected at the time of application.

✓

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.



Applicant First Name

Brinton

Applicant Last Name

Neff

Applicant Email

brinton@nextconstruction.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

Hansens and associates

Engineer/Surveyor Email

jim@haies.net

Engineer/Surveyor Phone Number

(435) 723-3491

Subdivision Name

Perry view townhomes

Property Address

1875 south 300 west

Property Serial #

03-159-0016, 03-159-0201

Total Number of Lots/Units

22

Final Drawings and Submittals

 **Perry View Townhomes 11-8-22.pdf**

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.

Brinton Neff - 03/13/2023 12:14 pm

Staff Report

April 6, 2023

Perry City Planning Commission



Final Plat – Perry View Townhomes, Brinton Neff, located at approximately 1850 S Hwy 89

Summary

This is the final plat application for 21 townhome units accessed from Highway 89. The development currently consists of two parcels containing approximately 2.5 acres. The road coming off of the highway and the stub to the south will be city streets. The extension to the north will be a private drive. The current zoning is NC2. Our density map allows for 22 units in this area.

The preliminary application was approved in 2021. The engineering and design application was recently approved and the developer has begun site improvements. At this point the developer needs to establish their escrow account and record the plat.

Code Compliance

Staff and engineering reviews show that the applicant has met our code requirements and the application is ready for approval. Prior to recording the plat they will need to establish their escrow account and city representatives will need to sign the plat.

The applicant has designed a west facing façade for unit #1 to meet our design criteria.

Considerations and Recommendations

This is an administrative item that appears to be ready for approval.



PERRY VIEW TOWNHOMES

PERRY CITY, BOX ELDER COUNTY, UTAH
A PART OF THE NORTHWEST QUARTER OF SECTION 36,
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 BUILDING ENVELOPES ARE PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE NOTED.

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 PERRY VIEW TOWNHOMES 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 & PRIVATE STREET RIGHT-OF-WAYS. SEE NOTE 8 & 9 FOR WATER & SEWER LATERAL MAINTENANCE.

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 AND PRIVATE STREETS. THE SEWER LATERALS FROM THE SEWER MAIN TO THE INDIVIDUAL UNITS ARE MAINTAINED BY THE INDIVIDUAL UNIT OWNERS.

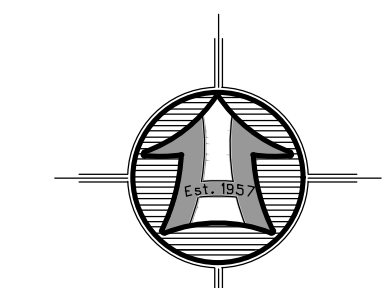
9 - THE CITY OWNS AND MAINTAINS THE WATER MAINS IN THE PUBLIC AND PRIVATE STREETS. THE WATER SERVICES FROM THE WATER MAIN TO THE INDIVIDUAL WATER METERS ARE MAINTAINED BY THE CITY. THE SERVICES FROM THE WATER METERS TO THE INDIVIDUAL UNIT OWNERS ARE MAINTAINED BY THE INDIVIDUAL UNIT OWNERS.

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 PERRY VIEW TOWNHOMES HOMEOWNER'S ASSOCIATION.

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

12 - BUILDINGS TO HAVE ROOFING MATERIALS WITH CERTIFIED MINIMUM LIFE SPAN OF 30 YEARS.

NORTHWEST CORNER OF SECTION 36,
T. 9 N., R. 2 W., SLB&M FOUND
B.E. CO. BRASS CAP MONUMENT.



SCALE: 1" = 30'
Scale in Feet
(Data in Parentheses is Record)

(C1) Δ = 4'02'28" R = 250.00' L = 17.63' LC = 17.63' S 58°54'09" E
(C2) Δ = 29°34'20" R = 250.66' L = 129.37' LC = 127.94' S 75°42'33" E
(C3) Δ = 4'02'28" R = 220.00' L = 15.52' LC = 15.51' S 58°54'09" E

(C4) Δ = 28°11'45" R = 221.00' L = 108.76' LC = 107.66' S 75°01'16" E
(C5) Δ = 4'02'28" R = 280.00' L = 19.75' LC = 19.74' S 58°54'09" E
(C6) Δ = 29°34'20" R = 280.66' L = 144.86' LC = 143.25' S 75°42'33" E

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING SUBDIVISION BOUNDARY
- ADJOINING PROPERTY LINE
- CENTERLINE
- EXISTING CONCRETE
- PROPOSED CONCRETE
- FENCE LINE
- COMMON AREA
- LIMITED COMMON AREA
- STREET MONUMENT TO BE SET
- FOUND REBAR SET BY OTHERS
- SET 5/8"x24" REBAR WITH CAP
- SECTION CORNER

CWF INVESTMENTS LLC
03-159-0017

PACKER - STAUFFER SPRINGS LLC
03-159-0018

SOUTHWEST CORNER OF THE NORTHWEST QUARTER
OF SECTION 36, T. 9 N., R. 2 W., SLB&M
FOUND B.E. CO. ALM. CAP MONUMENT.

DEVELOPER:
MARV NEFF
(435) 730-0787



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Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
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Brigham City Ogdan Logan
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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

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

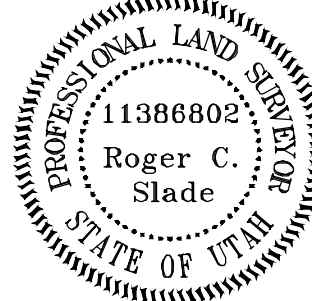
ENGINEER

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 ONE (1) LOT AND TWENTY-TWO (22) UNITS, KNOWN HEREFTER AS
PERRY VIEW TOWNHOMES 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 36, TOWNSHIP 9 NORTH, RANGE 2 WEST OF
THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHWEST CORNER OF CWF INVESTMENTS LLC PROPERTY, TAX ID NO.
03-159-0017 BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 89
LOCATED 833.95 FEET NORTH 00°34'20" EAST ALONG THE WEST LINE OF SAID SECTION AND
285.27 FEET NORTH 90°00'00" EAST FROM THE SOUTHWEST CORNER OF NORTHWEST QUARTER OF
SAID SECTION 36;

RUNNING THENCE NORTH 32°27'39" EAST 161.11 FEET (NORTH 33°00'19" EAST 161.27 FEET BY
RECORD ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF LOT 3,
SUNRIDGE SUBDIVISION PLAT 5, RECORDED AS ENTRY NO. 378409 IN THE BOX ELDER COUNTY
RECORDER'S OFFICE; THENCE ALONG THE BOUNDARY OF SAID LOT 3 THE FOLLOWING THREE (3)
COURSES: (1) SOUTH 89°57'39" EAST 145.40 FEET; (2) NORTH 32°27'39" EAST 95.73 FEET; AND
(3) NORTH 00°53'21" EAST 50.33 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE
SOUTH 89°06'14" EAST 141.73 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID SUNRIDGE
SUBDIVISION PLAT 5; THENCE SOUTH 00°53'00" WEST 417.84 FEET ALONG THE WEST LINE OF SAID
LOT 2 AND THEN ALONG THE WEST BOUNDARY OF SUNRIDGE SUBDIVISION PLAT 2, RECORDED AS
ENTRY NO. 47096 TO THE NORTHWEST CORNER OF SUNRIDGE SUBDIVISION PLAT 1, RECORDED AS
ENTRY NO. 19562; THENCE NORTH 89°57'30" WEST (NORTH 89°27'40" WEST BY RECORD) 172.46
FEET ALONG THE NORTH LINE OF PACKER - STAUFFER SPRINGS LLC PROPERTY, TAX ID NO.
03-159-0018 TO THE SOUTHEAST CORNER OF SAID CWF INVESTMENTS LLC PROPERTY; THENCE
ALONG THE BOUNDARY OF SAID CWF INVESTMENTS PROPERTY THE FOLLOWING TWO (2) COURSES:
(1) NORTH 00°53'09" EAST (NORTH 01°22'59" EAST BY RECORD) 30.00 FEET; AND (2) NORTH
63°33'52" WEST 276.17 FEET (NORTH 63°04'02" WEST 276.04 FEET BY RECORD) TO THE POINT
OF BEGINNING. CONTAINING 113,718 SQUARE FEET OR 2.611 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 ONE LOT,
TWENTY-TWO UNITS AND STREETS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT PERRY VIEW
TOWNHOMES AND HEREBY DEDICATE, GRANT AND CONVEY TO PERRY CITY, BOX ELDER COUNTY,
UTAH, ALL THOSE PARTS OR PORTIONS DESIGNATED AS PUBLIC STREETS, BEING 1875 SOUTH
STREET AND THE SOUTHERLY PORTION OF 300 WEST STREET - THE SAME TO BE USED AS PUBLIC
THOROUGHFARES FOREVER, AND ALSO DEDICATE, GRANT AND CONVEY TO THE HOMEOWNER'S
ASSOCIATION OF PERRY VIEW TOWNHOMES ALL THOSE PARTS OR PORTIONS DESIGNATED AS PRIVATE
DRIVES, BEING THE NORTHERLY PORTION OF 300 WEST STREET. WE ALSO DEDICATE, GRANT AND
CONVEY TO PERRY PARK DEVELOPMENT LLC AN ACCESS, STORM DRAINAGE AND UTILITY EASEMENT
FOR ACCESS, DRAINAGE AND UTILITY PURPOSES. WE ALSO DEDICATE, GRANT AND CONVEY TO
PERRY CITY A PUBLIC UTILITY EASEMENT ACROSS THE PUBLIC STREET RIGHT-OF-WAYS, AND ALSO
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 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.

MARVIN G. NEFF, REGISTERED AGENT OF
BACK COUNTRY INVESTMENTS, LLC

DATE

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF BOX ELDER)

ON THIS _____ DAY OF _____, 2021, PERSONALLY APPEARED BEFORE ME,
MARVIN G. NEFF, WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT HE IS A
REGISTERED AGENT OF BACK COUNTRY INVESTMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY
("LLC"), WHICH LLC IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE
FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE LLC, AND THAT SAID AUTHORIZATION
TO SIGN ON BEHALF OF THE LLC CAME PURSUANT TO A RESOLUTION OF THE MANAGERS, THE
CERTIFICATE OF ORGANIZATION, AND/OR THE OPERATING AGREEMENT OF THE LLC.

NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE PROPERTY TAX ID NO.'S 03-159-0016 &
03-159-0201 INTO UNITS AND TO ESTABLISH AND SET THE PROPERTY CORNERS AS SHOWN
AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY MARV NEFF. THE CONTROL USED
TO ESTABLISH THE PROPERTY CORNERS WAS THE OFFICIAL PLATS OF SUNRIDGE SUBDIVISION
PLAT 1, SUNRIDGE SUBDIVISION PLAT 2 & SUNRIDGE SUBDIVISION PLAT 5, ENTRY NO.'S 19562,
47096 & 378409 ALONG WITH THE EXISTING BOX ELDER COUNTY SURVEYOR MONUMENTATION
SURROUNDING SECTION 36, TOWNSHIP 9 NORTH, RANGE 2 WEST, S.L.B.&M.

THE BASIS OF BEARING IS THE WEST LINE OF SAID SECTION WHICH BEARS NORTH 0°34'20"
EAST, 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

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.

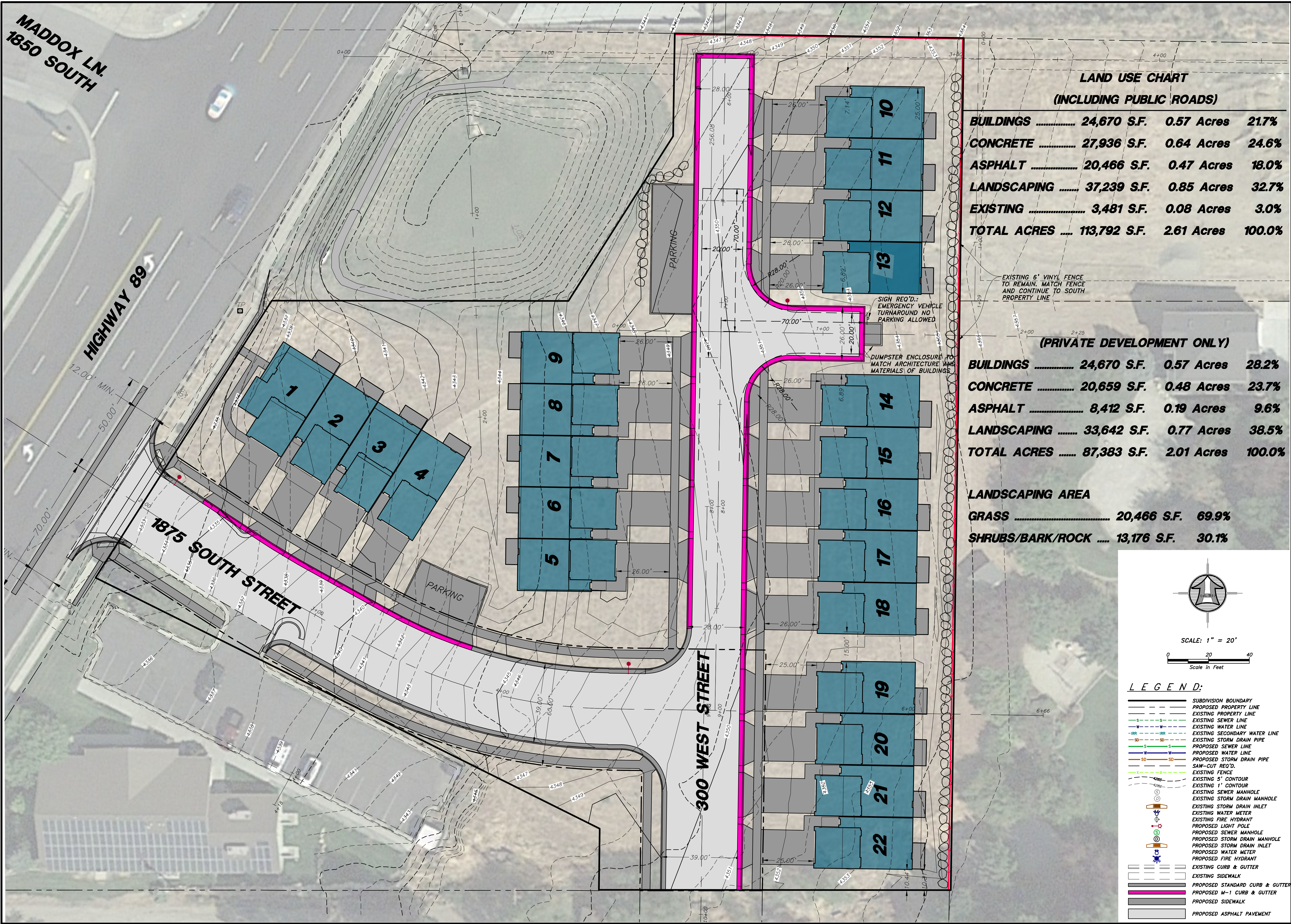
TRAFFIC CONTROL IS THE RESPONSIBILITY OF CONTRACTOR; TRAFFIC CONTROL PLAN AND CONSTRUCTION ROUTING TO BE DISCUSSED WITH PERRY CITY PRIOR TO COMMENCEMENT OF WORK.

ALL WORK TO BE DONE TO SPECIFICATIONS OF GEOTECHNICAL REPORT WHERE/IF APPLICABLE.

SITE IS SERVED BY AN EXISTING 8-INCH WATER MAIN ALONG THE EAST SIDE OF HIGHWAY 89. ON-SITE WATER MAIN WILL BE 8 INCHES C-900 DR 14 (CLASS 200) PLANS SHOW ADDING A HOT TAP AND VALVE AS NEEDED TO FACILITATE ON-SITE TESTING, AND TO NOT AFFECT EXISTING USERS.

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.

A Part of the Northwest Quarter of Section 36,
Township 9 North, Range 2 West, S.L.B.&M.



**LAND USE CHART
(INCLUDING PUBLIC ROADS)**

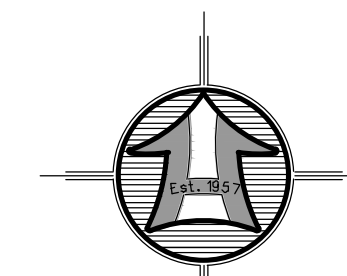
BUILDINGS	24,670 S.F.	0.57 Acres	21.7%
CONCRETE	27,936 S.F.	0.64 Acres	24.6%
ASPHALT	20,466 S.F.	0.47 Acres	18.0%
LANDSCAPING	37,239 S.F.	0.85 Acres	32.7%
EXISTING	3,481 S.F.	0.08 Acres	3.0%
TOTAL ACRES	113,792 S.F.	2.61 Acres	100.0%

(PRIVATE DEVELOPMENT ONLY)

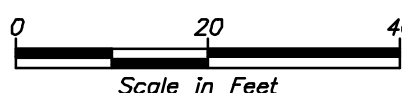
BUILDINGS	24,670 S.F.	0.57 Acres	28.2%
CONCRETE	20,659 S.F.	0.48 Acres	23.7%
ASPHALT	8,412 S.F.	0.19 Acres	9.6%
LANDSCAPING	33,642 S.F.	0.77 Acres	38.5%
TOTAL ACRES	87,383 S.F.	2.01 Acres	100.0%

LANDSCAPING AREA

GRASS	20,466 S.F.	69.9%
SHRUBS/BARK/ROCK	13,176 S.F.	30.1%



SCALE: 1" = 20'



Down By: MBJ Date: 11/08/22

Designed By: _____

Checked By: _____

Approved By: _____

Drawing Title: 20-5-5 PP V15.DWG

JOB NUMBER: 20-5-5

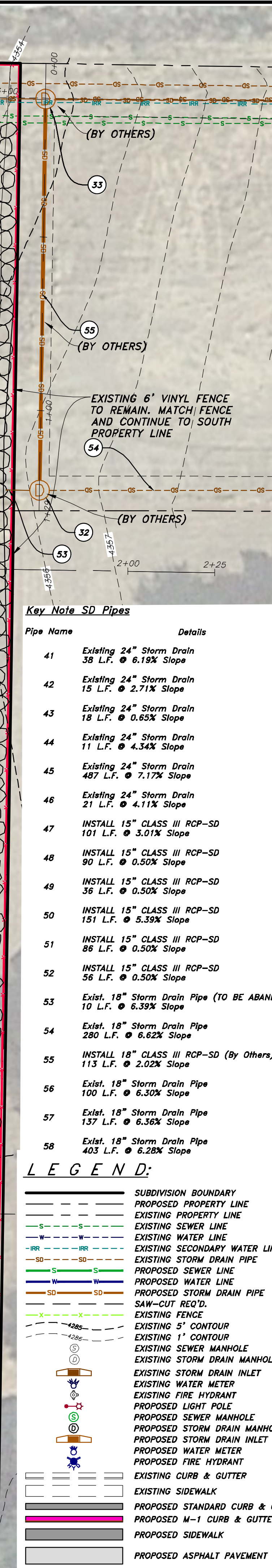
PROFESSIONAL ENGINEER
JAMES B. HANSEN
11/08/2022
11/08/2022

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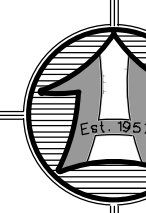
HAI

SITE PLAN FOR
PERRY VIEW TOWNHOMES
1875 South 300 West
Perry City, Utah
A Part of the Northwest Quarter of Section 36,
Township 9 North, Range 2 West, S.L.B.&M.

Sheet
2
of
12
Sheets



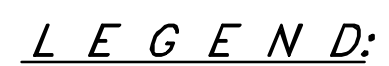
Name	Structure Details
20	<p>Existing SDMH RIM: 4335.40 FL 24" INV (IN-E): 4328.60</p> <p>Existing SDCB-CURB RIM: 4335.17 FL 24" INV (IN-E): 4329.09 FL 24" INV (OUT-W): 4329.09</p>
21	<p>Existing SDMH RIM: 4340.02 FL 30" INV (IN-S): 4333.42 FL 30" INV (IN-E): 4331.42 FL 24" INV (OUT-W): 4331.42</p> <p>Existing SDMH RIM: 4340.00 FL 30" INV (IN-NE): 4333.97 FL 24" INV (IN-S): 4333.82 FL 30" INV (OUT-N): 4333.82</p>
22	<p>Existing SDMH RIM: 4340.89 FL 30" INV (IN-SW): 4334.06 FL 18" INV (OUT-E): 4334.36</p>
23	<p>INSTALL 4" SD SUMP MANHOLE RIM: 4335.52 FL 15" INV (IN-S): 4333.48</p>
24	<p>INSTALL 4" SDCO RIM: 4341.00 FL 15" INV (IN-SW): 4336.52 FL 15" INV (OUT-N): 4336.52</p>
25	<p>Existing SDCB-CURB TBC: 4340.83 GRATE: 4340.33 FL 15" (OUT-NE): 4336.97 FL 15" (IN-SW): 4336.97 FL 15" (IN-E): 4336.97</p>
26	<p>Existing SDCB-CURB TBC: 4340.82 GRATE: 4340.32 FL 15" (OUT-NE): 4337.15</p>
27	<p>Existing SDCB-CURB TBC: 4348.99 GRATE: 4348.49 FL 15" (OUT-W): 4345.13 FL 15" (IN-S): 4345.13</p>
28	<p>Existing SDCB-CURB TBC: 4349.56 GRATE: 4349.06 FL 15" (OUT-N): 4345.56 FL 15" (IN-S): 4345.56</p>
29	<p>Existing SDCB-CURB TBC: 4348.40 GRATE: 4347.90 FL 18" MATCH EXIST SD PIPE OR DOGHOUSE BOX OVER EXIST. PIPE FL 18" (IN-W): 4340.64 FL 18" (OUT-E): 4340.64</p>
30	<p>INSTALL 5" SDCM (By Others) RIM: 4356.18 FL 18" INV (IN-E): 4353.97 FL 18" INV (OUT-W): 4353.97 FL 18" INV (OUT-N): 4353.40</p>
31	<p>INSTALL DOGHOUSE MANHOLE ON EXIST. PIPE (BY OTHERS) FL 18" INV (IN-E): 4349.33 FL 18" INV (IN-S): 4351.12 FL 18" INV (OUT-W): 4349.33</p>
32	<p>Exist. SDCB-Curb RIM: 4377.04 FL 18" INV (OUT-W): 4372.50</p>



SCALE: 1" = 20'

0 20 40

Scale in Feet



- | | | | |
|--|-------------------------------|--|---------------------------------|
| | SUBDIVISION BOUNDARY | | EXISTING STORM DRAIN INLET |
| | PROPOSED PROPERTY LINE | | EXISTING WATER METER |
| | EXISTING PROPERTY LINE | | EXISTING FIRE HYDRANT |
| | EXISTING SEWER LINE | | PROPOSED LIGHT POLE |
| | EXISTING WATER LINE | | PROPOSED SEWER MANHOLE |
| | EXISTING SECONDARY WATER LINE | | PROPOSED STORM DRAIN MANHOLE |
| | EXISTING STORM DRAIN PIPE | | PROPOSED STORM DRAIN INLET |
| | PROPOSED SEWER LINE | | PROPOSED WATER METER |
| | PROPOSED WATER LINE | | PROPOSED FIRE HYDRANT |
| | PROPOSED SECONDARY WATER LINE | | EXISTING CURB & GUTTER |
| | PROPOSED STORM DRAIN PIPE | | EXISTING SIDEWALK |
| | SAW-CUT REQ'D. | | PROPOSED STANDARD CURB & GUTTER |
| | EXISTING FENCE | | PROPOSED M-1 CURB & GUTTER |
| | EXISTING 3' CONTOUR | | PROPOSED SIDEWALK |
| | EXISTING 1' CONTOUR | | PROPOSED ASPHALT PAVEMENT |
| | EXISTING SEWER MANHOLE | | |
| | EXISTING STORM DRAIN MANHOLE | | |

NOTICE!

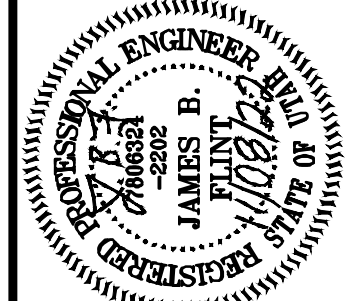
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

Engineer's Notice To Contractors

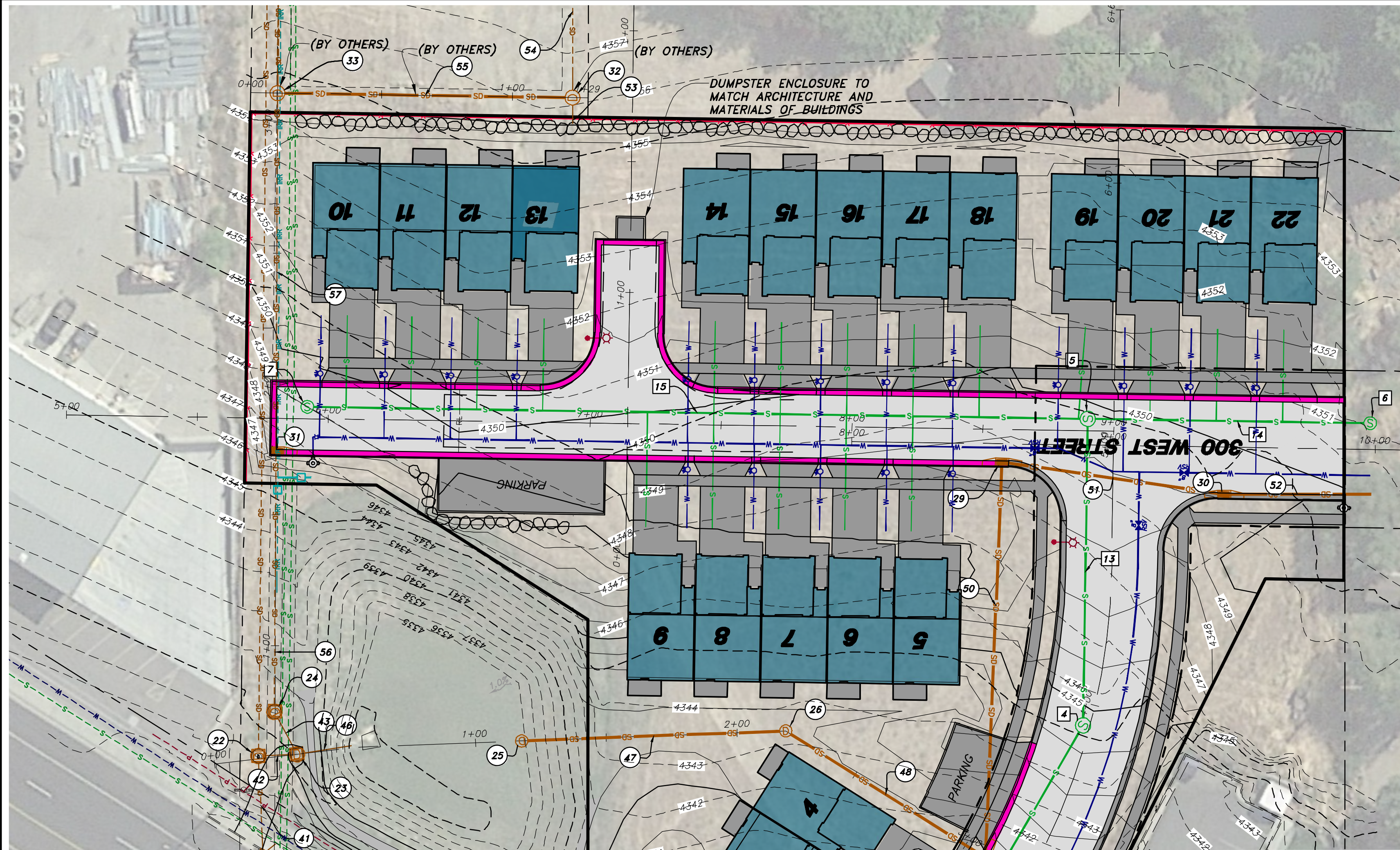
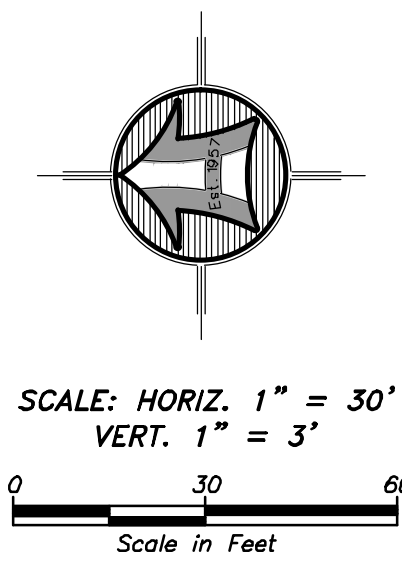
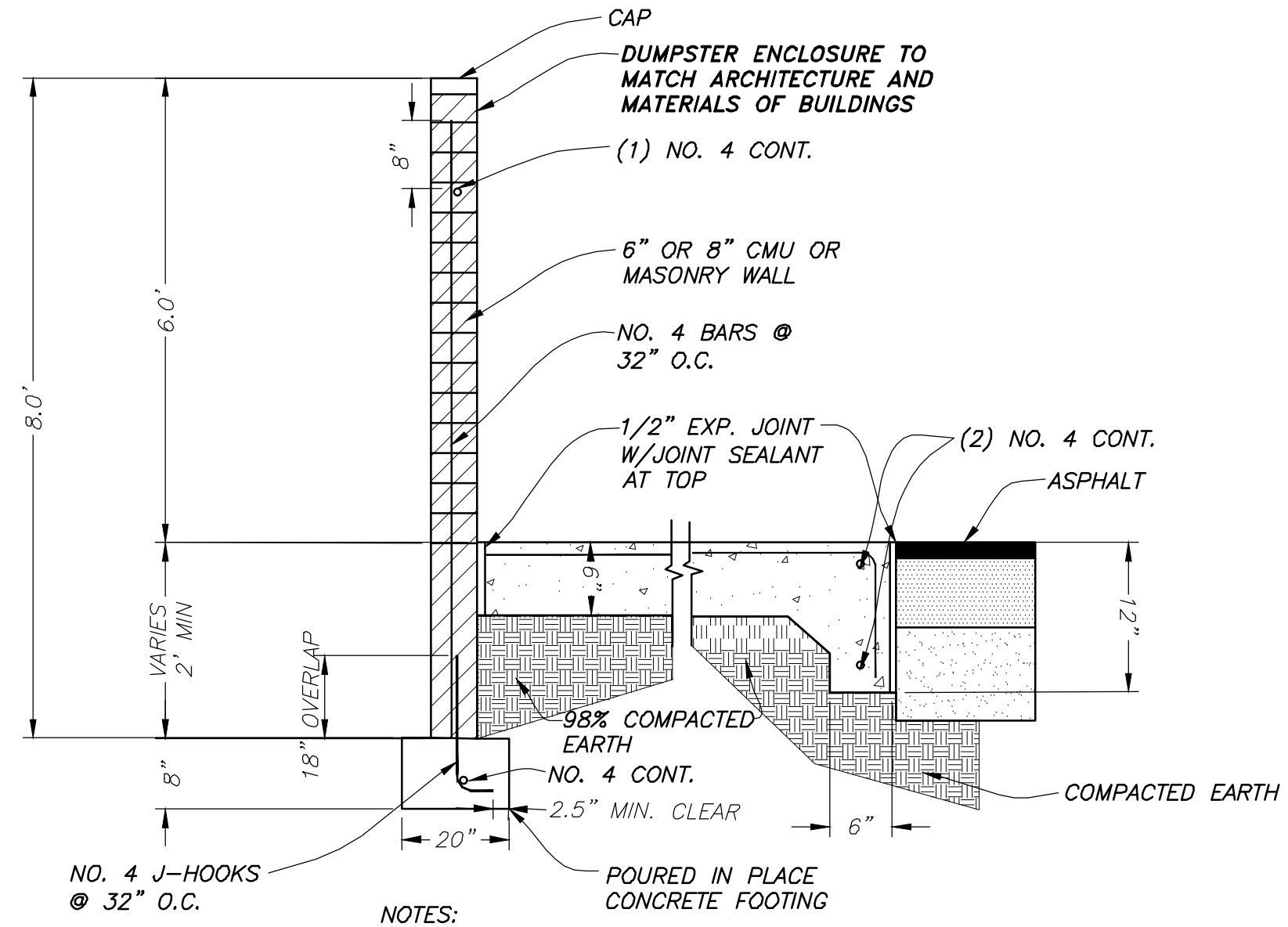
The existence and location of any underground utility pipes or structures shown on these plans were obtained from available information provided by others. The locations shown are approximate and shall be confirmed in the field by the contractor, so that any necessary adjustment can be made in alignment 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.



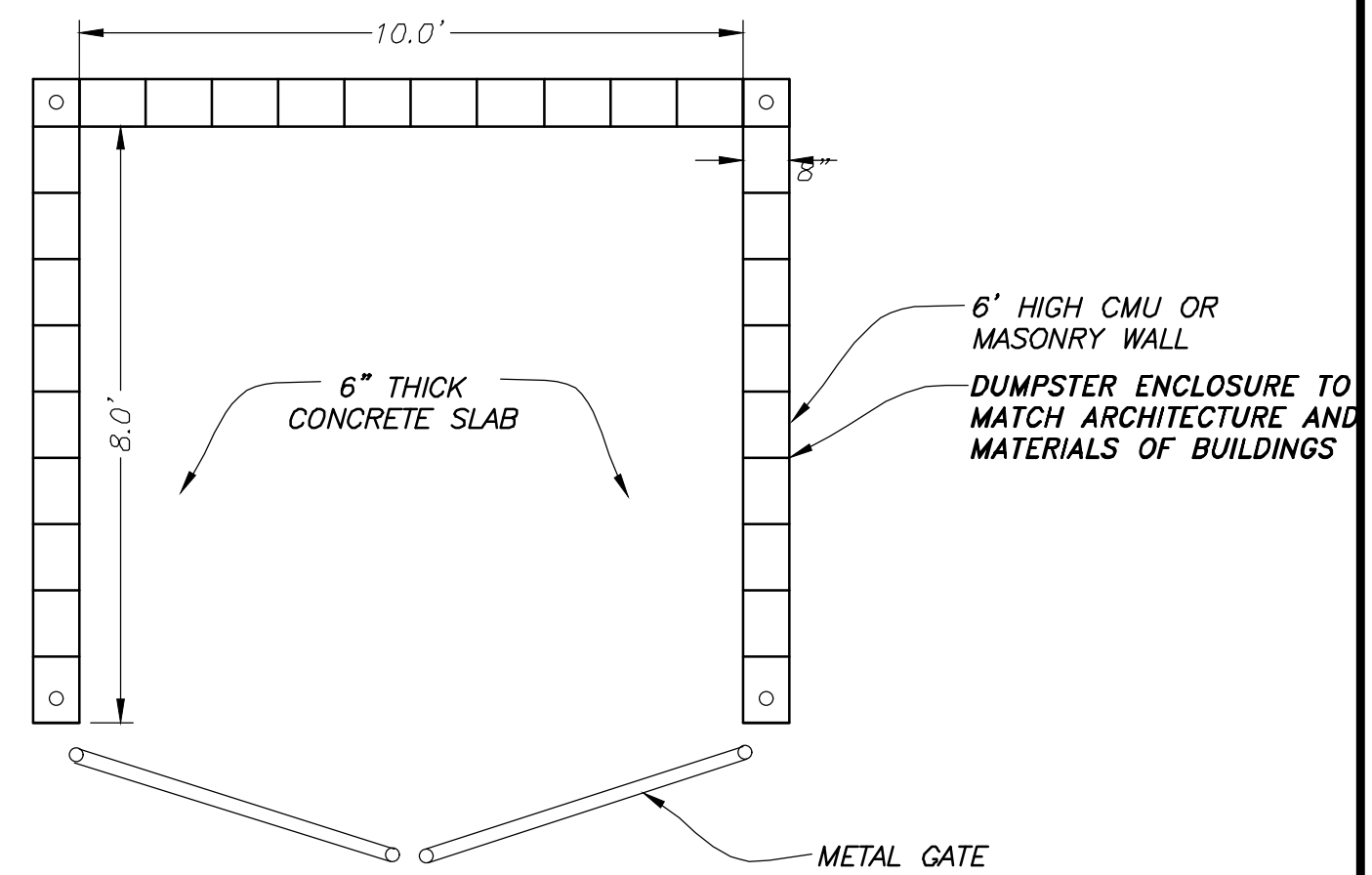
Drawn By: MBJ Date: 11/08/22
 Designed By: _____
 Checked By: _____
 Approved By: _____
 Scale: $1" = 20'$
 Drawing File: 20-5-5 PP V15.DWG
 JOB NUMBER: 20-5-5

[illegible]

N:\2020\20-5-5 Neff Townhomes\Drawings\20-5-5 v19 P&P 08-15-2022.dwg, 11/8/2022 9:28:34 AM, DWG To PDF.pc3

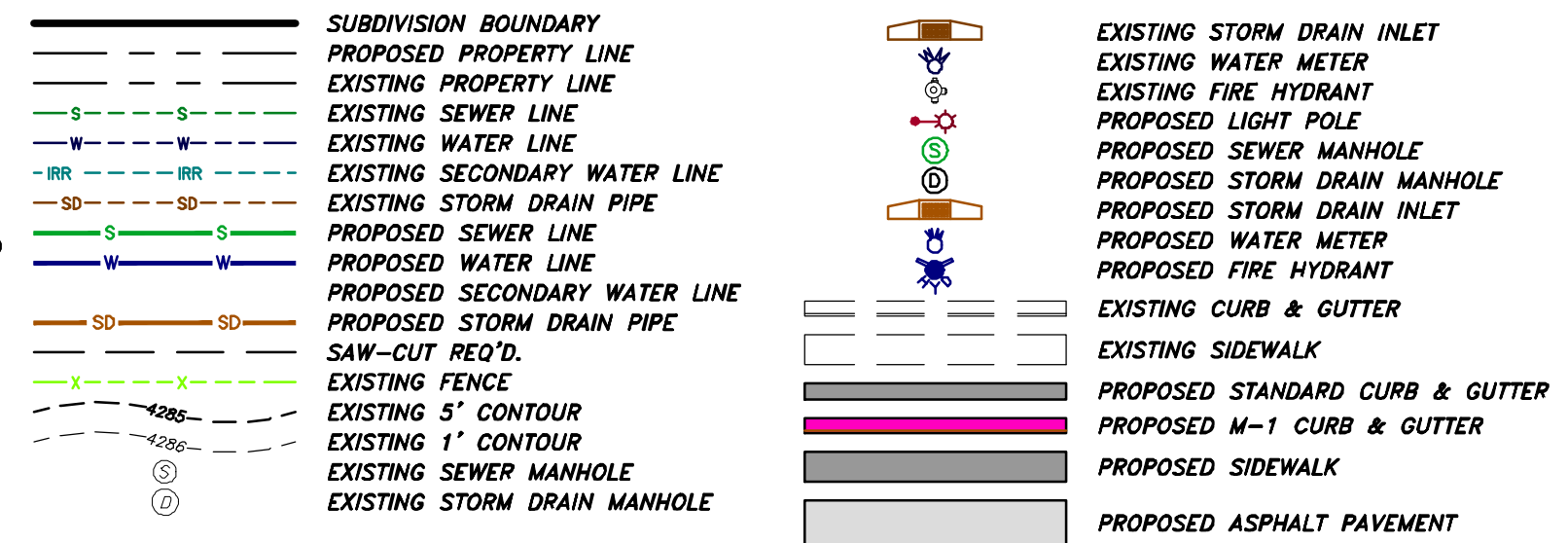
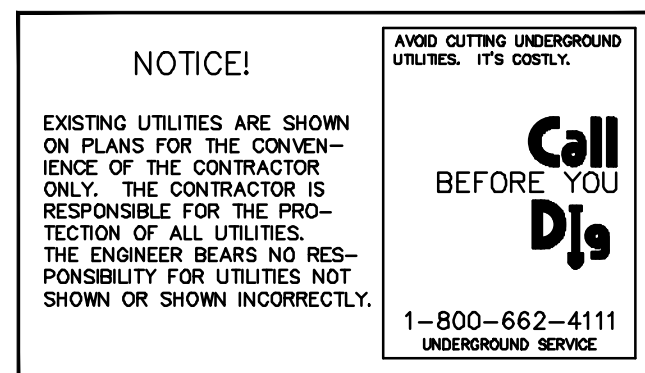


DUMPSTER PAD DETAIL
NOT TO SCALE



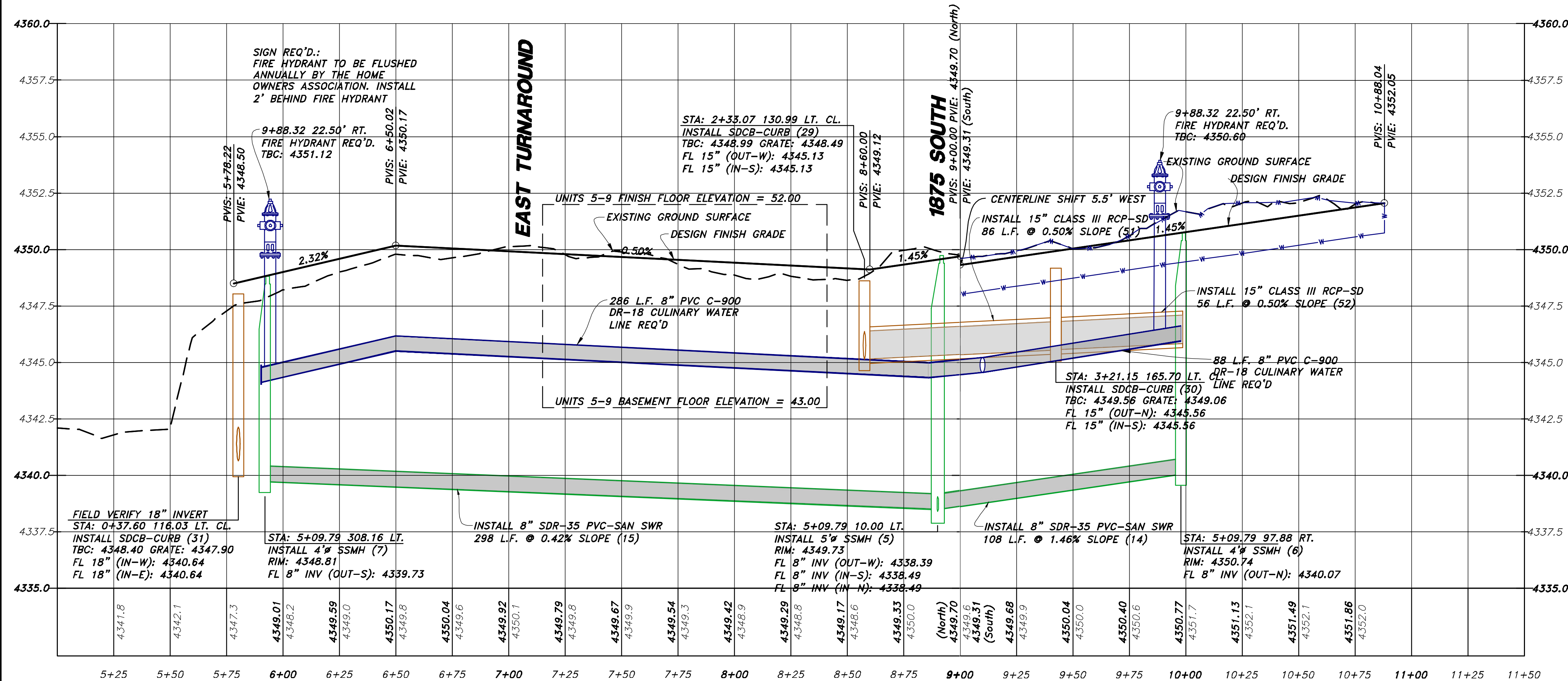
SINGLE TRASH ENCLOSURE
NOT TO SCALE

LEGEND:



Engineer's Notice To Contractors

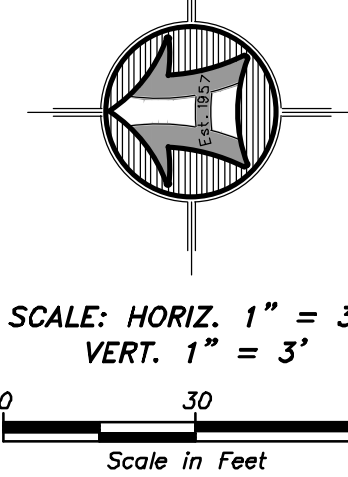
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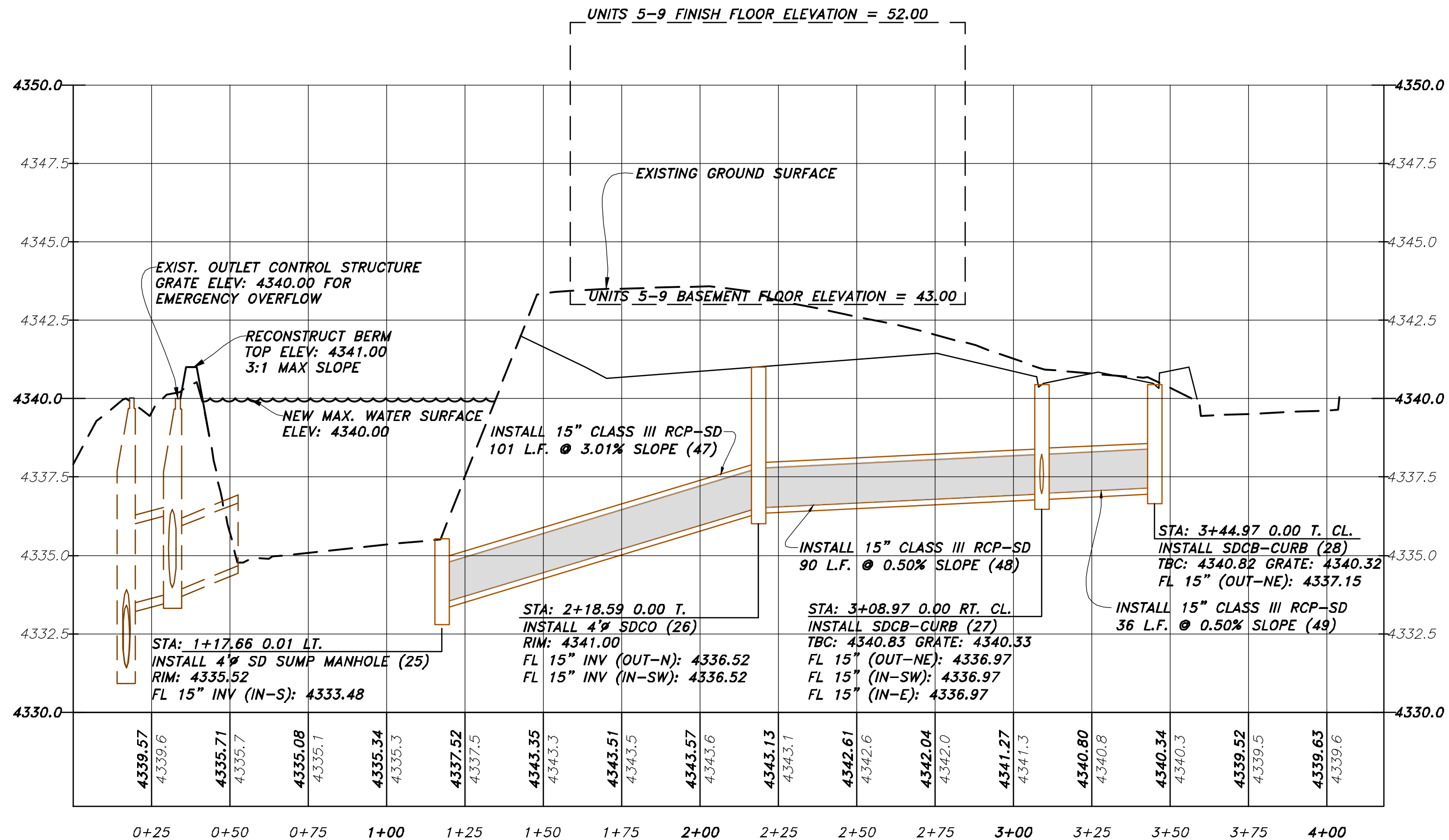
300 WEST PLAN & PROFILE PLAN FOR	
PERRY VIEW TOWNHOMES	
1875 South, 300 West Perry City, Utah	
A Part of the Northwest Quarter of Section 36, Township 9 North, Range 2 West, S.L.B.&M.	
Down By: MBJ	Date: 11/08/22
Designed By:	
Checked By:	
Approved By:	
Drawing Title:	20-5-5 PP V15.DWG
JOB NUMBER:	20-5-5-5
Sheet 5 of 12 Sheets	

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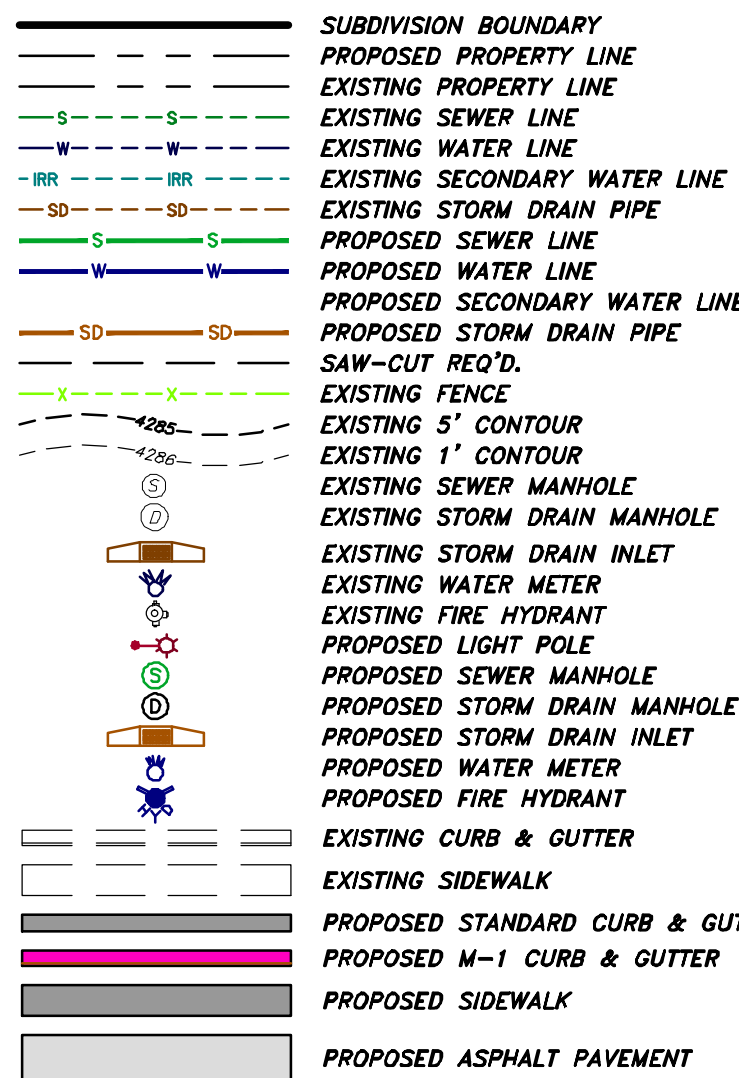
N:\2020\20-5-5 Nerrf Townhomes\drawings\20-5-5 v19 P&P 08-15-2022.dwg, 11/8/2022 9:29:18 AM, DWG To PDF.pc3



STORM DRAIN OUTFALL AND BACKYARD SEWER



LEGEND:



NOTICE!

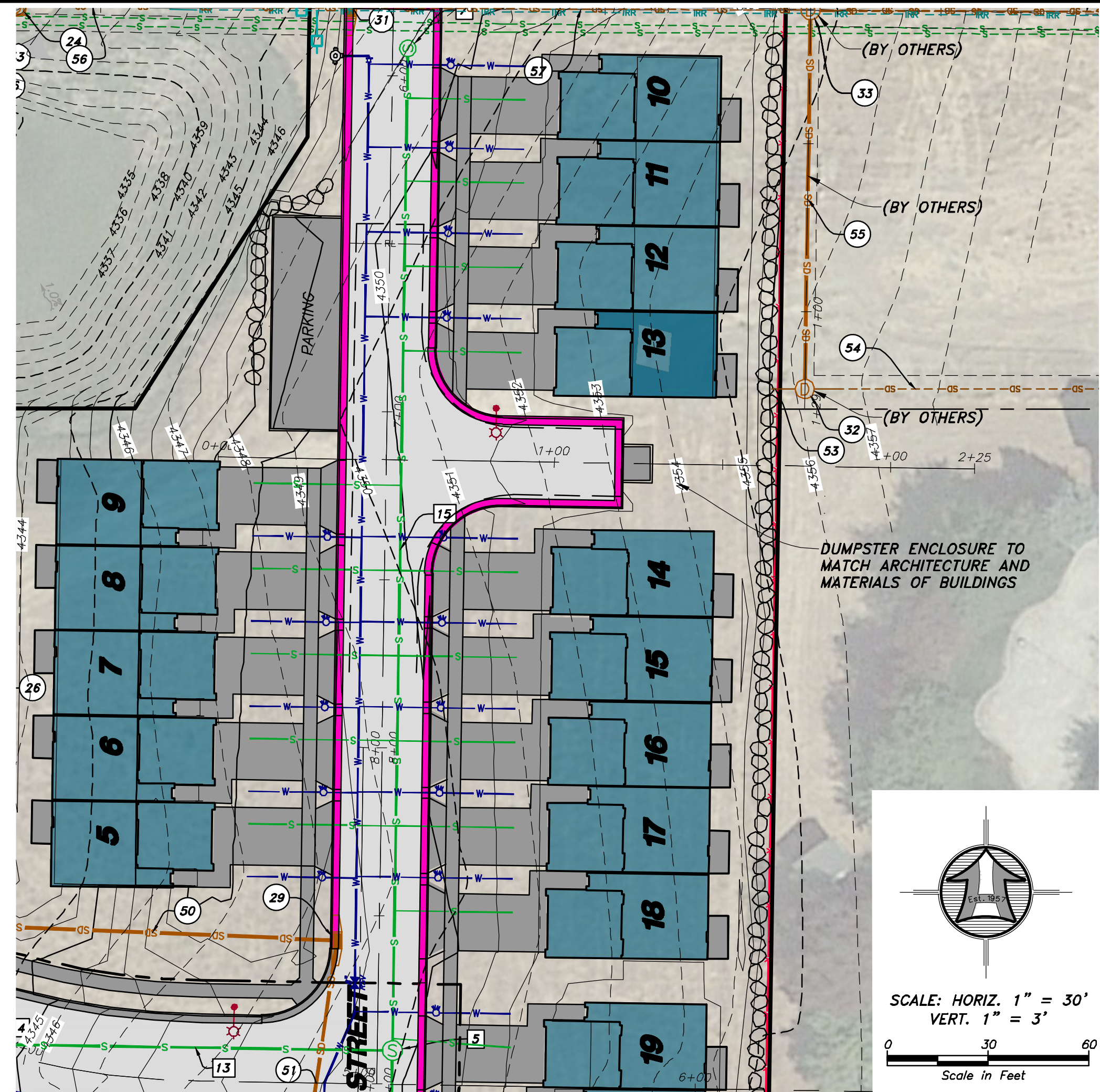
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Call Before You Dig

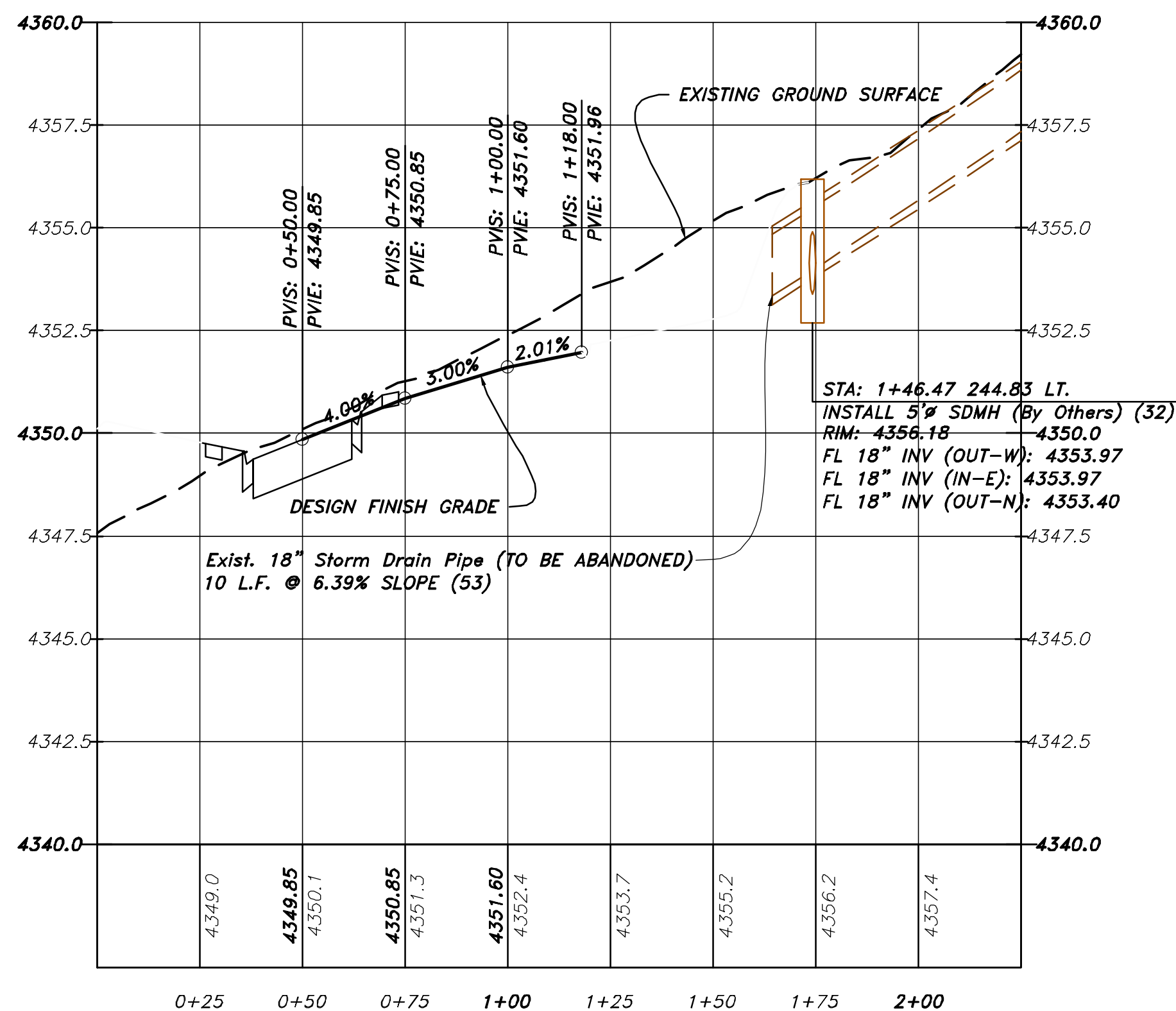
1-800-662-4111
UNDERGROUND SERVICE

Engineer's Notice To Contractors

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HAMMERHEAD TURNAROUND



Down By: MBJ Date: 11/08/22	
Designed By:	Checked By:
Approved By:	Scale: 1" = 20'
Drawing File: 20-5-5 PP V15.DWG	JOB NUMBER: 20-5-5

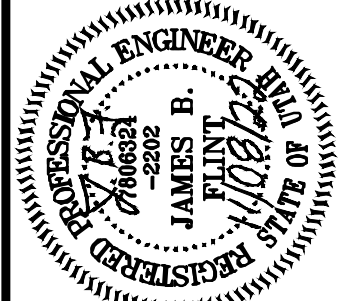
PERRY VIEW TOWNHOMES

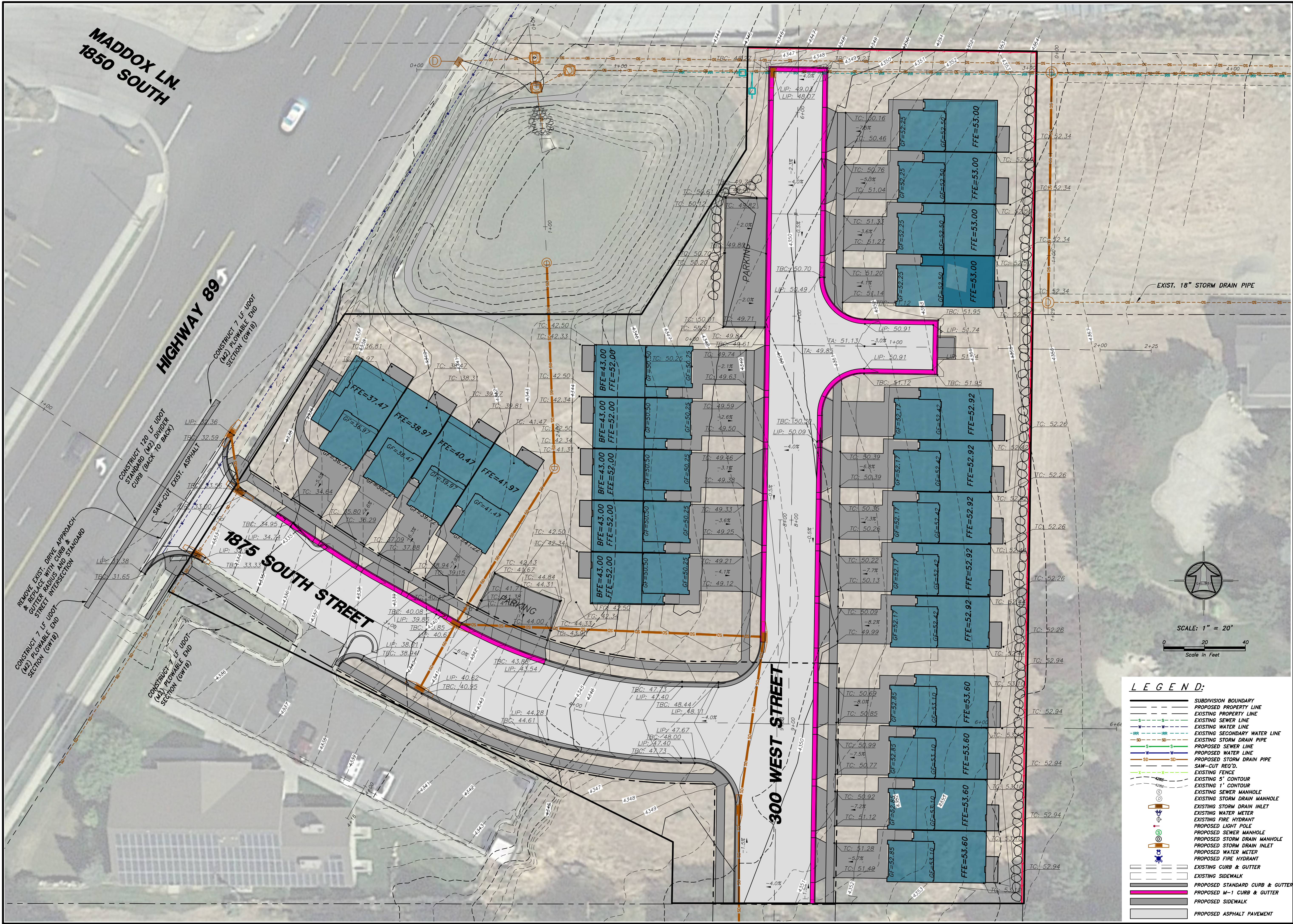
1875 South 300 West
Perry City, Utah

A Part of the Northwest Quarter of Section 36,
Township 9 North, Range 2 West, S.L.B.&M.

Sheet
6
of
12
Sheets

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Down By: MBJ Date: 11/08/22

Designed By: _____

Checked By: _____

Approved By: _____

Scale: 1" = 20'

Drawing Title: 20-5-5 PP V19.DWG

JOB NUMBER: 20-5-5

PROFESSIONAL ENGINEER
JAMES B. HANSEN
11/08/22
11/08/22

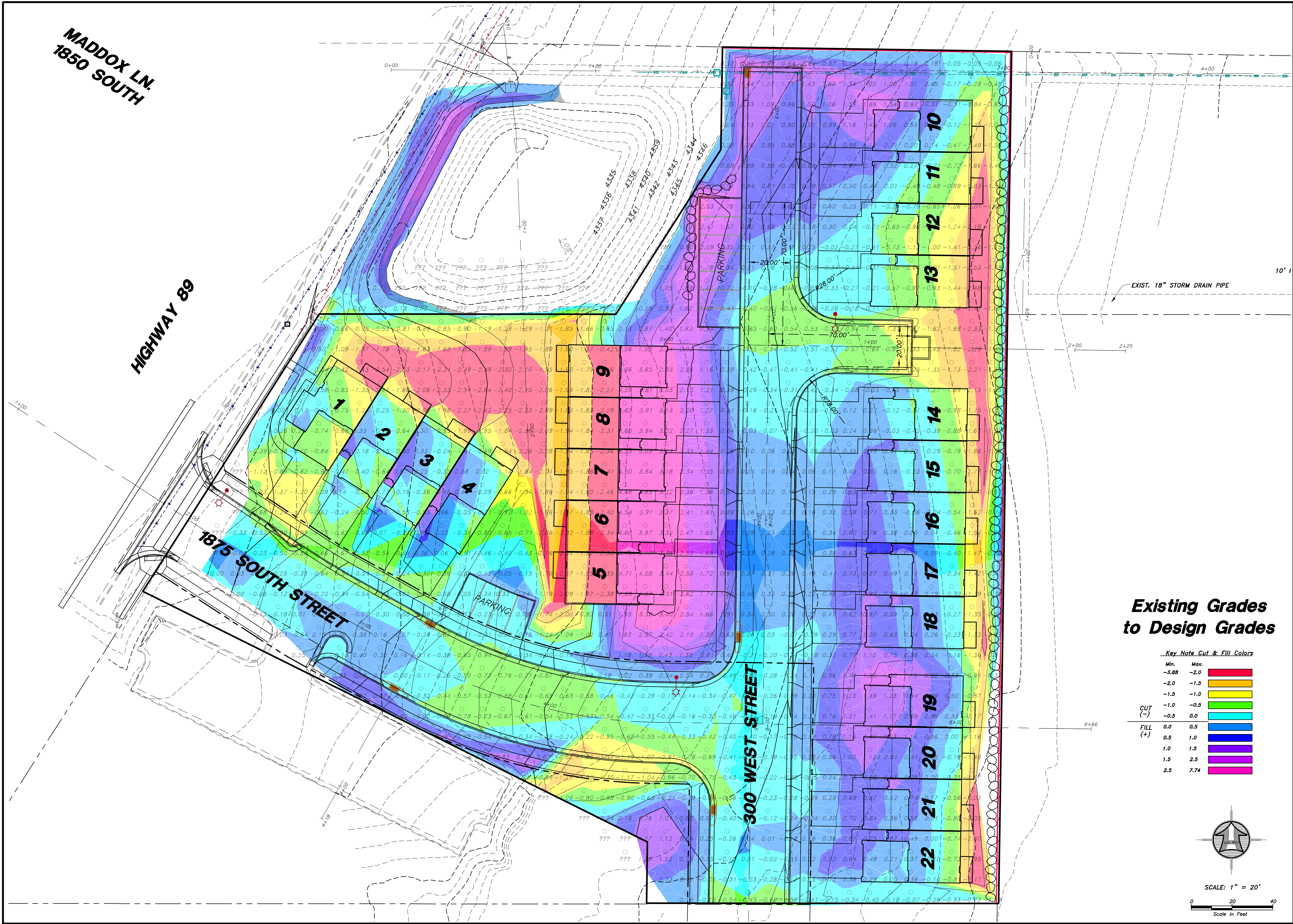
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HAI

GRADING PLAN FOR
PERRY VIEW TOWNHOMES
1875 South 300 West
Perry City, Utah
A Part of the Northwest Quarter of Section 36,
Township 9 North, Range 2 West, S.L.B.&M.

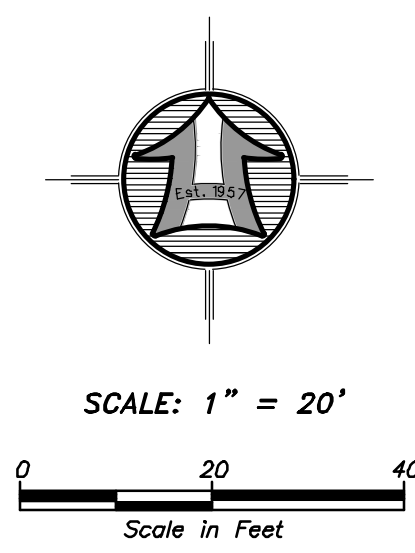
Sheet
7
of
12
Sheets

No. Date By Revision



Existing Grades
to Design Grades

Key Note Cut & Fill Colors		
	Min.	Max.
CUT (-)	-3.88	-2.0
	-2.0	-1.5
	-1.5	-1.0
	-1.0	-0.5
	-0.5	0.0
FILL (+)	0.0	0.5
	0.5	1.0
	1.0	1.5
	1.5	2.5
	2.5	7.74



OVERALL EARTHWORK PLAN FOR

PERRY VIEW TOWNHOMES

Sheet
8
of
12
Sheets

Down By: M&J Date: 11/08/22

Designed By: _____

Checked By: _____

Approved By: _____

Scale: 1" = 20'

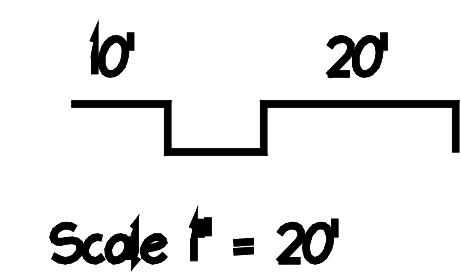
Drawing Title: 20-5-5 PP V15.DWG

JOB NUMBER: 20-5-5

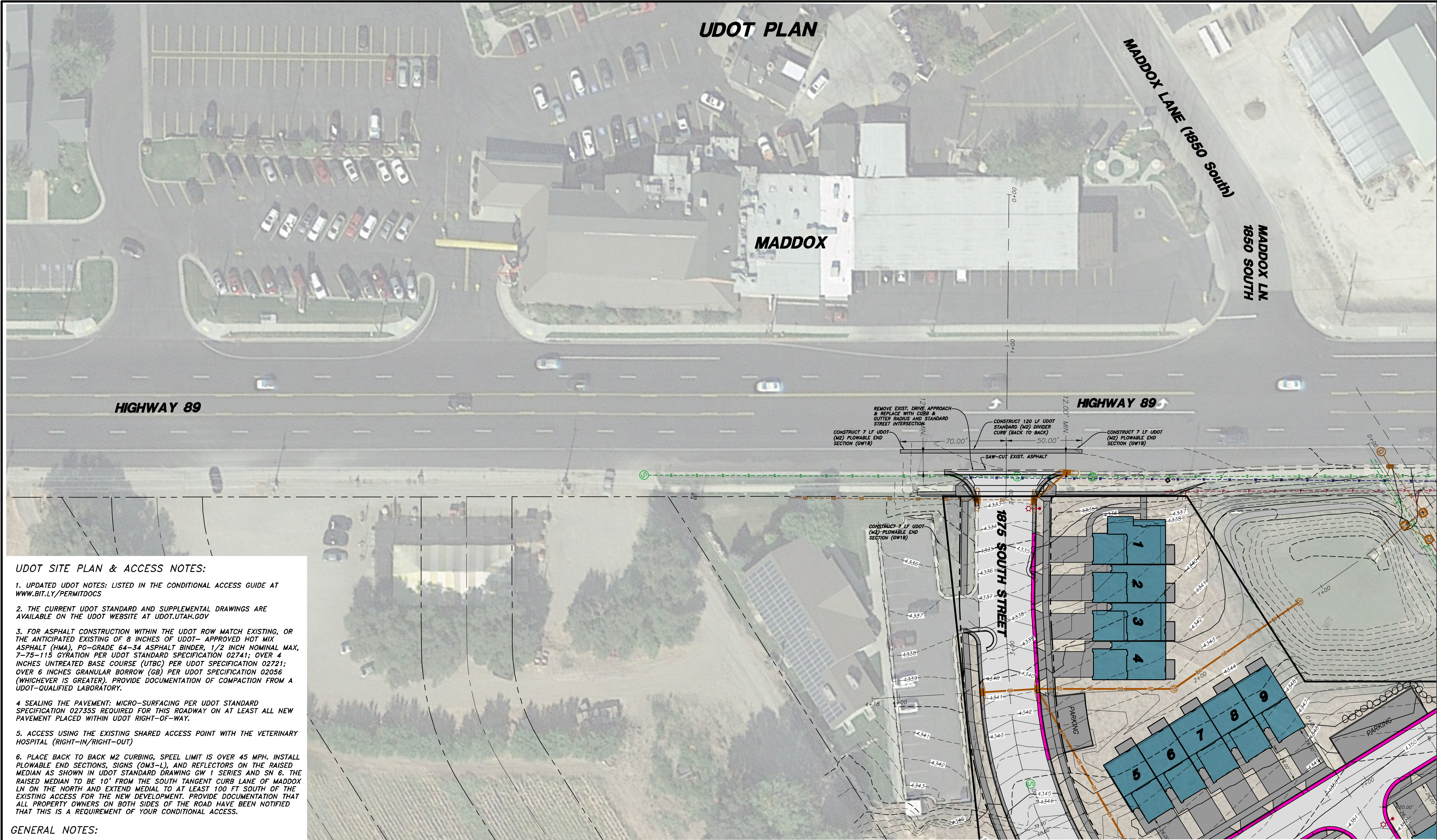
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*Contractor to verify quantities



N:\12020\20-5-5 v19 P&P 08-15-2022.dwg, 11/8/2022 9:32:26 AM, DWG To PDF.pc3



GENERAL NOTES:

1. ALL WORK WITHIN THE UDOT RIGHT OF WAY SHALL COMPLY WITH UDOT STANDARDS AND CONSTRUCTED BY A UDOT BONDABLE CONTRACTOR. AN ONLINE ENROACHMENT PERMIT WILL NEED TO BE OBTAINED BY THE CONTRACTOR BEFORE WORKING IN THE UDOT RIGHT OF WAY.

NOTES FOR CONSTRUCTION WITHIN STATE HIGHWAY RIGHT-OF-WAY:
1. CONSTRUCTION WITHIN UDOT'S RIGHT-OF WAY SHALL MEET UDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONTRACTOR SHALL BECOME COMPLETELY FAMILIAR WITH SAID SPECIFICATIONS.

2. CONTRACTOR SHALL BE REQUIRED TO OBTAIN A UDOT ONLINE ENROACHMENT PERMIT AS FOLLOWS:
 - Go to www.udot.utah.gov
 - Click "UDOT Permits" under the "Doing Business" Tab.
 - Click "Apply Online".
 - Register As a New Customer or Enter User Name and Password.
 - Apply For Encroachment Permit.

3. CONTRACTOR SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN TO UDOT REGION ONE HEADQUARTERS FOR APPROVAL.

4. CONSTRUCTION SHALL NOT INHIBIT REGULAR TRAFFIC OPERATIONS.

Engineer's Notice To Contractors

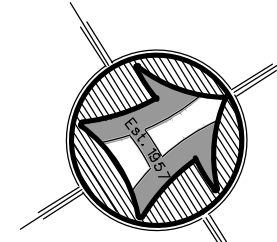
The existence and location of any underground utility pipes or structures shown on these plans were obtained from available information provided by others. The locations shown are approximate and shall be confirmed in the field by the contractor, so that any necessary adjustment can be made in alignment 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.

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

1-800-682-4111 UNDERGROUND SERVICE



SCALE: 1" = 30'

0 30 60

Scale in Feet

LEGEND:

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

UDOT SITE PLAN FOR

PERRY VIEW TOWNHOMES

1875 South 300 West
Perry City, Utah

A Part of the Northwest Quarter of Section 36,
Township 9 North, Range 2 West, S.L.B.&M.

Sheet 10 of 12 Sheets

Down By: MBJ Date: 11/08/22

Designed By:

Checked By:

Approved By:

Scale: 1" = 20'

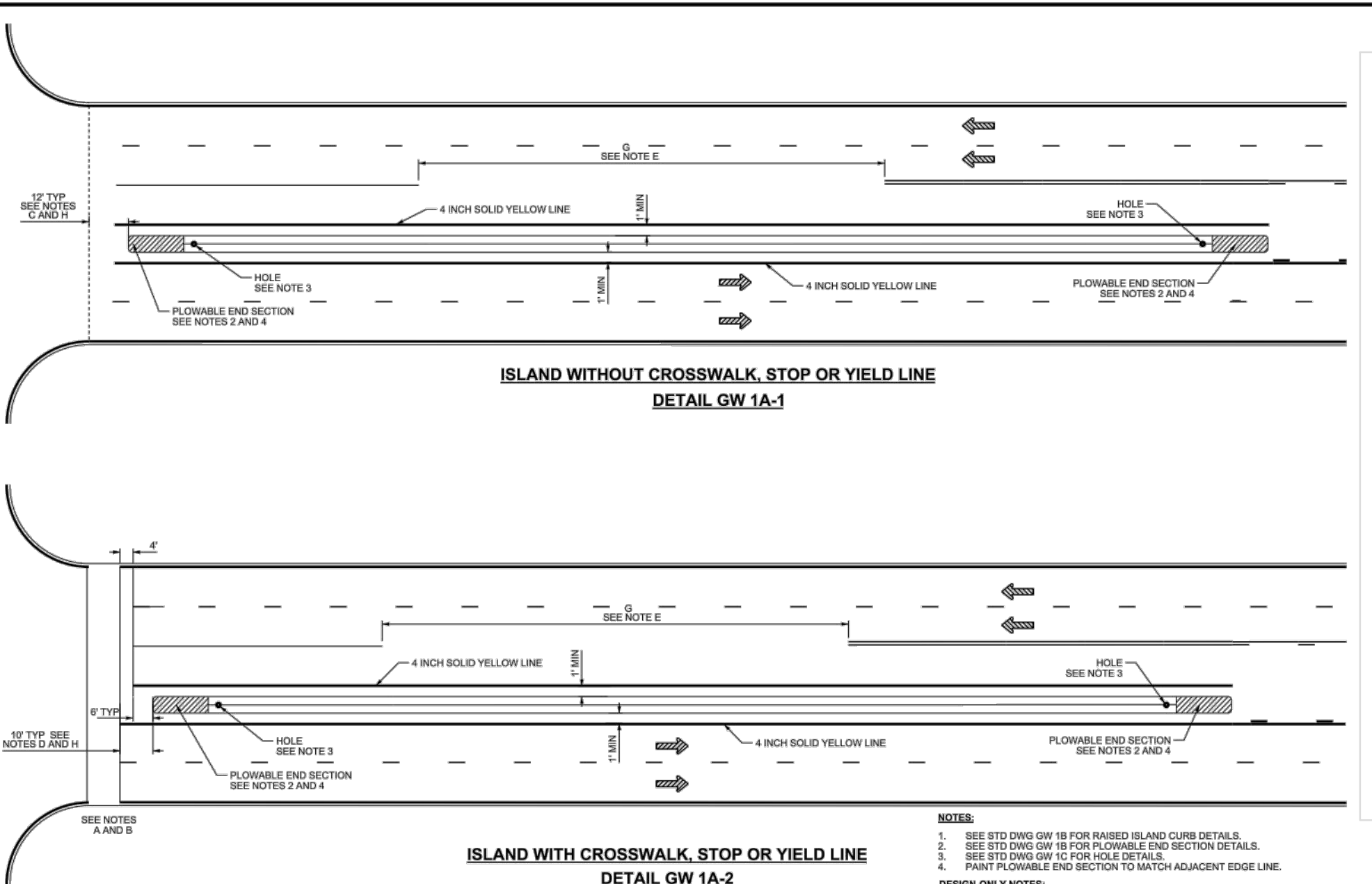
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JOB NUMBER: 20-5-5-5

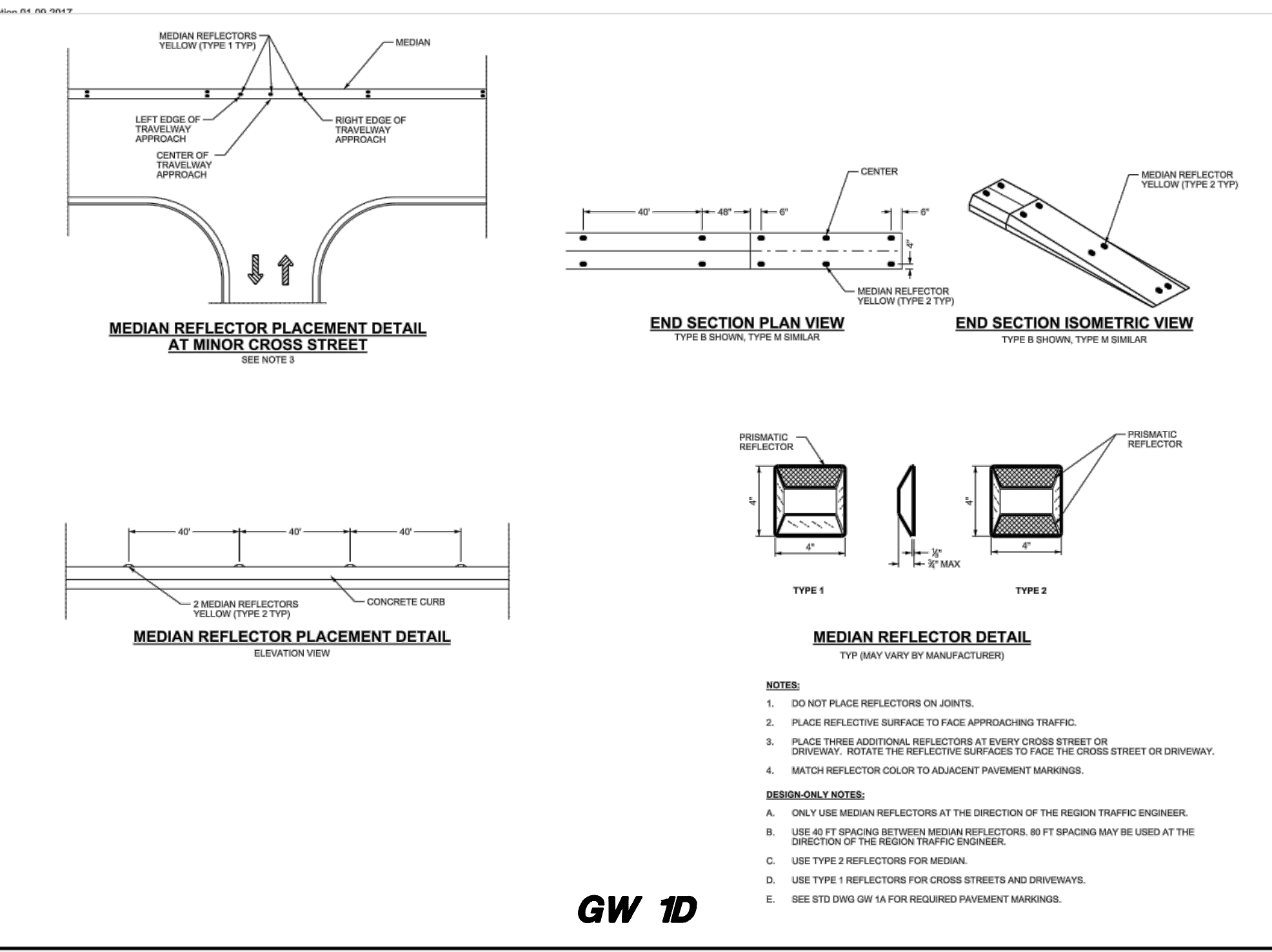
Professional Engineer
JAMES B. FINN
11/08/22
REGISTERED PROFESSIONAL ENGINEER
No. By Date

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Consulting Engineers and Land Surveyors
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UDOT DETAILS



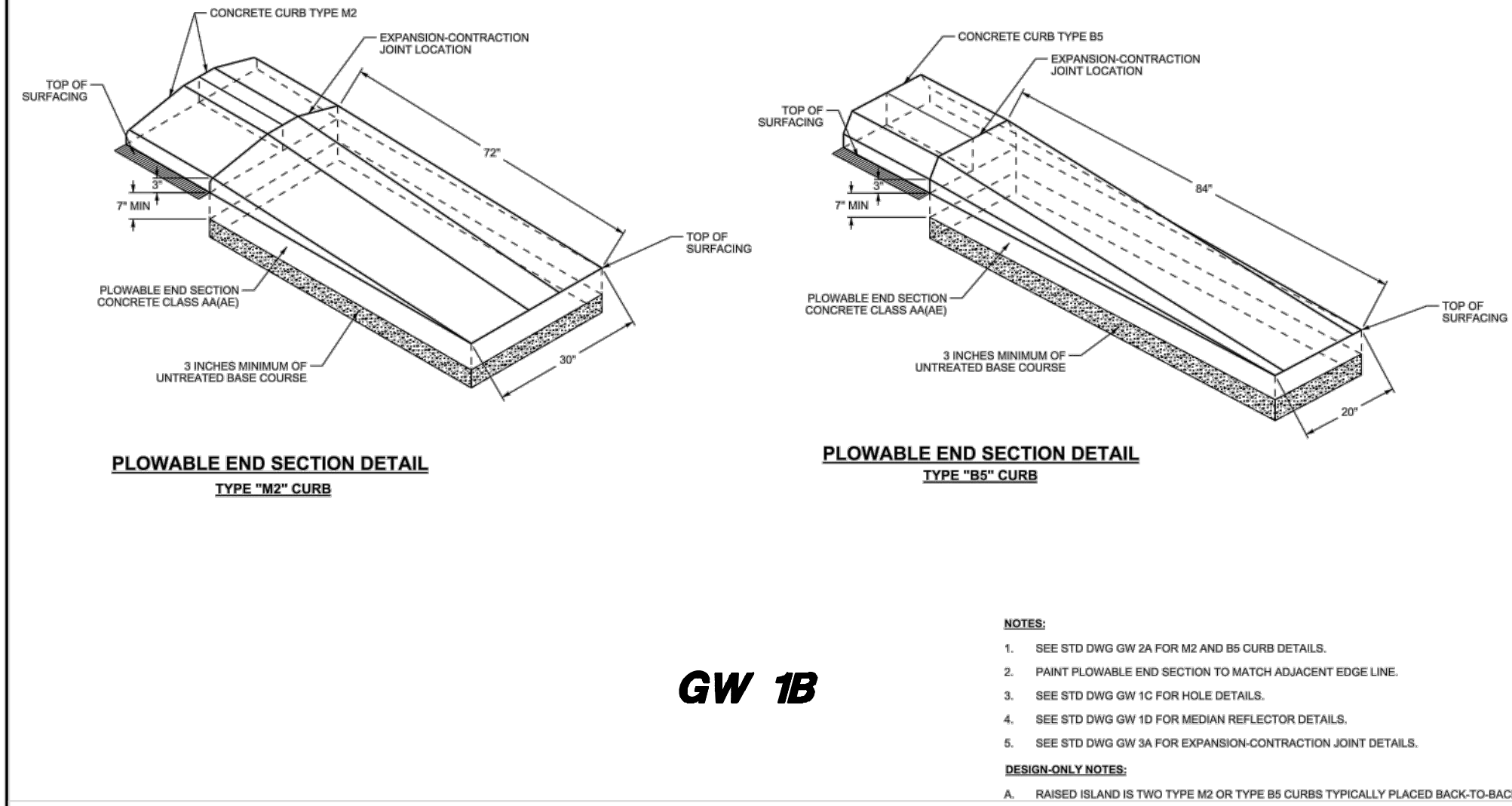
GW 1A



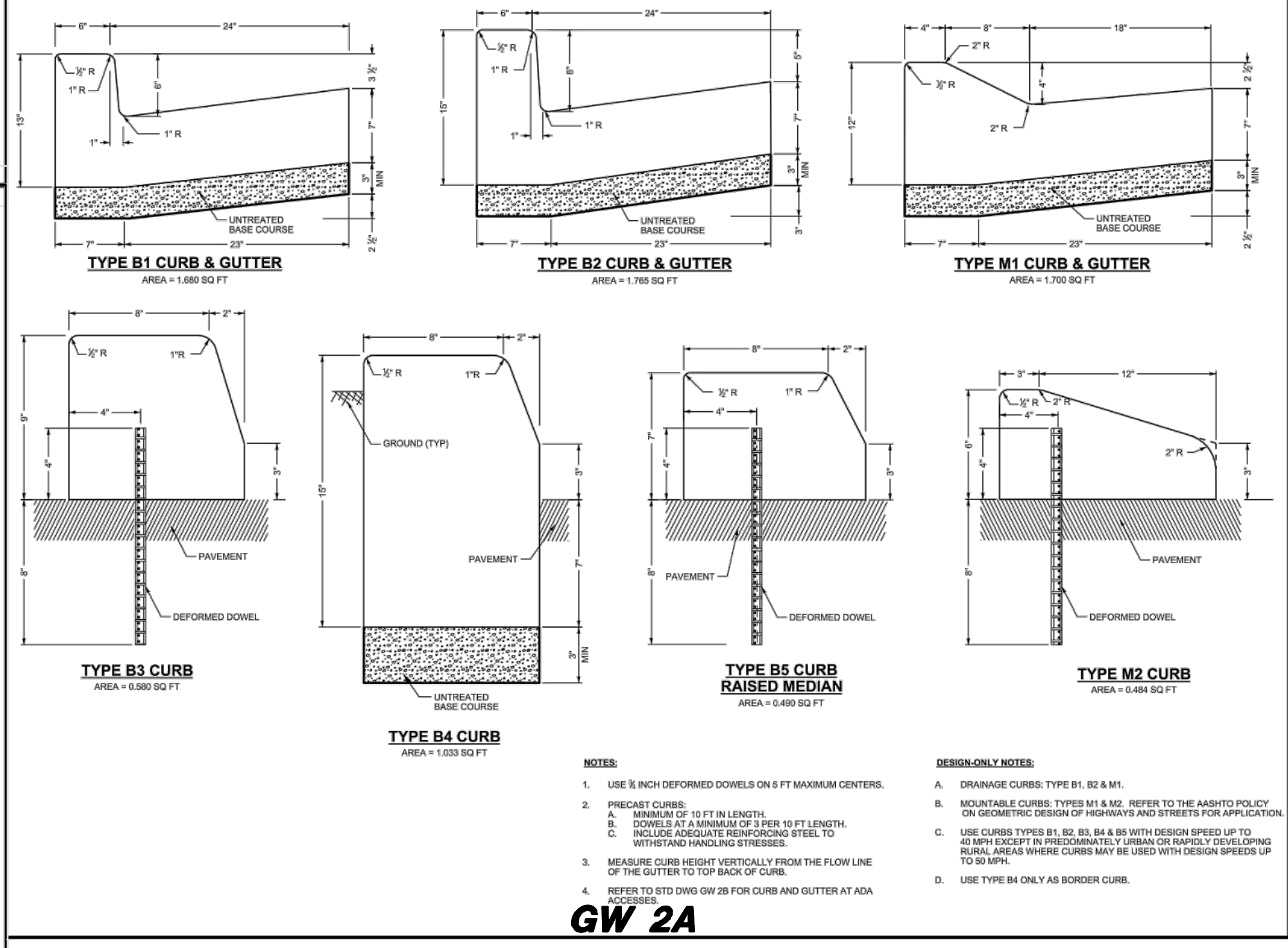
GW 1D

UDOT SITE PLAN & ACCESS NOTES:

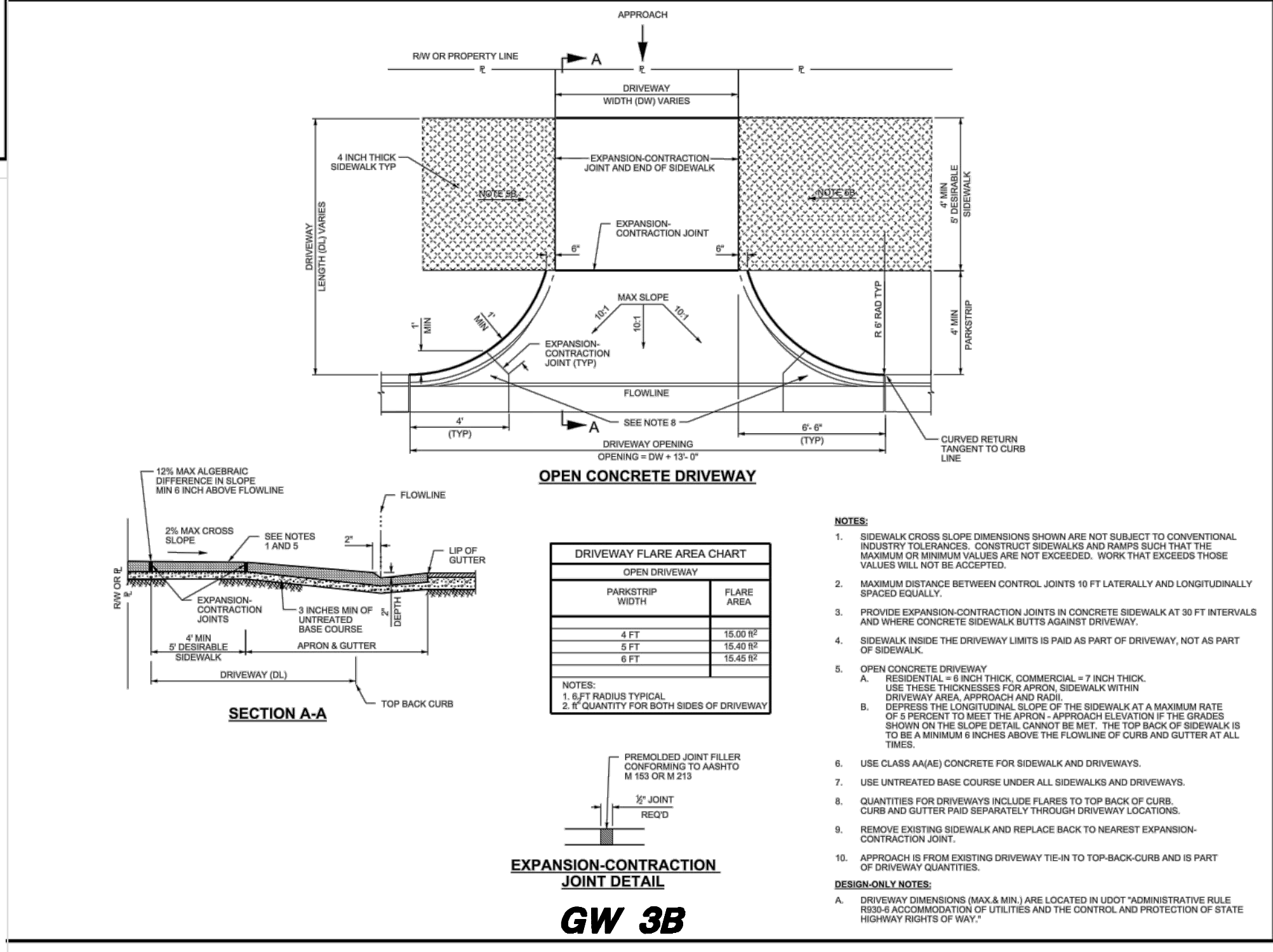
- UPDATED UDOT NOTES: LISTED IN THE CONDITIONAL ACCESS GUIDE AT WWW.BIT.LY/PERMITDOCS
- THE CURRENT UDOT STANDARD AND SUPPLEMENTAL DRAWINGS ARE AVAILABLE ON THE UDOT WEBSITE AT UDOT.UTAH.GOV
- FOR ASPHALT CONSTRUCTION WITHIN THE UDOT ROW MATCH EXISTING, OR THE ANTICIPATED EXISTING OF 8 INCHES OF UDOT- APPROVED HOT MIX ASPHALT (HMA), PG-GRADE 64-34 ASPHALT BINDER, 1/2 INCH NOMINAL MAX, 7-75-115 GYRATION PER UDOT STANDARD SPECIFICATION 02741; OVER 4 INCHES UNTREATED BASE COURSE (UTBC) PER UDOT SPECIFICATION 02721; OVER 6 INCHES GRANULAR BORROW (GB) PER UDOT SPECIFICATION 02056 (WHICHEVER IS GREATER). PROVIDE DOCUMENTATION OF COMPACTION FROM A UDOT-QUALIFIED LABORATORY.
- SEALING THE PAVEMENT: MICRO-SURFACING PER UDOT STANDARD SPECIFICATION 02735S REQUIRED FOR THIS ROADWAY ON AT LEAST ALL NEW PAVEMENT PLACED WITHIN UDOT RIGHT-OF-WAY.
- ACCESS USING THE EXISTING SHARED ACCESS POINT WITH THE VETERINARY HOSPITAL (RIGHT-IN/RIGHT-OUT)
- PLACE BACK TO BACK M2 CURBING, SPEED LIMIT IS OVER 45 MPH. INSTALL PLOWABLE END SECTIONS, SIGNS (OM3-L), AND REFLECTORS ON THE RAISED MEDIAN AS SHOWN IN UDOT STANDARD DRAWING GW 1 SERIES AND SM 6. THE RAISED MEDIAN TO BE 10' FROM THE SOUTH TANGENT CURB LANE OF MADDOX LN ON THE NORTH AND EXTEND MEDIAL TO AT LEAST 100 FT SOUTH OF THE EXISTING ACCESS FOR THE NEW DEVELOPMENT. PROVIDE DOCUMENTATION THAT ALL PROPERTY OWNERS ON BOTH SIDES OF THE ROAD HAVE BEEN NOTIFIED THAT THIS IS A REQUIREMENT OF YOUR CONDITIONAL ACCESS.



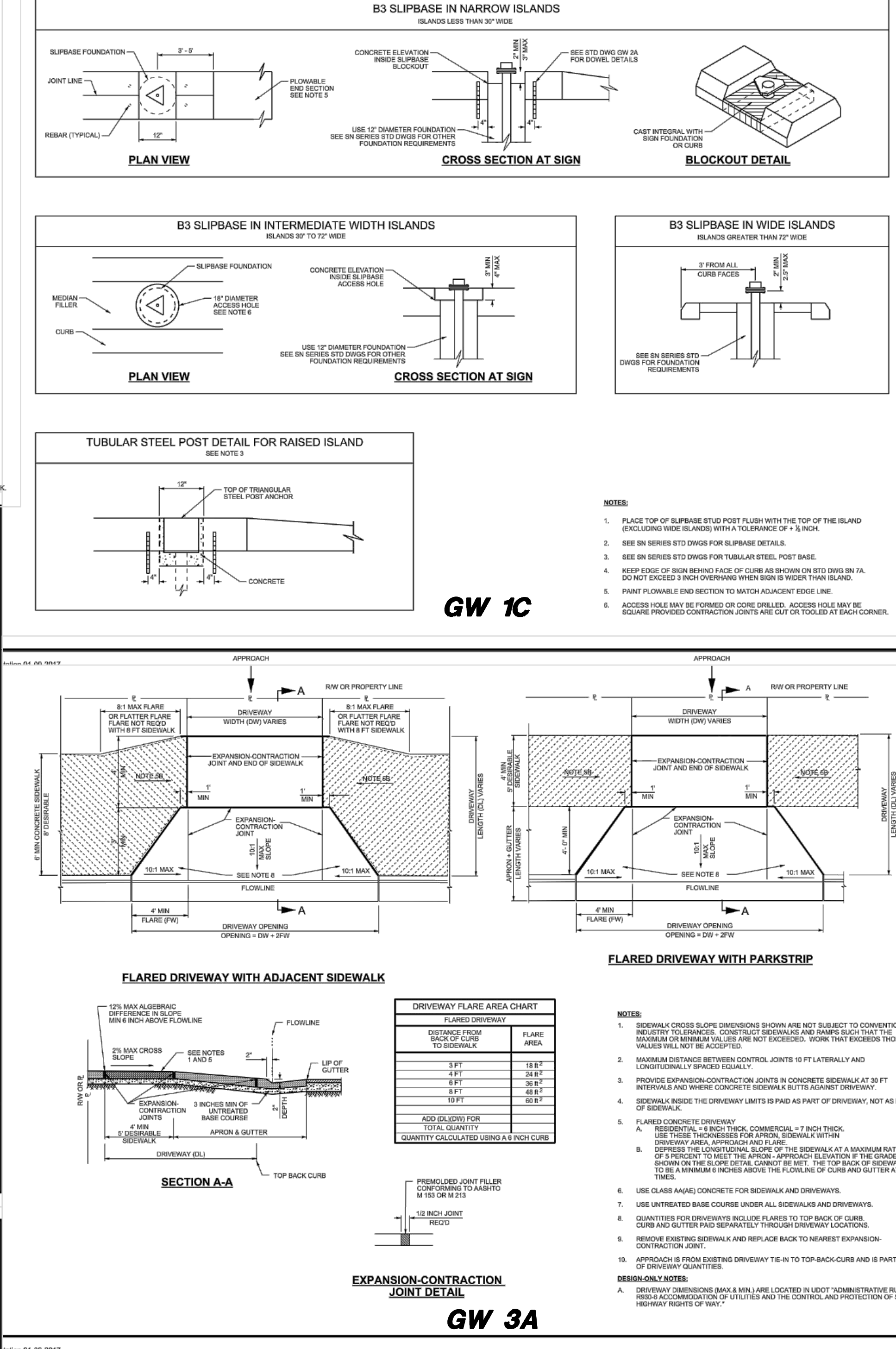
GW 1B



GW 2A



GW 3B



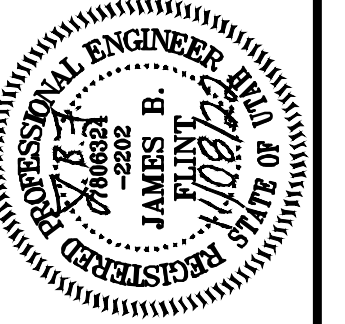
GW 3A

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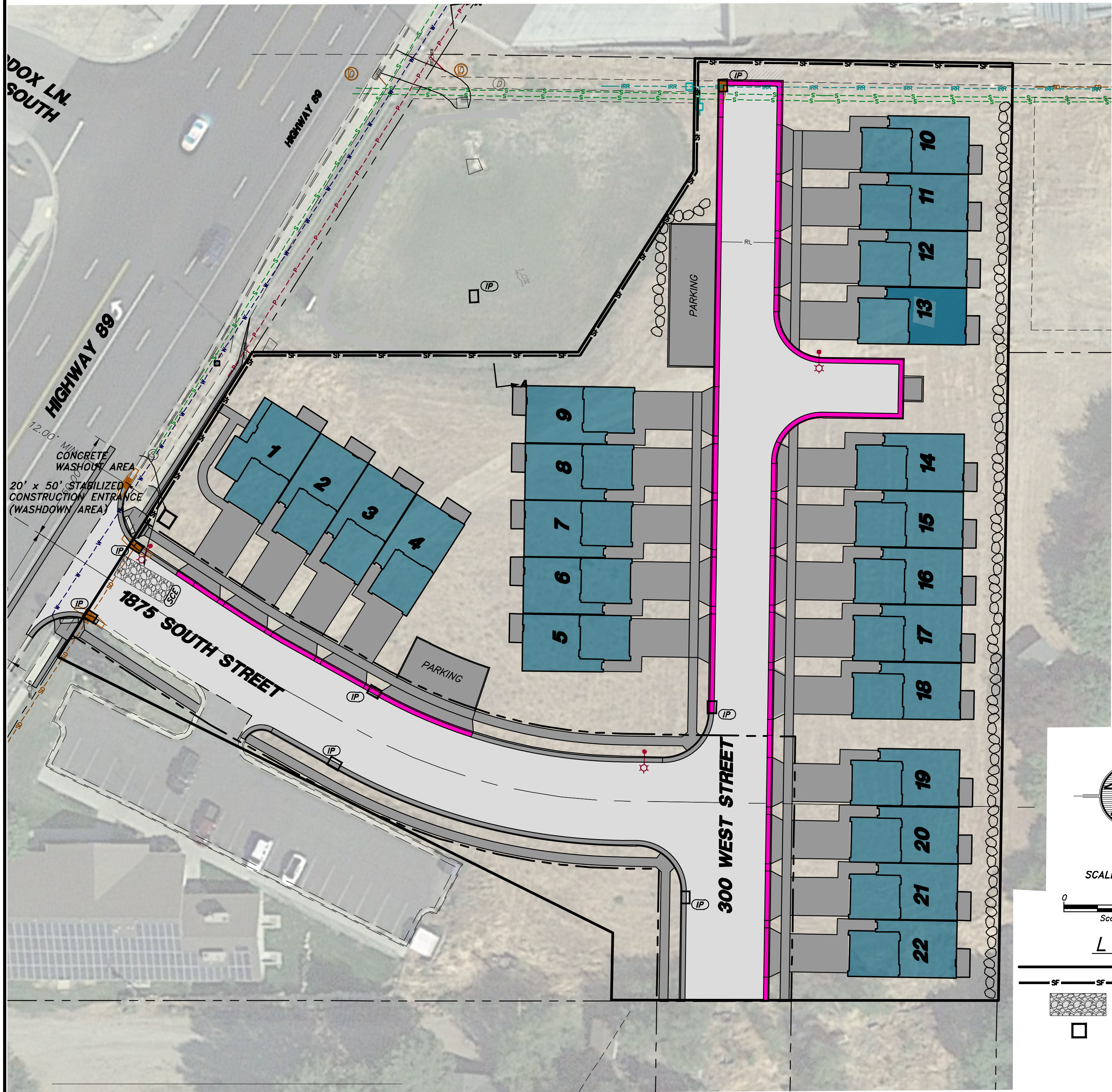


Down By: MBJ Date: 11/08/22
Designed By:
Checked By:
Approved By:
Scale: 1" = 20'
Drawing File: 20-5-5 PP V15.DWG
JOB NUMBER: 20-5-5

UTILITY PLAN FOR
PERRY VIEW TOWNHOMES
1875 South 300 West
Perry City, Utah
A Part of the Northwest Quarter of Section 36,
Township 9 North, Range 2 West, S.L.B.&M.

PERRY VIEW TOWNHOMES

SWPPP



LOCATION:

LOCATION: PERRY, BOX ELDER, UTAH
SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SLB&M
LATITUDE: 41°28'30" N LONGITUDE: 112°00'59" W
APPROXIMATE ELEVATION: 4485'

PROJECT DATA:

TAX ID #: 03-159-0204
PARCEL ACREAGE: ±2.96 ACRES
TAX ID #: 03-159-0205
PARCEL ACREAGE: ±3.12 ACRES

SUN CREST PHASE 4
2550 SOUTH 100 WEST
PERRY, UT 84401

DISTURBED AREAS:

PROJECT AREA DISTURBANCE: 113,792 SQ. FT.
2.613 ACRES
IMPERVIOUS AREA: 73,997 SQ. FT.
1.699 ACRES
PERMEABLE AREA: 39,795 SQ. FT.
0.914 ACRES
WEIGHTED COEFFICIENT: C = 0.67

OVERVIEW:

THE PROJECT CONSISTS OF STREET AND UTILITY INSTALLATION FOR A NINE 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:

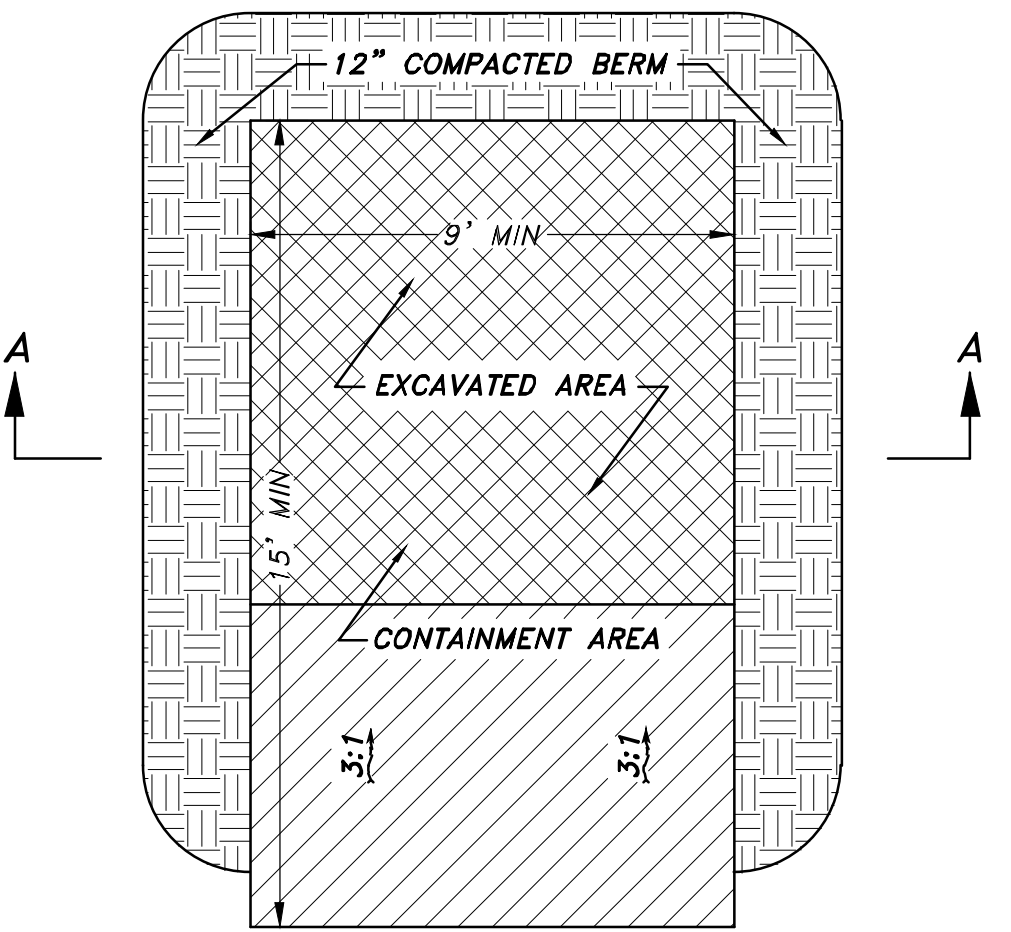
STRICT RECORD KEEPING IS IMPERATIVE. THE PROJECT WILL BE STATE-PERMITTED BUT PARTICULARLY UNDER THE AUSPICES OF PERRY CITY. KEEP INSPECTION REPORTS FORMS/FORMAT AS MANDATED BY PERRY CITY. A THOROUGH INSPECTION OF THE SWPPP MUST BE CONDUCTED AT LEAST EVERY 14 DAYS AND AFTER ANY PRECIPITATION OR SNOWMELT 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:

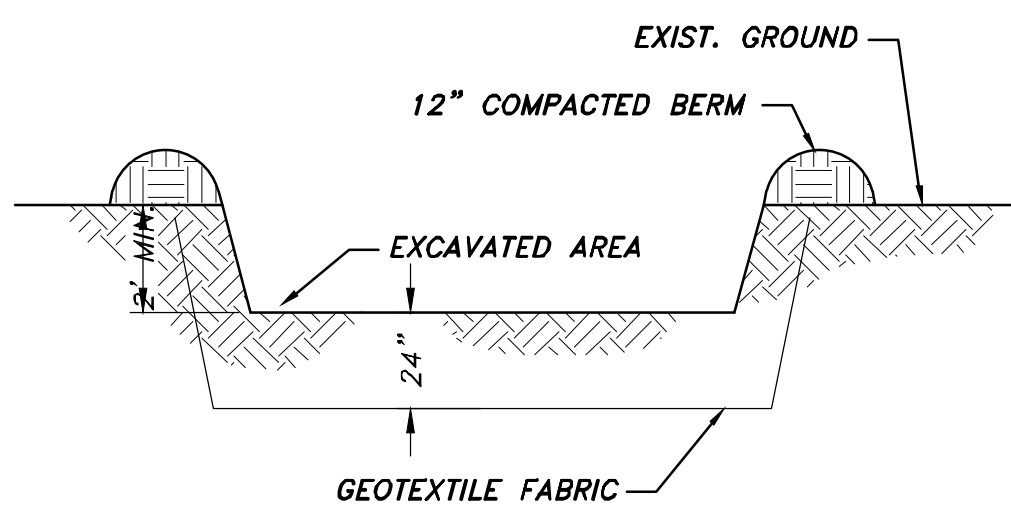
PHASE 1: IT IS IMPEARATIVE TO KEEP EROSION FROM ENCROACHING ONTO THE HIGHWAY. CONSTRUCTION OF STABILIZED CONSTRUCTION ENTRANCES, CONCRETE WASHOUT AREA AND SIGNAGE, SILT FENCES & BERMS.

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.

STABILIZED CONSTRUCTION ENTRANCE NOTES:

INSTALLATION/APPLICATION CRITERIA:

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

LIMITATIONS:

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

MAINTENANCE:

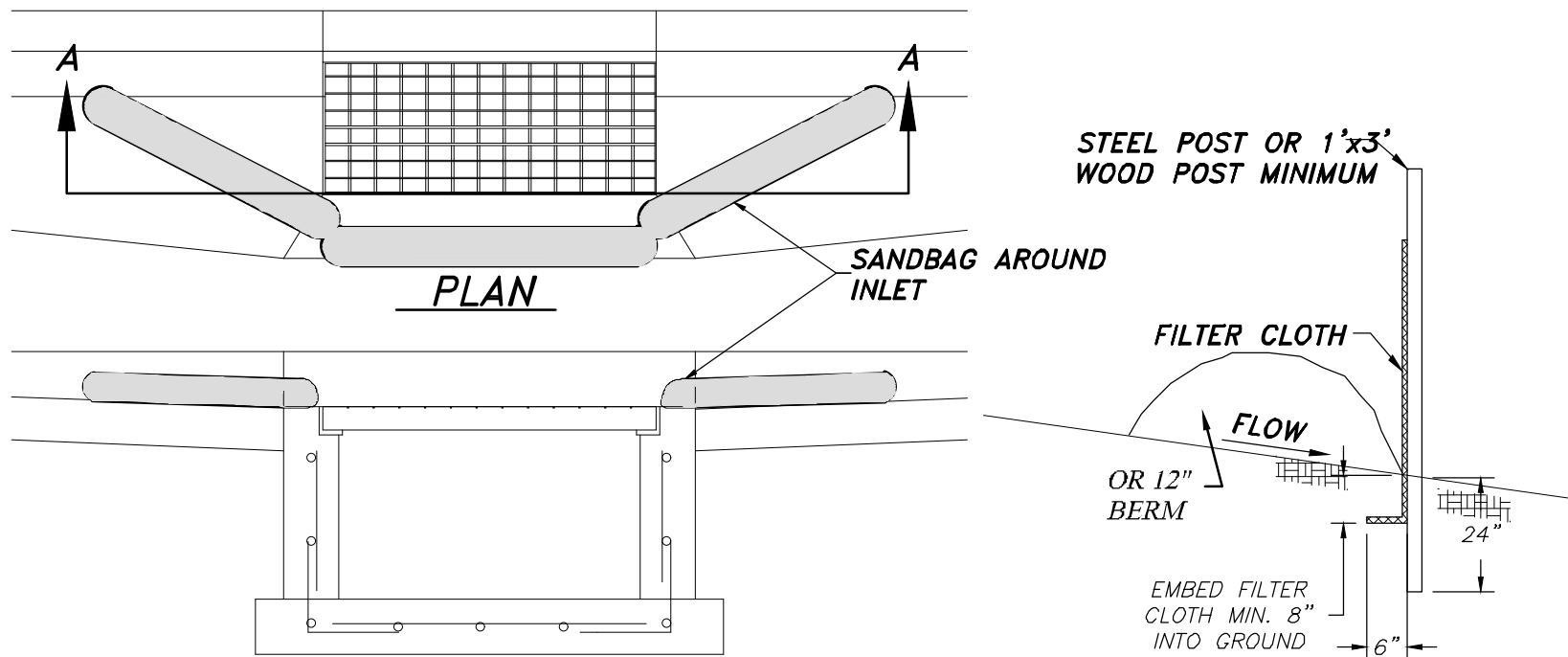
1. INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
2. INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
3. REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
4. EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND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

LABELS

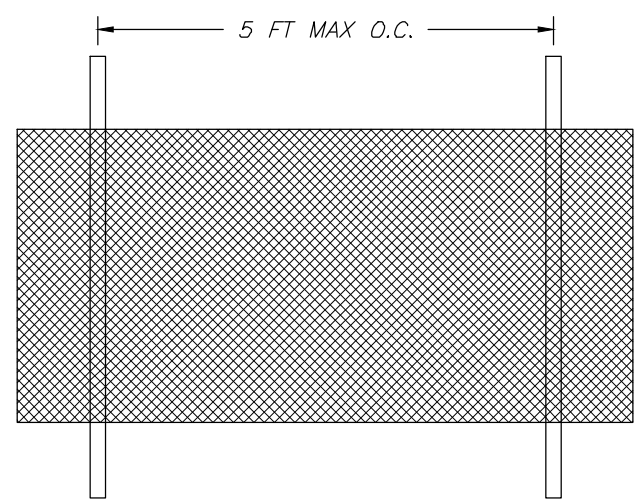
- (SF) - SILT FENCE OR BERM
(SCE) - STABILIZATION CONSTRUCTION ENTRANCE
(IP) - INLET PROTECTION

QUANTITIES

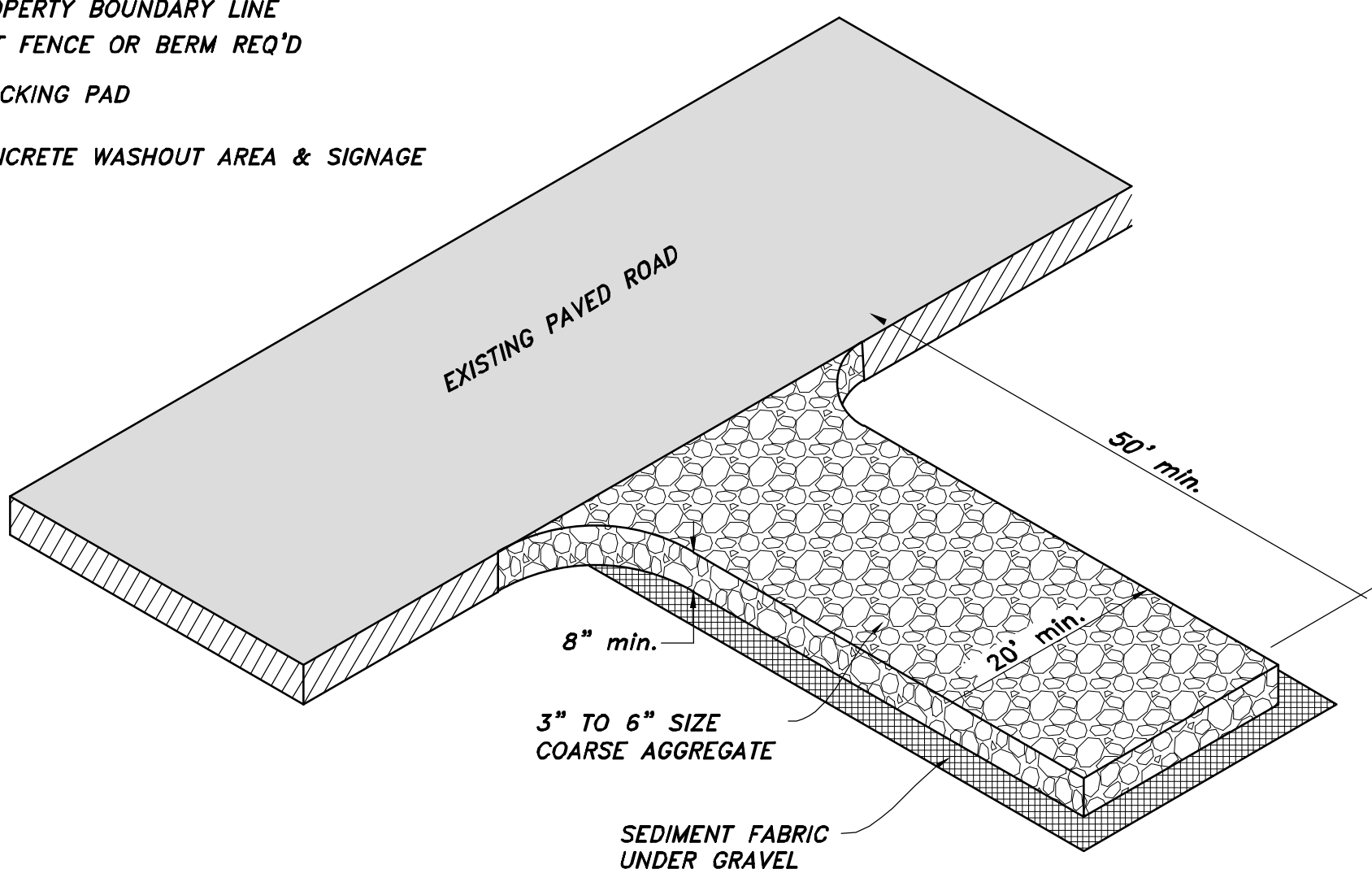
- SILT FENCE/BERM - 225 LF
STABILIZED CONSTRUCTION ENTRANCE - 1
INLET PROTECTION - 8



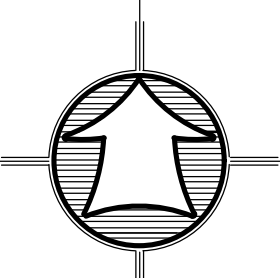
SECTION A
CURB INLET PROTECTION DETAIL
NOT TO SCALE



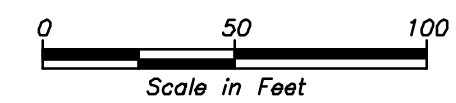
SILT FENCE DETAIL
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

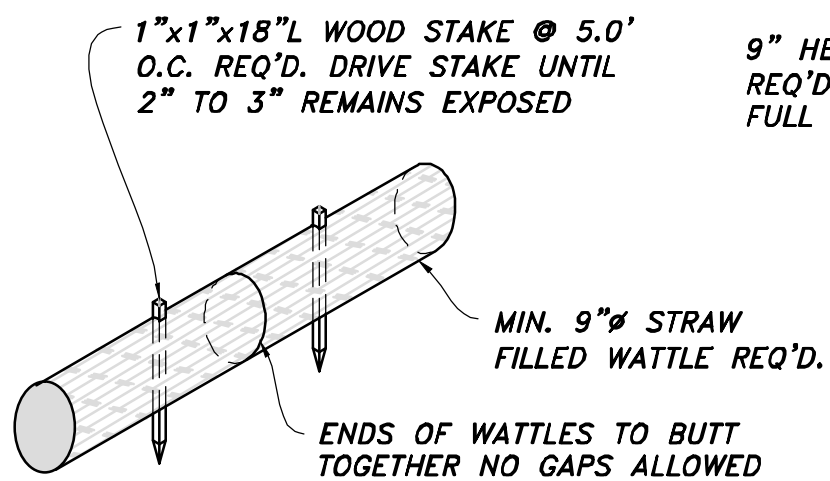


SCALE: 1" = 50'

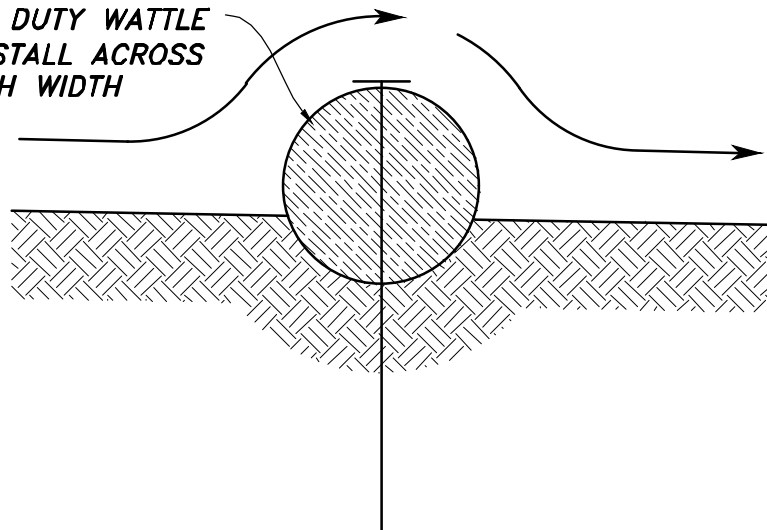


LEGEND

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



TYPICAL WATTLE/FILTER SOCK
NOT TO SCALE



PROFESSIONAL ENGINEER
JAMES B. HANSEN
110825
REGISTERED
11/08/2025
P.E. No. 110825

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Designed By: _____

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EROSION CONTROL PLAN FOR

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1875 South 300 West

Perry City, Utah

A Part of the Northwest Quarter of Section 36,
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Sheet

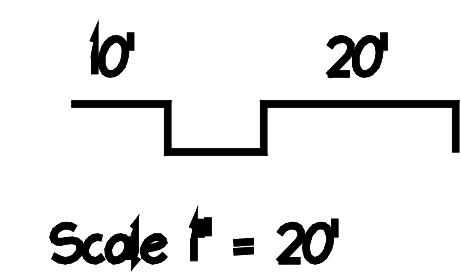
12

of

12

Sheets

*Contractor to verify quantities



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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 as well as electronically via zoom.com web/teleconferencing, a public hearing to receive public comment regarding Ordinance 23-E Landscaping Regulations. 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. The public hearing will be held in conjunction with the Perry City Planning Commission Meeting, which starts at 7:00 p.m. on Thursday, April 6, 2023. 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, Planning Secretary.

1 March 2, 2023
2 Planning Commission Meeting
3 Virtual Meeting
4 7:00 p.m.
5
6

7 **Commissioners Present:** Chairman Marcus Wager, Commissioner Jan Kerr (on-line), Commissioner Beth
8 Thompson, and Commissioner Ryan Vaughn
9

10 **Commissioners Absent:** Vice Chairman Stephan Moss, Commissioner Julie Jones, and Commissioner Blake
11 Broadhead
12

13 **City Staff Present:** Mayor Jeppsen (on-line), City Administrator Bob Barnhill, City Attorney Chris Crockett,
14 and Planning Secretary Tyra Bischoff (on-line)
15

16 **Others Present:** Crista Francis, Shane Francis, Marsha Francis, Justin Francis, Micah Capener, David
17 Holbrook, Clint Nelson, Karen Nelson, Jason Mendenhall, and Brach Nelson (on-line)
18

19 **1. 7:01 p.m. - Call to Order and Opening Ceremonies**

20 Chairman Marcus Wager called the meeting to order.
21

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

23 None.
24

25 **2. Action Items**

26 **A. Site Plan Application – Maverik Located at 1674 W 1100 S Parcel #03-236-0018 Applicant:**
27 **Brach Nelson/Maverik Inc.**

28 Mr. Barnhill showed the site plan application for Maverik and explained their property was approximately
29 five acres and consists of three lots which were zoned Industrial Commercial. He said they plan to install
30 more fuel dispensers and more parking lines on the west side of the property. Along with redesign and
31 improving the Dairy Queen drive through. He mentioned that the commission needs to consider the city
32 landscaping code for the whole property and not just the developed part. He also remarked that they
33 need a storm water plan which was not presented with this application. He read from the city code that,
34 “No area of the development shall be left un-improved or without development. All areas should be
35 developed with buildings, hard surfacing, or landscaped. No area of the lot or parcel shall be arbitrarily
36 excluded from the site plan to avoid development requirements.” He commented that there were areas
37 to the west and north of the property that are not shown to be developed in this plan but the Planning
38 Commission might want to have it addressed at this time. He recommended they table this action until
39 they get more information from the applicant for behalf of Maverik Inc.
40

41 Chairman Wager inquired about if the storm water was on the west side of the development then what
42 would happen if at a later time they developed there. Commissioner Kerr asked to see where the storm
43 water was currently on the property. Commissioner Vaughn asked about the landscaping around the
44 property. They further discussed the plans as presented and said they felt they need more detailed
45 information with this application.
46

47 Applicant Brach Nelson mentioned that a couple of weeks ago he sat down with the engineering firm and
48 Mr. Barnhill. In this meeting they discussed items that needed to be met and that they were working
49 through those items and were close to having those plans completed. He said he recently sent updated

plans to Mr. Barnhill that were approximately 90 percent done but not a formal submittal. He said he hoped the Planning Commission continues the site approval process with a contingency that they meet code, so they do not have to wait or do this process again. Mr. Barnhill remarked that he had not been able to see the updated plans before the meeting but that he had spoken to their landscape architect about the city code requirements for this plan. Commissioner Kerr said that they cannot approve something they cannot see and do not have much of a choice (but to table this motion) because they cannot see if it is in compliance yet.

MOTION: Commissioner Kerr made a motion to table until more details come for the site plan to make sure it is in compliance with city code. Commissioner Thompson seconded the motion.

Roll Call Vote:

Commissioner Wager, Yes
Commissioner Moss, Absent
Commissioner Jones, Absent
Commissioner Kerr, Yes
Commissioner Broadhead, Absent
Commissioner Vaughn, Yes
Commissioner Thompson, Yes

Motion Passes Tabled

B. Public Hearing – Ordinance 23-B Zone change from NC2 (Neighborhood Commercial) to R-1 (Residential) located at 615 W 2200 S Parcel #03-278-0034 Applicant: RM Mills Construction

Mr. Barnhill said this is an application for a zone change to residential. He said the property is approximately 0.5 acres in size and part of the Davis Creek Subdivision. The lot was split with a NC2 (Neighborhood Commercial) zone along Highway 89 on the East and R1 (Residential) zone on the West side of the property. He said the applicant, RM Mills, is asking for the entire lot to be zoned R1 so it can be developed as a single-family lot. He noted that this property has single family homes around it and that there is a similar zone change like this to the south of this property. He mentioned that the General Plan of the city could support this change.

Public Hearing opened at 7:21 p.m.

No public comments

Public Hearing closed at 7:22 p.m.

MOTION: Commissioner Kerr made a motion to approve the zone change and make the recommendation to City Council for NC2 (Neighborhood Commercial) to R-1 (Residential). Commissioner Vaughn seconded the motion.

Roll Call Vote:

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

Commissioner Kerr, Yes
Commissioner Broadhead, Absent
Commissioner Vaughn, Yes
Commissioner Thompson, Yes

Motion Approved

C. Public Hearing – Ordinance 23-C Zone change from R1 (Residential) to NC2 (Neighborhood Commercial) located at 2544 S Highway 89 Parcel #02-028-0031 Applicant: Shane Francis

Mr. Barnhill introduced this zone change by saying it was like the previous request because the property zone is also split between residential and neighborhood commercial. He described the property around this lot that they have single family housing to the West, a city park to the North, and Highway 89 to the East. He explained that the applicant wants to combine the split zones on the property to be commercial instead of residential. He pointed out that the commissioners should carefully consider the compatibility of commercial development with the existing residential development and the General Plan. He read the following from the staff report:

Please note that Perry City is part owner of the subject property. Perry City was not involved in submitting the application, nor is the City privy to the motivations or plans associated with the application. As an owner Perry City should be cognizant, of and in agreement with the application. In regard to the legislative decision, staff recommends that the decision be in conformance with the General Plan, consistent with past zone change decisions, and sensitive to the existing land uses in the area; our part ownership of the property should not override these important policies and guiding principles.

Commissioner Kerr said it stated in the staff report that they did not have any immediate plans to develop this property. Mr. Barnhill responded that they did not submit information about a development agreement and that this was just a zone change request. They looked at the Land Use Chart and what building would be allowed on the property with a commercial zone. In addition, they discussed different types of developments and the density allowed in that quadrant of the city.

Public Hearing opened at 7:35 p.m.

Dave Holbrook lives across the street from the Francis property and has for sixteen years. He said he bought the lot in Perry because it was in a residential area and if he had known that it was going to be changed to commercial, he would not have built there. He mentioned that commercial developments bring different problems such as looking at the back side of a building, noise, lights and increased traffic. He said he feels that if they allow commercial to build there he will have to sell and move away. He asked the commissioners to take in consideration how they would feel if this change happened to them.

Micah Capener said he was working with the Francis family and willing to answer questions about this project. He explained that the NC2 zone was designed to be a transitional zone to minimize the noises and other things that came from the highway. He mentioned that the NC2 zone requirements have specific uses that fit and work next to a residential zone. He pointed out that because of the weird diagonal of the lot a commercial use would be next to the backyard of someone's home but with this zone change the road would be a buffer for this issue. He then said this was a prime retail area for Perry City and read the few sections from of the Perry City code 15.07.0404.2:

143
144 3. One or a combination of the following methods for determining land use may be
145 applied by the Planning Commission to make recommendations for the parcel in
146 question:

147 a. The Planning Commission may recommend that the uses allowed in the
148 majority zone of the parcel be extended to the entire parcel.

149
150 4. In making land use recommendations, the Planning Commission may give
151 consideration to one or more of the following suggestions:

152 b. Re-Zoning of a parcel to conform to ne zone should be recommended when
153 appropriate.

154 c. Discouragement of small lot developments of multiple density uses.
155

156 He said the Francis' do not have any specific plans but want to get it ready to sell. He showed examples of
157 other zone changes similar to this request that have previously been accepted.
158

159 Clint Nelson said he lives on 900 West in the "L" shaped lot across the street from this property and next
160 to his dad who has lived there for eighty-five years. He pointed out that the 900 West Road is not very
161 wide; in addition, he would get all the storm water from the area draining on his property. He said he had
162 been on the Planning Commission and NC2 was meant to protect the citizens from commercial
163 development companies who think it is the best use for the city. He expressed that the city should not
164 arbitrarily change a zone so that maybe the landowner in the future may want to do something with it.
165 He voiced that they should not allow a zone change without a plan.
166

167 Jacob Mildenhall commented that if a person wanted to build on the east side of 900 West they would
168 know that Neighborhood Commercial would be in their backyard. (And it should not be an issue.)
169

170 Karen Nelson said she was the wife of Clint Nelson and was concerned about the storm water runoff and
171 that they have had a flooded basement because of it. She exclaimed that Perry City has not done anything
172 about this problem. She then mentioned that the road was barely enough for two cars to pass and that
173 there are many school children that walk along it. She noted that in the past she had to stop people going
174 to Perry Ice from trespassing on her property. She was concerned adding more retail outlets will increase
175 this action. She was also worried that their property value would decrease because of the commercial
176 retail being so close to their house.
177

178 Justin Francis who runs the orchard property commented that there was a storm drain on corner that
179 keeps getting buried. He pointed out that storm water would not be a problem in the future because any
180 development would have to fix it in order to build there.
181

182 Public Hearing closed at 7:50 p.m.
183

184 Commissioner Thompson inquired if only a portion of the property might be developed. Mr. Barnhill
185 stated that if a developer wanted to develop the entire three acres of the property, he would be required
186 to improve the roads with curb, gutter, and sidewalks on all three sides of the property boundaries, and
187 that they would need to bring in any other utilities. They then looked at the requirements for the
188 setbacks and what would be allowed for future improvements or other possibilities for the lot. Chairman

Wager suggested they square off the property and keep both zones. The applicant responded that they prefer to have the whole property the NC2 zone. Attorney Crockett gave a few suggestions for wording in the motion the commissioners might use if they are still undecided.

MOTION: Commissioner Kerr made a motion with the recommendation that the lot gets squared off to the minimum requirement of 130 feet depth for R1 (Residential) along 900 West and broaden the NC2 (Neighborhood Commercial) acreage as much as reasonable to allow this residential area. Commissioner Vaughn seconded the motion.

Roll Call Vote:

Commissioner Wager, Yes
Commissioner Moss, Absent
Commissioner Jones, Absent
Commissioner Kerr, Yes
Commissioner Broadhead, Absent
Commissioner Vaughn, Yes
Commissioner Thompson, Yes with the comment that she struggles with dictating what people can do with their property and the impact it makes to everyone around it when it is not what was expected.

Motion Approved

Mr. Barnhill said this will go to City Council on March 23, 2023 and he will communicate the information to them discussed at this meeting. He mentioned there will not be another public hearing about this ordinance but that the public may submit comments to him before that day.

3. Approval of the Minutes

A. February 2, 2023 Regular Planning Meeting

Commissioner Kerr said there were grammatical changes as follows: line 85 “audit” not “audited”. Commissioner Thompson asked for better clarification on line 33 with a utility or multiple utilities. Commissioner Ryan Vaughn said his name was spelled wrong again because it was missing the “n” at the end of it.

MOTION: Commissioner Vaughn made a motion to approve the February 2, 2023 with the corrections. Commissioner Thompson seconded the motion.

All In Favor

4. Discussion

A. Future Projects

Mr. Barnhill said he will have the ordinance amendment next month for them to look at. He mentioned the State sent a memo about a program they have for citizens to convert their grass to water wise landscaping. For the residents to be eligible the city needs to have certain landscape standards in place. He said the Mayor wanted a proposal and for it to come through the Planning Commission to get their input on the city landscape requirements.

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

236 None.

237
238 **C. Report from Commissioner regarding previous Council Meetings**

239 Commissioner Kerr reported she attended the February 9, meeting where they had training for open
240 public meetings. In addition, there was a storm water training that she found interesting. She said she
241 learned about how to mitigate the pollution from storm water runoffs. She explained that they approved
242 a transfer of the city code for from using the system provider Municode to Civicling. She mentioned that
243 the city was hiring (contracting) a Fundraising Consultant to get grant money. She highlighted a few other
244 things discussed in the meeting.

245
246 **D. Make Assignments for Representative to Attend City Council Meeting**
247 **(March 9 & March 23, 2023)**

248 Commissioner Jan Kerr said she will try to attend the March 9th meeting. Mr. Barnhill said he will attend
249 both the March 9th and 23rd City Council Meetings.

250
251 **5. Public Comment**

252 None.

253
254 **6. Training**

255 **A. Staff**

256 Mr. Barnhill commented to council that they did a good job on the site plan.

257
258 City Attorney Crockett taught the difference between Legislative and Administrative actions along with
259 the rules of conflict of interest. He explained that originally the role of the Planning Commission was to
260 give recommendations on legislative matters. He said in certain cases they have been delegated authority
261 by the City Council to act as a Land Use Authority. With this legislative authority if there were ethical
262 concerns and conflicts of interest the city would default to the State Acts. Under State Law a
263 commissioner would be required to disclose ownership of a business entity that is regulated by the city or
264 if there is a possibility of a conflict of interest. Non-disclosure was a misdemeanor with the immediate
265 removal from office.

266
267 He explained the administrative actions for the Planning Commission was to review and apply the code as
268 it exists. He said there will be due process rights or the right to be heard with the application process. He
269 pointed out that the same disclosure requirements are also applicable with this function. He related what
270 would happen if a Land Use Application was taken to court. He said as long as the commission makes
271 thorough motions with substantial evidence the court will not overturn their decision. He expressed that
272 in the commissioners position eventually they will make someone upset. They just have to be fair with the
273 people by applying the code and they will never be able to please everyone.

274
275 He complemented the commissioners for their appropriate and fair decisions they had on the motions in
276 this meeting. They then discussed and asked questions on what was done in the meeting that worked
277 along with what would have changed if the appropriate and complete paperwork was submitted.

278
279 **7. Review Next Agenda and Adjourn**

280 **A. Items for March agenda (next meeting April 6, 2023)**

281 Mr. Barnhill said that they will have the Maverik site plan application, an ordinance amendment, and an
282 interesting site plan application for a car dealership with part in Brigham City and about 15 percent in

Perry City. He mentioned that they might need to reschedule the date for next month if they cannot get a quorum to vote on these agenda items.

B. Motion to Adjourn

Motion: Commissioner Kerr made a motion to adjourn the meeting. Commissioner Thompson seconded the motion.

All Commissioners were in favor. The meeting ended at 8:46 p.m.

DRAFT