

**THURSDAY, SEPTEMBER 2, 2010**

**PERRY CITY PLANNING COMMISSION MEETING AGENDA**

The Perry City Planning Commission will hold its regular meeting on the Thursday identified above, starting at approximately 7:00 p.m., in the City Council Room, at 3005 South 1200 West in Perry. Agenda items may vary depending on length of discussion, cancellation of scheduled items, or agenda alteration. Numbers and/or times are estimates of when agenda items will be discussed. Action on public hearing(s) will always be later in the same meeting or at a subsequent meeting. Every agenda item shall be a discussion and/or action item, unless otherwise indicated.

**1. Approx. 7:00 p.m. - Call to Order and Opening Ceremonies**

- A. Pledge Allegiance to the U.S. Flag**
- B. Declare Conflicts of Interest, If Any**
- C. Review and Adopt the Agenda**
- D. Approve Minutes of August 5, 2010**

**2. Public Hearing and Public Comments**

**Rules:** (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 may not be taken during this meeting if the item is not specifically on the agenda.

- A. Public Hearing for an Ordinance to amend Title 43 to establish the Planning Commission as the final land use authority to certain conditional uses, other special uses, etc., and a clarification regarding the final land use authority for design review not involving a site plan change, etc.**
- B. Public Hearing for an updated Flood Damage Prevention Ordinance, including provisions regarding development in designated flood areas.**
- C. Public Comments**

**3. Land Use Application (Administrative Action)**

**Rules:** (1) Documentation must be submitted to the planning staff two weeks in advance. (2) The applicant or a representative must be present for action to be taken.

- A. A Subdivision application by applicant Kassi Capener for Capener Subdivision, a one lot (for a new single family dwelling) and one remainder parcel subdivision, to be located on the north side of the 2000 South Street at approximately 100 West in Perry.**

**4. Land Use Ordinances, Zoning, Design Guidelines, General Plan, Etc.**

**(Planning and Quasi-Legislative Action)**

- A. Initial discussion regarding application for zone change or change to the land use chart, by Nathan Keith to zone property at the Northeast corner of 3600 South and 1200 West as Manufacturing/Industrial.**
- B. Action on Ordinance to amend Title 43 to establish the planning commission as the final land use authority for certain conditional uses, other special uses, etc., and a clarification regarding the final land use authority for design review not involving a site plan change, etc.; and 2) an updated Flood Damage Prevention ordinance, including provisions regarding development in designated flood areas.**
- C. Flood Damage Prevention Ordinance, including provisions regarding development in designated flood areas.**
- D. Ordinance for storage pods and containers**
- E. Ordinance for public notice and public hearings**
- F. Ordinance Regarding height requirements for Fences in Residential Zones**
- G. In-Fill Ordinance Revisions**

**5. Training, Handouts and Updates**

- A. City Council Report - Tom Peterson**
- B. Designate Commission Members to attend the Brigham/Perry Joint Advisory Board Meeting on Tues., September 14<sup>th</sup> at 7:00 PM in Brigham City.**

**6. Review Next Agenda and Adjourn**

- A. Add Agenda Items requested by Planning Commissioners.**
- 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 three locations: the Perry City Offices, Dale Young Park, Perry City Park; and faxed to the Ogden Standard-Examiner, Box Elder News Journal; and posted on the State Website; on this 26<sup>th</sup> day of August. Any individual requiring auxiliary services should contact the City offices at least 3 days in advance (435-723-6461).

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**Susan K. Obray, City Recorder**

