

PERRY CITY WORK SESSION  
PERRY CITY OFFICES  
OCTOBER 23, 2025

6:01 PM

OFFICIALS PRESENT: Mayor Kevin Jeppsen, Council Member Blake Ostler, Council Member Nathan Tueller, Council Member Dave Walker, Council Member Toby Wright, and Council Member Ashley Young

PLANNING COMMISSION: Vice-Chairman Paul White, Commissioner Blake Broadhead, Commissioner Jan Kerr and Commissioner Beth Thompson

CITY STAFF PRESENT: City Administrator Bob Barnhill, Police Chief Scott Hancey, City Attorney Bill Morris, Planning Secretary Tyra Bischoff, Deputy Recorder Anita Nicholas and Deputy Recorder Misty Moesser

OTHERS PRESENT: Brett Jones, Braun Bowden and Todd Christensen

#### **ITEM 1: WELCOME TO ORDER AND WELCOME**

Mayor Jeppsen welcomed everyone and called the meeting to order.

#### **ITEM 2: WORK SESSION**

##### **A. Land Use & Development Agreements**

City Administrator Bob Barnhill provided background on a proposed development agreement for three properties located at 1200 West and 2250 South (Davis Street). The properties are currently zoned agricultural, and the applicant is requesting to change the zoning to R-1/3 followed by a conservation subdivision overlay.

Mr. Barnhill explained that the applicant initially wanted to follow conservation subdivision guidelines but lacked a proper secondary access for fire code compliance. They own a narrow strip that could serve as emergency access, but it doesn't meet code requirements. This led to discussions about a development agreement which would allow exceptions to code requirements.

Mr. Barnhill noted that the future land use map in the general plan shows part of this area as agricultural, though utilities (water and sewer) are available on 2250 South. He presented the applicant's updated plan showing lots ranging from 6,500 to 12,000 square feet, eight townhomes, and green space. The proposal includes playground equipment, pavilions, picnic tables, and a disc golf area.

Planning Commission Vice-Chairman White explained that when the proposal came to the Planning Commission, they found it needed work. However, commissioners raised concerns about the future

land use map showing the area as agricultural, prompting this joint work session to get City Council's direction before spending more time on details.

Planning Commissioner Broadhead expressed concern that the lots in development agreements keep getting smaller, noting that the proposed 6,500 square foot lots were extremely small. He stated he would prefer lots closer to one-third acre.

Planning Commissioner Kerr agreed, stating the space didn't feel appropriate for so many houses and noted concerns about development agreements not providing sufficient benefits to the city.

Planning Commissioner Thompson shared her concern with the rising amount of development overlays that were coming to the Commission.

Council Member Walker stated he wasn't opposed to some smaller lots but felt the proposal might include too many. He expressed concerns about the emergency access road, questioning whether it would function properly in an emergency. He also mentioned he was not excited about giving up agricultural land at this time and would prefer townhomes that better fit with surrounding single-family homes rather than "big 3 story boxed townhomes."

Council Member Wright questioned how the road stubs would tie into future development and whether they would set the pattern for the area. He noted concerns about water issues on the north side of the property, especially regarding basements. He didn't consider the land "prime time agriculture" but preferred following existing code rather than using development agreements, which he felt were being abused.

Council Member Tueller clarified that the property to the south was previously changed from Agricultural Limited to R-1/3. He confirmed the proposal met the density requirements for a conservation subdivision if R-1/3 zoning were approved. He suggested RE-1/2 (half-acre) zoning as an alternative, which would require larger lots (10,000 square feet minimum) and 20% green space. Council Member Tueller also raised concerns about the emergency access road and questioned whether cash-in-lieu for park improvements at Dale Young Park across the street might be preferable to a new park.

Council Member Young expressed preference for larger lots and concerns about 1200 West road conditions. She wished they could see how the Olsen property development turned out before approving more conservation subdivisions.

Council Member Ostler discussed the city code regarding zone changes and development agreements, noting that standard zone changes would normally be limited to RE-1/2 or R-1/2 as the highest density. He questioned what unique aspects of the property justified a development agreement, as required by code.

At the conclusion of the work session, Vice-Chairman White shared that he felt that the Council had given some good feedback that they could take back to the Planning Commission.

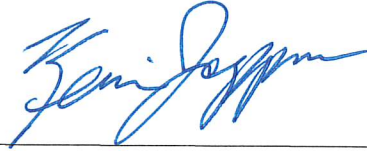
## ADJOURNMENT

Mayor Jeppsen closed the work session.

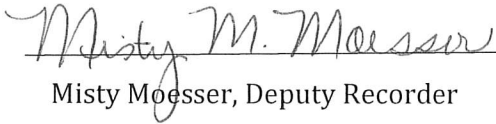
The meeting adjourned at 7:06 PM.

A handwritten signature in blue ink, reading "Shanna Johnson", written over a horizontal line.

Shanna Johnson, City Recorder

A handwritten signature in blue ink, reading "Kevin Jeppsen", written over a horizontal line.

Kevin Jeppsen, Mayor

A handwritten signature in blue ink, reading "Misty M. Moesser", written over a horizontal line.

Misty Moesser, Deputy Recorder