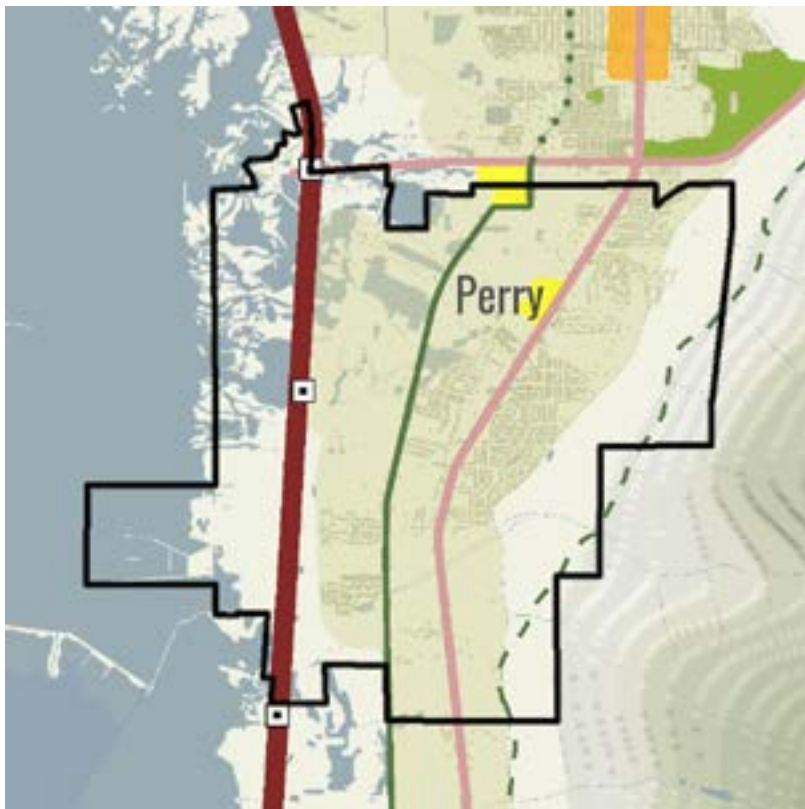


## IMPLEMENTATION STORIES:

# PERRY CITY

Perry has focused on building upon its agricultural heritage to create a truly great place to live. For the past 20 years, Perry has experienced high growth rates which has led to the addition of homes and commercial spaces. To balance a degree of inevitable growth with the small town lifestyle that is so attractive to Perry community members, the city has focused on thoughtful planning and zoning choices, conservation of green spaces, preservation of historic buildings and orchard land, and beautification of existing roads and neighborhoods.



## WASATCH CHOICE VISION MAP

Pink = major road  
 Yellow = neighborhood center  
 Green = bike route or trail  
 Red = major road corridor

## OVERVIEW OF LESSONS LEARNED

- **Implement Centers.** Perry is garnering community support to implement a small “core” commercial area called Point Perry.
- **Address Missing Middle Housing.** Perry has seen community support to develop multi-family homes in dense zones.
- **Sustainable Growth.** Perry seeks to leverage both active transportation and public transit options.
- **Maintain Community Character.** Design standards are an important tool to leverage especially when balancing growth with maintaining community charm and character.

## DETAILS

### 1. Population and population change.

- a. Current population: 5,401
- b. 19.28% ten year population growth rate

### 2. Date of last comprehensive General Plan update and other plans.

- Major General Plan update in 2019
- Road Safety Assessment in 2018
- Southeastern Box Elder County Transportation Plan in 2017



*“People move to Perry to experience the high quality of life, described by its residents as a town with a charming and friendly small-town feel that centers around farming and agriculture.”*

*The pumpkin patch characterizes the community connection felt throughout Perry City.*

### 3. Tell us about how your city has focused on or implemented active transportation.

- Historic Orchard Pathway has been a major area of focus and it is being completed in two phases.
- A recent grant will fund a master plan for Mountain View Park that can connect the city with regional trails in the mountains on the east side of Perry.
- Perry hopes to update road allocations to allow for both vehicle and active transportation modes.

### 4. When thinking about the growth that has occurred in Perry, what, if anything, do you wish you could have done differently?

- The city council has communicated some regrets because there was a great deal of pressure to make a quick decision about the types of housing that would be allowed. Ultimately, code amendments were made to include design standards. The council regretted that those amendments were not in place from the very beginning. It would have been easier to have gotten design standards in place sooner.
- Perry has learned that community members respond better to smaller multifamily developments than they do to much larger projects with hundreds of units. The council has been very specific about the allocation of multi-family units in each defined grid of the city. Every residential area can have some townhomes. This allows multi-family development to fit more easily with the aesthetic of Perry, without overwhelming residents with rapid growth.

### 5. What experiences have come from integrating your housing, transportation, and land use?

#### Successes:

- Through the Perfecting Perry process, residents had the chance to understand and see the value in providing a variety of housing choices. Because of this, there has been very little pushback from the public on recent projects, such as a few townhome developments in addition to Point Perry development concepts that include the possibility of apartments.
- The city hopes these housing units will increase the appetite for retail development in the Point Perry area. The city council is also supportive of these recent multifamily developments proposals and has amended zoning to allow for this mixed use development.
- This past year, Perry passed an Accessory Dwelling Unit (ADU) ordinance that allows for more variety in the housing stock.

**Challenges:**

- Smaller lot sizes can be difficult for collaboration with developers because there are not as many options for site layouts.
- The City Council is frustrated with the pace of Frontrunner improvements and is eager to see them come to fruition. Perry City would like to look at more creative options to bring transit options in the meantime.
- Funding is always a hurdle. But Perry has received funding from WFRC which has allowed for a process of enhancing connectivity and trail access on the south end of 1200 W. The county's Corridor Acquisition Fund allowed Perry to acquire the right of way needed for a future grant to connect isolated communities in the city.