

**PERRY CITY PLANNING COMMISSION MEETING
THURSDAY, AUGUST 6, 2009 7:00 P.M.
PERRY CITY OFFICE BUILDING—CITY COUNCIL ROOM
3005 S. 1200 W. PERRY, UTAH**

PLANNING COMMISSIONERS PRESENT: Karen Cronin (Vice chair), Harlan Brewer, David Curtis, Steve Pettingill (Chair)

OTHERS PRESENT: Lorin Gardner (City Engineer), Rachel Tribe (City Planner), Angela Erwin (Minutes Clerk), Tom Peterson (City Council), Craig Whitaker, Mike Jones, John Florio, Herman Huntsman, Rick Fairbourn, Lani Braithwaite

I. CALL TO ORDER AND OPENING CEREMONIES:

Comm. Pettingill called the meeting to order at approximately 7:17 p.m.

- A. PLEDGE ALLEGIANCE TO THE U.S. FLAG
Led by Comm. Brewer.
- B. DECLARE CONFLICTS OF INTEREST, IF ANY
Questions initiated by Comm. Pettingill. None existed.
- C. REVIEW AND ADOPTION OF THE AGENDA
Questions initiated by Comm. Pettingill.

Motion: Comm. Curtis moved to adopt the agenda for August 6, 2009, as written.

The motion was seconded by Comm. Brewer. No Discussion. All in favor.

- D. APPROVE MINUTES FOR JULY 16, 2009
Comm. Cronin pointed out that page five, section C, should read “Mr. Murray [said] Perry.” Also, in that same section, “bolt” should be “bulb.”

Motion: Comm. Cronin moved to approve the minutes for July 16, 2009, as corrected. The motion was seconded by Comm. Brewer. No discussion. All in favor.

II. PUBLIC HEARINGS AND PUBLIC COMMENTS

- A. PUBLIC COMMENTS
Comm. Pettingill asked if there were any public comments. None existed
- B. PUBLIC HEARING

1. LOVELESS SUBDIVISION (INCLUDING VACATING WALKER SPRINGS PHASE 2, LOTS 5, 6, AND 7 LOCATED AT APPROXIMATELY 915 WEST 2325 SOUTH)

Motion: Comm. Brewer moved to close the regular meeting and open the public hearing portion of the meeting. The motion was seconded by Comm. Curtis. No discussion. All in favor.

No public comments.

Motion: Comm. Curtis moved to close the public hearing and reconvene the regular planning commission meeting. The motion was seconded by Comm. Brewer. No discussion. All in favor.

III. DESIGN REVIEW/SITE PLANS AND LIMITED REVIEW PERMITS (ADMINISTRATIVE APPLICATIONS)

- A. MAPLE HILLS OFF PREMISE/ON PREMISE SIGN LOCATED ON HIGHWAY 89 (AT ABOUT 1850 SOUTH EAST SIDE OF HIGHWAY)
No one representing Maple Hills was present, therefore no action could be taken.

IV. SUBDIVISIONS AND STREETS (ADMINISTRATIVE APPLICATIONS)

- A. LOVELESS SUBDIVISION (INCLUDING VACATING WALKER SPRINGS PHASE 2, LOTS 5, 6, AND 7 LOCATED AT APPROXIMATELY 915 WEST 2325 SOUTH)

Richard Fairbourn, applicant, presented this item. He said there were no new homes going in, but a subdivision was requested to “clean up” the area. Comm. Pettingill asked Mr. Fairbourn if he was aware that there was no fire access if a house was built. Mr. Fairbourn said yes, he was just going to be putting in a garden, grass, and trees. Comm. Cronin asked if the engineer comments have been met. Lorin Gardner said these can be taken care of when the proposal is ready for final signatures. Comm. Cronin asked if the applicant had seen the engineer comments. Mr. Fairbourn asked what they were and Mr. Gardner explained that there are some minor survey issues on closures of the lots and a requirement that addresses be on all the subdivision plats.

Motion: Comm. Curtis moved to vacate Walker Springs, phase two, lots five, six, and seven. The motion was seconded by Comm. Brewer. No discussion.

Roll call vote: Comm. Cronin–aye, Comm. Brewer–aye, Comm. Curtis–aye, Comm. Pettingill–aye. All in favor (4 to 0).

Motion: Comm. Curtis moved to give final approval for the Loveless subdivision with the incorporation of the engineer comments. Comm. Pettingill noted that

there are two lot line adjustments and this does not increase any lots in the subdivision. The motion was seconded by Comm. Brewer. No discussion.
Roll call vote: Comm. Cronin–aye, Comm. Brewer–aye, Comm. Curtis–aye, Comm. Pettingill–aye. All in favor (**4 to 0**).

V. SPECIAL EXCEPTIONS, CONDITIONAL USE PERMITS, AND MISC.
(QUASI-JUDICIAL APPLICATIONS)

None

VI. LAND USE ORDINANCES, ZONING, DESIGN GUIDELINES, GENERAL PLAN
(LEGISLATIVE ACTION)

A. DISCUSSION REGARDING FIRE OVERLAY MAP
The committee has not yet met to discuss this item.

B. STREET LIGHTS (APPROVED STYLES)
Mr. Gardner has done some research on Hooper City’s lights. The provider who supplies lights for Hooper City uses fiberglass poles with no glass. The light, located at the bottom, goes to a reflector and comes down. There is very little maintenance in changing bulbs, etc. One of the lights was shown to the commissioners and Mr. Gardner said they could be any color. There is no foundation or concrete, but the poles are imbedded into the ground (about three or four feet for a sixteen foot pole). The concrete collar is not recommended because the wind could break it. He said Hooper City was looking at using steel poles instead of fiberglass poles because of hit and runs. The fiberglass poles do not leave any evidence to track down who hit the pole. The poles do not break off, but push over and could probably be reset. Mr. Gardner had a fiberglass pole example from the Providence catalog, showing a permanent foundation with a cap. There were also some photos of an “acorn” light, with a “glare distribution” (the down distribution of light). Also, a box type light was shown that has the ability to deflect light. The reflector plate was also shown. They come in different patterns depending on where the light is desired. A new park in Hooper City has area lighting on both the sidewalk and the parking lot.

Comm. Cronin asked the price difference between steel and fiberglass. Mr. Garder said he is still looking into the costs. Mr. Gardner said Perry will be responsible for maintenance. He said Hooper City has a reserve of light bulbs, but they are looking for a place that can provide all the light parts, rather than going through several different businesses. Mr. Gardner had a packet with all the information on lighting choices. He said the Rocky Mountain light choices are on different “schedules.” Comm. Cronin asked if there were any negative comments from Hooper City regarding the lights. Mr. Gardner spoke with Hooper City’s

engineer and maintenance and the only comment was they would rather have steel than fiberglass.

C. DISCUSSION REGARDING SOCCER PARK (LOCATED EAST OF CITY OFFICE)

Mr. Gardner said the soccer park will be in two separate phases. There is a grant of \$150,000 available for phase one. The city is looking for a match to this grant. Phase one will include the grading, road base, and storm drain. There will be a detention basin that will bring the water to the pond. Phase two is terraced higher and have no detention storage. It will have restroom facilities. Comm. Cronin asked if there was information on what volunteers could do to assist. Mr. Gardner did not know of such information.

Craig Whitaker, representing a committee formed by the Box Elder United Soccer Club, commented. The club consists of about one-hundred members who are excited to see that this much has been done and anxious to get sponsorship for the grant money. Comm. Pettingill suggested Mr. Whitaker speak with Councilman Bill Walker. Mr. Whitaker asked how to get the grant money started. Mr. Gardner said Councilman Walker could answer this question. Comm. Pettingill suggested that the city council hold a public meeting regarding this matter.

D. DISCUSSION REGARDING FIRE STATION LOCATION

Rachel Tribe said the city council has sent this item to the planning commission for discussion. Tom Peterson said the city hopes to cut expenses by having their own fire station. He said there will always be a contract with Brigham City because of heavier fires. The city council would like recommendations from the planning commission. Comm. Pettingill formed a committee with himself, Comm. Brewer, and Comm. Hinckley as members. The committee will further research and discuss this item.

VII. TRAINING AND HANDOUTS

A. UPDATE ON ISSUES ASSIGNED TO STAFF (DEAD END STREET SIGNS)

Ms. Tribe said she and Codey Illum have been keeping a list of "no outlet" requests from developers/residents. Mr. Peterson suggested that if the end of the street could be seen, it may not be necessary to put up a dead end sign. Comm. Pettingill will further address this with Ms. Tribe and Mr. Illum.

B.

CITY COUNCIL
REPORT - TOM
PETERSON

Mr. Peterson said there was a public hearing on the nuisance ordinance. There was a lot of information shared and the city council has a lot to think about. The council recognizes it is of great importance for the community and they are not rushed to make a decision. Comm. Cronin asked Mr. Peterson to share some of the public comments. Mr. Peterson said the comments could be found in the city council minutes. Some comments he remembered were about weight limits and the problem with reducing twenty cars per year without a dealers license.

VIII. REVIEW NEXT AGENDA AND ADJOURN

- A. ADD AGENDA ITEMS REQUESTED BY PLANNING COMMISSIONERS
None mentioned.

In remembrance, Comm. Pettingill read former planning commissioner Randy Wilde's obituary.

- B. MOTION TO ADJOURN
Motion: Comm. Brewer moved to close the meeting. The motion was seconded by Comm. Cronin. No discussion. All in favor.

Meeting adjourned at approximately 8:18 p.m.