

PERRY CITY COUNCIL MEETING
PERRY CITY OFFICES
March 12, 2026

7:03 PM

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

OFFICIALS ABSENT: None

CITY STAFF PRESENT: City Recorder/Finance Director Shanna Johnson, City Administrator Bob Barnhill, Chief Scott Hancey, City Attorney Bill Morris, Public Works Maintenance Technician Destry Roskelley (online) and Deputy Recorder Misty Moesser

OTHERS PRESENT: Hunter Roeller, Brett Jones, Jim Kaminska, Tim Bitner, Dan Nelson, Richard Hendrix and Travis Moesser (Planning Commission)

ON-LINE: None

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. Kiwanis Sponsorship

Council Member Walker provided an update on the Mountain View Bike Park project, explaining that the City had secured grants from the Utah Division of Outdoor Recreation and Box Elder County, along with city funding, but needed additional community contribution to complete the first phase. He announced that construction would begin at the end of April with completion expected by the end of May, pending some land repair work. Council Member Walker also mentioned that planning for phase 2 was already underway with concept designs being developed for future grant cycles.

Jim Kaminska, President of the Kiwanis Club of Brigham City, introduced himself and explained that the club was looking for signature projects that serve children, making the bike park a perfect fit. He emphasized that this type of project aligns with their charter to serve children.

Myron Workman, another Kiwanis member, provided additional context about how the partnership came about through his connection with Hunter at Pronghorn Bicycles. He introduced several Kiwanis members present and explained that the club had raised \$20,000 through contributions from club members and individual donors.

The Kiwanis representatives expressed enthusiasm about being involved not only financially but also through volunteer service hours for ongoing maintenance and activities at the park. They mentioned other community service activities that they are involved in.

Council Member Walker read an acceptance letter on behalf of Perry City, thanking the Kiwanis Club for their \$20,000 donation and outlining the city's commitments in return for the sponsorship. These included adding "Kiwanis" to the front of the name of the phase 1 portion of the park, including the Kiwanis logo on the main trail sign, allowing Kiwanis to name two trails in phase 1, providing a sign visible to bikers within the park, including Kiwanis in the sponsor recognition section, adding sponsorship information to the park website, and giving Kiwanis right of first refusal for top-tier sponsorship in phase 2.

A ceremonial signing took place with photos, and the agreement was signed by Mayor Jeppson and other city officials, with the understanding that formal ratification would occur at the next city council meeting.

ITEM 4: ACTION ITEMS

A. Ordinance 25-Q Amended Zone Change Request from Agricultural to R 1/3 located at approximately 1472 W Davis Drive, Parcel #s 03-157-0119, 03-124-0156 & 03-157-0124; Applicant: Brett Jones

City Administrator Bob Barnhill presented the zone change request for three properties west of Dale Young Nature Park. He explained that this request had been before the Council previously, with changes made from the last presentation. The properties, currently zoned agricultural, were surrounded by mixed zoning including agricultural, residential, and some commercial areas.

Mr. Barnhill presented three development scenarios. The first showed development under R1/2 zoning with half-acre lots throughout, which would yield 35 single-family lots but could only develop 30 lots initially due to access limitations requiring only one access point. The second scenario followed conservation subdivision guidelines, setting aside 20% open space and allowing lots averaging 10,000 square feet with a minimum of 9,000 square feet, providing 33 additional lots beyond the base scenario. The third scenario eliminated the conservation open space in favor of a fee-in-lieu payment, adding 43 additional lots while maintaining the 10,000 square foot average.

The developer proposed paying \$250,000 as the fee-in-lieu of providing open space, with the money going to Dale Young Nature Park for improvements. Mr. Barnhill noted this was based on a comparison to the West Meadows subdivision, which paid \$200,000 for a similar arrangement. However, he suggested the fee could be calculated differently, either based on conservation area value or per additional lot gained, which could result in a higher fee of over \$350,000.

Mr. Barnhill raised several important issues including the need for proper stormwater management, the requirement for a second access point for full development, and a significant water rights concern. He explained that the current property owner had recently diverted a waterway that previously flowed to neighboring properties, potentially affecting their water rights. Any development would need to address this by ensuring proper water delivery to downstream users.

Developer Brett Jones explained that following the Council's previous guidance, they had designed the conservation approach with 10,000 square foot average lots. He justified the \$250,000 fee by applying the same percentage calculation used by West Meadows to their larger 20% conservation requirement. Mr. Jones confirmed they planned to submit a preliminary plat for the first 30 lots within two weeks and committed to resolving the water rights issues as part of their development plan.

Council members engaged in extensive discussion about several key concerns. Council Member Walker raised questions about the long-term implications of approving the entire development when only phase 1 could be built initially. He brought up concerns about potential complications if different developers acquired different phases. The Council discussed whether to require the entire subdivision plan to be recorded at once or allow phased recording.

There was also discussion about the appropriateness of the fee-in-lieu amount, with some noting mathematical errors in the developer's calculations that favored them. Council Member Wright asked about the developer's timeline, and Mr. Jones confirmed they intended to develop immediately.

The Council considered whether the fee-in-lieu funds should go specifically to Dale Young Nature Park or potentially to Perry Park, which was also relatively close to the development. They ultimately decided the funds could go to either Dale Young or Perry Park.

City Attorney Bill Morris suggested attaching the concept plan as "Exhibit A" to the ordinance to provide guidance for future development while allowing for substantial compliance rather than exact adherence.

After thorough discussion, the Council addressed the fee amount, with Walker noting that corrected mathematics would bring the amount to \$260,000 rather than the proposed \$250,000.

MOTION: Council Member Tueller made a motion to approve Ordinance 25-Q with the concept design submitted by the developer to be followed and attached as Exhibit A, with the fee-in-lieu amount of \$260,000 to go to either Dale Young Nature Park or Perry Park, and with the final design required to be substantially similar to the concept submitted. Council Member Wright seconded the motion.

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

Motion Approved. 5 Yes, 0 No

B. Ordinance 26-B Omnibus Land Use Code Amendments

Mr. Barnhill presented a comprehensive set of land use code amendments that had been reviewed by the planning commission and were needed for various reasons including compliance with new state statutes, general cleanup, and process improvements.

The following updates were included:

- Amendments included updating required state email addresses, clarifying "design review" as an administrative land use approval (e.g., site plan or subdivision review), and updating state code references from 10-9a to 10-20.

- Flag lot standards were revised to reduce the maximum access strip width from 40 feet to 30 feet to prevent misuse by developers lacking sufficient street frontage.
- Updates reflecting state statute changes required boundary line adjustments to comply with subdivision regulations and to use amended plats rather than description-only changes.
- The ADU section was modified, replacing the 40% size limit with a maximum of 2,000 square feet to address complications with the percentage-based approach.
- Setback requirements were clarified to apply to all garages (attached and detached), and an 8-foot side setback was added for private streets, parking areas, and access drives in townhome developments to improve maneuverability and landscaping buffers.
- Landscaping standards were updated with new definitions for trees and shrubs; trees were defined as woody perennials at least 15 feet high and 10 feet wide, or columnar varieties at least 25 feet high.
- Parking requirements were updated to align with state standards, reducing garage space length from 22 feet to 20 feet; outdated streetlight approval references and conflicting home occupation requirements were removed.
- Neighborhood commercial zone-specific provisions were eliminated, as they had been incorporated into broader commercial and multifamily standards.

MOTION: Council Member Wright made a motion to approve Ordinance 26-B. Council Member Walker seconded the motion.

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

Motion Approved. 5 Yes, 0 No

ITEM 5: MINUTES & COUNCIL/MAYOR REPORTS (INCLUDING COUNCIL ASSIGNMENTS)

A. Approval of Consent Items

- February 19, 2026 City Council Meeting Minutes
- February 26, 2026 City Council Meeting Minutes

MOTION: Council Member Walker made a motion to approve the consent items as corrected in materials sent out by staff. Council Member Wright seconded.

All Council Members were in favor.

Motion Approved.

B. Mayor's Report

None

C. Council Reports

Council Member Ostler expressed gratitude for the Kiwanis presentation and donation, and thanked Council Member Walker for his work on the bike park project.

Council Member Wright announced that Republican caucus meetings were scheduled for Tuesday, March 17th, and provided an update on the flood control board, noting that bylaws were nearly complete and the board would next focus on the ditch running past Maddox down to 1200 South.

D. Staff Comments

Mr. Barnhill noted that Public Works Director Zach was sick and Destry Roskelley from Public Works had participated online. City Recorder Shanna Johnson indicated they would need a closed session for item 6B.

E. Planning Commission Report

None

ITEM 6: CLOSED SESSION

MOTION: Council Member Tueller made a motion to close the public meeting and open a closed session to discuss the character, professional competence or physical or mental health of an individual. Council Member Walker seconded the motion.

Closed Session opened at 8:44PM.

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

Motion Approved. 5 Yes, 0 No.

MOTION: Council Member Tueller made a motion at 9:02PM to close the closed session and move back into the public meeting. Council Member Wright seconded the motion.

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

Motion Approved. 5 Yes, 0 No.

ITEM 7: ACTION ITEM

A. Possible Action to Grant an Exception to Perry City Policy & Procedure 12.C

MOTION: Council Member Tueller made a motion to approve granting an exception to Perry City Policy & Procedure 12.C while directing staff to send a letter to the employee with the details. Council Member Wright seconded the motion.

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

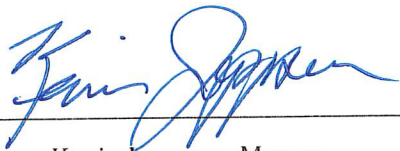
Motion Approved. 5 Yes, 0 No

ITEM 8: ADJOURNMENT

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

Motion Approved. All Council Members were in favor.

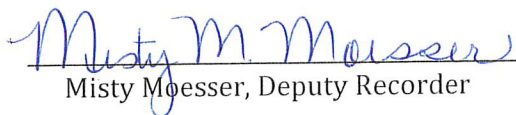
The meeting adjourned at 9:03PM.



Kevin Jeppsen, Mayor



Shanna Johnson, City Recorder



Misty Moesser, Deputy Recorder