

PERRY CITY PLANNING COMMISSION MEETING  
PERRY CITY OFFICES  
January 15, 2026

7:00 PM

COMMISSIONERS PRESENT: Chairman Paul White, Commissioner Ryan Vaughn, Commissioner Beth Thompson, Commissioner Blake Broadhead, Commissioner Jan Kerr and Commissioner Travis Moesser (alternate)

COMMISSIONERS ABSENT: Commissioner Marcus Wager and Commissioner Stephen Moss

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

OTHERS PRESENT: Brett Jones, Boyd Young, Becky Young, Bill Bowden, Michele Bowden and Braun Bowden

ONLINE: None

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

Chairman White called the meeting to order at 7:00 PM.

**A. Declare Conflict of Interest, if any**

None.

**ITEM 2: ACTION ITEMS**

**A. Public Hearing: Ordinance 25-Q Amended Zone Change Request From Agricultural to R1/3 Located at Approximately 1472 W Davis Drive, Parcel #s 03-157-0119, 03-124-0156 & 03-157-0124; Applicant: Brett Jones**

Chairman White opened the Public Hearing.

**The public hearing was opened at 7:01PM.**

Boyd Young, a resident of Brigham City with property adjacent to the proposed area, spoke in opposition to the R1/3 zoning request. He stated his understanding that property changing from agricultural to residential should first go to half-acre lots (R1/2) before potentially changing to one-third acre lots. Mr. Young noted that the property had been in his family for generations, with his great-grandfather purchasing it in the 1850s, followed by his grandfather and father each managing it for approximately 50 years. He expressed his preference for larger lot sizes in any development.

City Administrator Bob Barnhill shared a written comment from Jeff Phillips, an adjacent property owner, who supported the zone change request.

Brett Jones, the developer, explained that they had previously attempted to develop the property as a conservation subdivision but encountered issues with fire access roads and having only one primary access point for more than 30 lots. He stated they were now pursuing R1/3 zoning to create "attainable housing" for Perry City, noting that larger half-acre lots would price out many potential homebuyers. Mr. Jones clarified that they would develop only the first 30 lots initially, which would not require a secondary access point. He emphasized that all proposed lots would be over 15,000 square feet, with nearly half exceeding 18,000 square feet.

**The public hearing was closed at 7:09PM.**

After the public hearing, Mr. Barnhill provided context on the property, showing its location on a map and explaining that it consists of three parcels totaling about 28 acres currently zoned agricultural. He explained that unlike the previous application with a development agreement, this request was solely for a zone change to R1/3.

Mr. Barnhill highlighted a section of city code (15.07.80) stating that as general policy, the highest density residential zone for which the City Council may approve a zoning map amendment is R1/2 (half-acre lots). However, he noted the code includes an exception clause allowing the City Council to approve higher densities at its discretion. He explained that this code provision was designed to encourage more creative development and conservation subdivisions rather than simply approving higher densities.

Commissioners engaged in substantial discussion regarding:

- The policy of transitioning from agricultural to R1/2 before R1/3
- The interpretation of the code's exception language
- The affordability of housing in Perry City
- The history of the adjacent property to the south being rezoned to R1/3
- Water and wetland concerns in the area
- Whether development agreements or conservation subdivisions were better tools for achieving higher densities

Boyd Young was invited to provide additional comments and noted his familiarity with the property's water conditions based on years of working the land. He agreed to visit the office to identify the water pathways on a map for Mr. Barnhill.

**MOTION:** Commissioner Kerr made a motion to recommend approval of Ordinance 25-Q. Commissioner Broadhead seconded the motion.

**Roll Call Vote:**

Commissioner Broadhead, Yes  
Commissioner Thompson, No  
Commissioner Vaughn, Yes  
Commissioner Moesser, Yes  
Commissioner Kerr, Yes

Commissioner White, Yes  
Commissioner Wager, Absent  
Commissioner Moss, Absent

**Motion Approved. 5 Yes, 1 No**

**B. Selecting a Vice Chairman for 2026**

The Commission discussed the selection of a vice chairman for 2026, noting that the vice chairman becomes chair the following year. After discussing term limits and the eligibility of various commissioners, a motion was made.

**MOTION:** Commissioner Vaughn made a motion to select Commissioner Stephen Moss as the Vice Chairman for 2026. Commissioner Broadhead seconded the motion.

**Roll Call Vote:**

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

**Motion Approved. 5 Yes, 1 Abstain**

**ITEM 3: APPROVAL OF THE MINUTES**

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

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

**Roll Call Vote:**

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

**Motion Approved. 6 Yes, 0 No**

**ITEM 4: DISCUSSION**

**A. Development Agreement Priorities**

Mr. Barnhill presented a staff report on development agreement priorities, noting that this discussion stemmed from recent development agreement applications and interest from City Council. He explained that the purpose was to identify priorities and guidelines for evaluating development agreements, as the Commission has struggled with how to handle these requests.

Mr. Barnhill shared potential priorities and benefits that could be sought through development agreements, including:

- Parks and trails
- Improvements to existing parks
- Open space preservation and orchard preservation
- Deed restrictions for owner occupancy
- Improved architecture
- Public art or educational installations
- Commercial development
- Library or cemetery funding
- Land for public facilities

The Commission discussed whether development agreements were becoming too frequent and whether they undermined the established zoning code. City Attorney Chris Crockett advised that strong policy statements would help guide decisions and emphasized that development agreements are exceptions to the code, not entitlements.

Chairman White expressed concern that development agreements often come to the Commission too late in the process, with developers already invested in specific plans. The Commission agreed to work on establishing clearer priorities and potentially creating a more structured process for early feedback on development concepts.

Commissioners agreed to think about priorities individually and come prepared to continue the discussion at the next meeting.

**B. Future Projects**

Mr. Barnhill mentioned a forthcoming "omnibus" code amendment that would touch on multiple areas of the code, which would be on the next meeting's agenda.

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

This item was covered during the discussion of the zone change request.

#### **D. Report from Commissioners regarding previous Council Meetings**

Commissioner Broadhead reported on the December 11, 2025 City Council meeting, noting that the Council approved the Olsen Orchards development but without the road access to 1200 West. The Council also approved the Wildland Urban Interface Code and adopted the water element as part of the general plan.

#### **E. Make assignments for representative(s) to attend City Council (January 22nd)**

The commission made the following assignment for the upcoming city council meeting:

- January 22, 2026: Commissioner Thompson

### **ITEM 5: TRAINING**

#### **A. Staff**

City Attorney Chris Crockett provided brief training on temporary land use regulations (moratoriums). He explained that a city council can enact a temporary moratorium on certain types of development for up to 180 days if they find a compelling public interest. He shared that Ogden Valley City, which recently incorporated, had passed such a moratorium to pause subdivision applications while they developed their zoning code.

Mr. Barnhill mentioned that Pineview Water had recently imposed a moratorium on new water connections in Perry City, which might require the city to consider its own development moratorium or alternative approaches.

Mr. Crockett reminded commissioners to complete and return their disclosure statements by the end of January.

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

#### **A. Items for February agenda (next meeting February 5, 2026)**

Mr. Barnhill noted that the next meeting would include the omnibus code amendment and continued discussion on development agreement priorities.

#### **B. Motion to Adjourn**

**Motion:** Commissioner Kerr made a motion to adjourn the meeting. Commissioner Thompson seconded.

**All In Favor**

**The meeting was adjourned at 8:39PM.**