

PERRY CITY COUNCIL MEETING
PERRY CITY OFFICES
December 12, 2024

7:02 PM

OFFICIALS PRESENT: Mayor Kevin Jeppsen presided and conducted the meeting. Council Member Nathan Tueller- online (joined at 7:54pm), Council Member Toby Wright, Council Member Dave Walker, Council Member Blake Ostler and Council Member Ashley Young

OFFICIALS ABSENT: None

CITY STAFF PRESENT: Shanna Johnson, Director of Finance & H.R, City Recorder
Scott Hancy, Chief of Police
Bob Barnhill, City Administrator
Bill Morris, City Attorney
Paul White, Planning Commissioner
Misty Moesser, Deputy Recorder
Zach Allen, Public Works Director
Dave Freeze, Sergeant
Jordan Hastings, Patrol Officer

OTHERS PRESENT: Jeannine Jensen, Ben Taylor, Pat Burns, Alex Owens, Kendall Chambers, Peggy Chambers, James Settlemyre, Rolin Hinrichsen, Ronda Hinrichsen, Kelsey Hastings, Morris Hastings and Robin Hastings.

ON-LINE: Nelson Phillips (Box Elder News Journal)

ITEM 1: CALL TO ORDER

Mayor Jeppsen welcomed everyone and called the City Council meeting to order.

ITEM 2: PROCEDURAL ISSUES

A. Conflict of Interest Declaration

None.

ITEM 3: PRESENTATIONS

A. Oath of Office

Chief Scott Hancey introduced Perry City's new officer, Jordan Hastings, mentioning that he had worked for several years with the Division of Wildlife Resources before joining the Perry Police Department. Shanna Johnson, City Recorder, administered the oath of office. Officer Hastings signed the oath and his wife, Kelsey Hastings, pinned on his badge.

B. Introduction to First Responder Officers

Misty Moesser presented the newly elected First Responder officers as Brian Moser as Chief, Monica Taylor as Assistant Chief, Mike LaPierre as Medical Officer, Destry Roskelley as Treasurer and Misty Moesser as Secretary.

ITEM 4: ACTION ITEMS

A. Approval of Fiscal Year 2024-2025 Impact Fee Plan

Shanna Johnson presented the impact fee plan, explaining that it outlines how impact fees will be used over the next 6 years. She reviewed the planned expenditures for each impact fee category, noting that \$8,799 (police) is to be used for police station expansion (evidence bay); \$8,469 (fire) planned for a fire study in Fiscal Year 2026; \$164,445 (parks) for park impact fee analysis, Mountain View Park equipment & improvements, and a master plan; \$476,906 (sewer) for the wastewater treatment plant, with the possibility of taking some to use on an impact fee study; \$514,190 for the Nielson Well #5 Project, with remaining funds for the future storage tank and \$479,906 in storm drain impact fees will be used for the storm drain improvements related to the 1200 West Central Trail Project.

Council Member Ostler inquired about the purpose of the fire study. Ms. Johnson explained that it helps determine the fire needs of the city. Council Member Ostler also inquired about the relationship between the storm drain and the trail project. Bob Barnhill, city administrator, and Zach Allen, public works director, explained that the trail project includes rerouting the street and upsizing storm drain infrastructure. Council Member Ostler recommended renaming the line item "street improvements" or "curb and gutter."

MOTION: Council Member Walker made a motion to approve Fiscal Year 2024-2025 Impact Fee Plan. Council Member Wright seconded the motion.

ROLL CALL: Council Member Walker, Yes
Council Member Ostler, Yes
Council Member Wright, Yes
Council Member Tueller, Absent
Council Member Young, Yes

Motion Approved. 4 Yes, 0 No

B. Approval of 2025 Meeting Schedule

Shanna Johnson presented the proposed 2025 meeting schedule, noting that City Council meetings are set for the second and fourth Thursdays of each month, with Planning Commission meetings on the first Thursday of each month. The Planning Commission July meeting date was still to be determined.

MOTION: Council Member Wright made a motion to approve 2025 Meeting Schedule.
Council Member Walker seconded the motion.

ROLL CALL: Council Member Walker, Yes
Council Member Ostler, Yes
Council Member Wright, Yes
Council Member Tueller, Absent
Council Member Young, Yes

Motion Approved. 4 Yes, 0 No

ITEM 5: DISCUSSION ITEMS

A. Ordinance 24-I Zone Change Application Requesting the Development Overlay Zone

Bob Barnhill, city administrator, presented the zone change application for a development overlay zone located at the south end of Perry. He stated that the property is currently zoned R1/3 (residential with 1/3 acre lots). The developer is proposing an overlay with 208 total units (133 single-family, 75 townhomes) with an average single-family lot size of 10,550 square feet. The plan also includes open space with a paved trail system throughout, a park, 4 pickleball courts, and a dog park. Mr. Barnhill shared the background and history of the development as it has been worked through in the Planning Commission, changes that have been made and noted that an outline of public comments from the public hearing were included in the staff report. He shared that approval was recommended through Planning Commission with a 4-2 vote. Mr. Barnhill mentioned that if the overlay is approved, the developer would move forward with the standard subdivision process, which would include designing more of the engineering details including utilities, storm drains, etc. He shared a few examples of utilities that would need to be addressed. Mr. Barnhill noted that Hargis Hill Road would need to be realigned to end at a new street in the plan, rather than Highway 89. He presented the phasing plan and park and open space details provided by the developer.

Council members raised several questions and concerns including highway fencing, pedestrian crossings, multi-family housing designs (alternative to townhouses), clarification on private versus public streets, a boardwalk through the wetland area, clarification on the size, parking access, and location of the dog park, maintenance, materials and costs for the new parks and open spaces, highway access and utilities (water line upsizing and sewer gravity flow, and power). Council Member Ostler asked whether a conceptual conservation subdivision was considered. Mr. Barnhill replied that it was not. Council Member Ostler also inquired about the reasons that 2 members of Planning Commission voted against the approval. Mr. Barnhill explained that there were changes that were going to be made to the plan and the commissioners that voted no wanted to see the final plans and verify that the changes were made before sending the plan to City Council. Commissioner Paul White confirmed Mr. Barnhill's comment and

noted that he had voted no and wanted to prevent elements disappearing from the plan between Planning Commission and City Council.

Mr. Barnhill noted the Council Members' concerns and agreed to work with the developer to address them before bringing the item back for approval.

B. Council Retreat

Shanna Johnson asked council members to provide their availability for a Saturday in January or February for the council retreat. She requested that council members email any topics they would like to discuss during the retreat.

ITEM 6: MINUTES & COUNCIL/MAYOR REPORTS (INCLUDING COUNCIL ASSIGNMENTS)

A. Approval of Consent Items

- October 24, 2024 City Council Meeting Minutes

Council Member Walker noted a correction needed on line 81.

MOTION: Council Member Wright made a motion to approve the consent items with correction noted. Council Member Walker seconded the motion.

Motion Approved. All Council Members were in favor.

B. Mayor's Report

Mayor Kevin Jeppsen wished everyone an enjoyable holiday season.

C. Council Reports

Council member Dave Walker reported on the final version of the bike park professional trail design, which he planned to share with the council and post on the city website for public viewing. He shared that the professional plan is very creative and includes more than they originally thought.

D. Staff Comments

Bob Barnhill provided updates on the 1200 West Trail~~h~~ Project and Well #5 at the mouth of Perry Canyon, noting that contracts were in place and work was underway on both projects.

E. Planning Commission Report

None.

ITEM 7: EXECUTIVE SESSION

Not needed.

ITEM 8: ADJOURNMENT

MOTION: Council Member Wright made a motion to adjourn the meeting.

Motion Approved. All Council Members were in favor.

The meeting adjourned at 8:27 p.m.

Kevin Jeppsen, Mayor

Shanna Johnson, City Recorder

Misty Moesser, Deputy Recorder