

PERRY CITY PLANNING COMMISSION MEETING  
PERRY CITY OFFICES  
October 2, 2025

7:01 PM

COMMISSIONERS PRESENT: Vice-Chairman Paul White, Commissioner Stephen Moss, Commission Marcus Wager and Commissioner Blake Broadhead

COMMISSIONERS ABSENT: Commissioner Ryan Vaughn, Commissioner Beth Thompson and Commissioner Jan Kerr

CITY STAFF PRESENT: City Administrator Bob Barnhill, Planning Secretary Tyra Bischoff and Attorney Chris Crockett

OTHERS PRESENT: Kim Barnard, Brett Jones, Marc Fletcher, Braun Bowden, Boyd Young, Becky Young, Michelle Bowden and Bill Bowden

ONLINE: None

**ITEM 1: CALL TO ORDER AND OPENING CEREMONIES**

Vice-Chairman Paul White called the meeting to order at 7:01 PM.

**A. Declare Conflict of Interest, if any**  
None.

**ITEM 2: ACTION ITEMS**

Ordinance 25-N Zone Change Request to Add Development Overlay Zone located at 910 S 1600 W & 950 S 1600 W, Parcel #s 03-236-0026 & 03-236-0027, Applicant: Jeremy Whittaker

City Administrator Bob Barnhill informed the commission that this item had been reviewed in previous meetings. The proposal was for a zone change request for the development overlay zoning district. The site plan included a retail portion at the front that follows the existing interstate commercial zone, and storage units in the back which would be allowed through the development agreement. Mr. Barnhill noted that he had not received any updates since the previous meeting, and the concerns identified in the staff report still remained unaddressed.

Commissioner Wager noted that the project had come before the commission 2-3 years ago, but nothing had happened with it. He observed that there was no provision in the current proposal requiring the retail portion to be built first. Bob Barnhill confirmed that the developer proposed building the storage units first.

Chairman White asked how to move the project forward, noting that the previous month there had been numerous comments from the council on the layout and issues with the development agreement text submitted by the developer, but no changes had been made.

Commissioner Broadhead mentioned that there were conflicts in the staff report regarding elements the city would not agree to in the development agreement.

The property owner, Marc Fletcher, addressed the commission. He explained that the development group was willing to use the city's attorney's development form. He stated that all infrastructure would be done for the whole subdivision at once, including utilities, curb and gutter. He noted that the two retail pad sites at the front were intended for national franchises, and while all the prep work would be done, they would be developed later as build-to-suit sites.

The Commission held a discussion on the request and shared their frustration that the applicant had not changed anything on the plan addressing their concerns from the previous meeting. After discussion, the Commission determined that the proposal still had significant issues that made it unsuitable for approval.

**MOTION:** Commissioner Wager made a motion to recommend denial of Ordinance 25-N. Commissioner Moss seconded the motion.

**Roll Call Vote:**

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

**Motion Approved. 4 Yes, 0 No**

**A. Public Hearing: Ordinance 25-Q Zone Change Request from Agriculture to R 1/3 with Development Overlay Zoning District with a Development Agreement located at approximately 1472 W Davis Drive, Parcel #s 03-157-0119, 03-157-0156 & 03-157-0124, Applicant: Brett Jones**

Mr. Barnhill provided background on the proposal. He shared that the site consists of three parcels totaling about 28 acres, currently zoned agricultural. The developer was proposing 84 single-family homes and 8 townhomes. The lots varied in size, with most around 6,500 square feet. He compared the proposal to the recently approved Olsen Orchard development, noting similar density but with smaller average lot sizes (8,700 square feet versus 10,000 square feet).

Mr. Barnhill explained that the primary reason for a development agreement was that with more than 30 units, two emergency accesses would be required. The proposal included an emergency access road that did not meet standard city requirements for a fully improved street, which could only be accommodated through a development agreement.

Mr. Barnhill highlighted several issues that needed consideration: playground equipment and amenities, landscape plans, path types (5-foot gravel versus 6-foot asphalt), parking for the open space, tree species, fencing, stormwater management, wetlands considerations, irrigation waters, and the maintenance of the emergency access road.

**The public hearing was opened at 7:36PM.**

Braun Bowden, a resident who lives on one of the 3/4-acre residential lots on Davis Street, expressed concern that no conservation subdivisions in Perry City had been fully completed yet, making it difficult to assess their true impact. He raised concerns about road conditions during construction, irrigation and wetlands in the area, and the proposed emergency access road which would need fencing to maintain livestock containment.

Boyd Young, a resident of Brigham City whose family had owned the land for over 150 years, expressed opposition to the high-density development. He explained the historic irrigation patterns in the area and was concerned about the proposed lot sizes, which he calculated at about 1/6 acre rather than the 1/3 acre suggested by the zoning. He advocated for a buffer zone of larger lots next to existing larger properties.

Michelle Bowden expressed concern about the impact on their agricultural way of life, including livestock and irrigation practices. She noted that water doesn't stop at property lines and worried that new residents might not understand the traditional irrigation practices.

Kim Barnard, who owns property to the west, expressed concerns about water rights from Porter Springs that continue under the railroad tracks to her property. She emphasized that the area has been wetlands for years and that filling it would not stop the natural springs.

**The public hearing was closed at 8:16PM.**

After the public hearing closed, the developer, Brett Jones, addressed the Commission. He acknowledged the concerns raised and stated they had no intention of prohibiting irrigation for neighbors. He explained that they had worked with a wetlands engineer who felt the standing water was likely irrigation water rather than natural wetlands, and that it could be rerouted while still providing water to existing properties. He noted there were no wetlands concerns on the west side and conservation area. He also shared some information clarifying plans for open space and the proposed playground.

The commissioners discussed the many issues that needed to be addressed before the proposal could move forward, including water issues, open space details, lot sizes, and the emergency access road. They also discussed the General Plan and current zoning.

Commissioner Stephen Moss noted that the city's future land use plan designated this area as agricultural, not residential.

Planning Commission Attorney Chris Crockett explained that the city's general plan, though not binding, serves as a valuable guide for future planning and can be updated as needed. He also noted that the rezone request is an administrative application, meaning the city is not obligated to approve it if it is deemed inappropriate, as development can still proceed under the current zoning.

**MOTION:** Commissioner Wager made a motion to table Ordinance 25-P and hold a work session with City Council. Commissioner Moss seconded the motion.

**Roll Call Vote:**

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

**Motion Approved. 4 Yes, 0 No**

**ITEM 3: APPROVAL OF THE MINUTES**

**A. September 4, 2025, Regular Planning Meeting**

**MOTION:** Commissioner Broadhead made a motion to approve the minutes for the September 4, 2025, Planning Commission meeting. Commissioner Moss seconded the motion.

**Roll Call Vote:**

**Roll Call Vote:**

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

**Motion Approved. 4 Yes, 0 No**

**ITEM 4: DISCUSSION**

**A. Future Projects**

Mr. Barnhill reported that there were no new projects to discuss.

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

Mr. Barnhill noted that the Highway to End Master Plan, previously recommended by the Planning Commission, would be on the City Council agenda on October 9th.

**C. Report from Commissioners regarding previous Council Meetings**

This item was not discussed as the previous City Council meetings had been canceled.

**D. Make assignments for representative(s) to attend City Council (September 11 and 25th)**

The commission made the following assignments for upcoming city council meetings:

- October 9, 2025: Paul White
- October 23, 2025: Possible Work Session

**ITEM 5: TRAINING**

**A. Staff**

Mr. Barnhill distributed a publication funded by the State Property Rights Ombudsman's Office with various land use training materials. The booklet included information on general plans, planning commission duties, public notice requirements, Robert's Rules of Order, open meeting requirements, and other relevant topics. He asked the Commissioners to review it and provide feedback.

City Attorney Chris Crockett briefly advised the Commission about maintaining order during public hearings, suggesting they could be more structured when necessary for contentious or packed meetings.

**ITEM 6: REVIEW NEXT ADGENDA AND ADJOURN**

**A. Items for October agenda (next meeting November 6, 2025)**

No specific items were identified for the November agenda.

**B. Motion to Adjourn**

**Motion:** Commissioner Wager made a motion to adjourn the meeting. Commissioner Broadhead seconded.

**All In Favor**

**The meeting was adjourned at 8:49PM.**