

# **PERRY CITY PLANNING COMMISSION**

## **REGULAR MEETING AGENDA**

**February 5, 2026**

**7:00 pm regular meeting**

**1950 S Hwy 89 Perry, UT**

The meeting will be open to the public.

“Electronic Meeting” Web/Teleconferencing will be used.

The Perry City Planning Commission will hold a meeting on the Thursday identified above, starting at approximately 7:00 PM, at 1950 S Hwy 89. Members of the public may attend the meeting in person or may view the meeting via Zoom at the following link <http://www.perrycityut.gov/whats-new.htm.htm>. **To participate in the meeting, you must attend in person.** Agenda items may vary depending on length of discussion, cancellation of scheduled items, or agenda alteration.

- 1. 7:00 p.m. – Call to Order and Opening Ceremonies**
  - A. Declare Conflicts of Interest, If any**
  
- 2. Action Items**
  - A. Public Hearing: Ordinance 26-B Omnibus Land Use Code Amendments**
  
- 3. Approval of the Minutes**
  - A. January 15, 2026**
  
- 4. Discussion**
  - A. Development Agreement Priorities**
  - B. Future Projects**
  - C. Report on past-approved Planning Commission Agenda Items**
  - D. Report from Commissioner regarding previous Council Meetings**
  - E. Make Assignments for Representative to Attend City Council Meetings**  
**(February 12<sup>th</sup> & 26<sup>th</sup>)**
  
- 5. Training**
  - A. Staff**
  
- 6. Review Next Agenda and Adjourn**
  - A. Items for March agenda (next meeting March 5<sup>th</sup> 2026)**
  - B. Motion to Adjourn**

**Certificate of Mailing**

The undersigned duly appointed official hereby certifies that a copy of the foregoing agenda was sent to each member and alternate member of the Planning Commission and other designated City Officials and was posted in these locations: The Perry City Offices, Centennial Park, Perry City Park; Perry City Website; and State Website; on this 27<sup>th</sup> day of January. An individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461).

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Tyra Bischoff, Planning Secretary

**Rules for Public Hearings/Comments:**

- (1) Please speak only once (maximum of 3 minutes) per agenda item.
- (2) Please speak in a courteous and professional manner.
- (3) Do not speak to specific member(s) of the Planning Commission, staff, or public (please speak to the Chair or to the Commission as a group).
- (4) Please present possible solutions for all problems identified.
- (5) Action will not be taken during this meeting if the item is not specifically on the agenda.

## **NOTICE OF PERRY PLANNING COMMISSION PUBLIC HEARING**

Notice is hereby given that the Perry Planning Commission will hold, in the City Council Chambers at 1950 S Hwy 89 in Perry a public hearing to receive public comment regarding Ordinance 26-B Omnibus Land Use Code Amendments. Members of the public may view the meeting via Zoom using a link at <https://www.perrycityut.gov/whats-new.htm.htm> To participate in the meeting, you must attend in person. The public hearing will be held in conjunction with the Perry City Planning Commission Meeting, which starts at 7:00 p.m. on Thursday, February 5, 2026. All interested persons shall be given the opportunity to be heard. Written concerns are welcome. Any Individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461). By: Tyra Bischoff, Planning Secretary.

1 PERRY CITY PLANNING COMMISSION MEETING  
2 PERRY CITY OFFICES  
3 January 15, 2026

7:00 PM

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6  
7 COMMISSIONERS PRESENT: Chairman Paul White, Commissioner Ryan Vaughn,  
8 Commissioner Beth Thompson, Commissioner Blake  
9 Broadhead, Commissioner Jan Kerr and Commissioner Travis  
10 Moesser (alternate)

11  
12 COMMISSIONERS ABSENT: Commissioner Marcus Wager and Commissioner Stephen  
13 Moss

14  
15 CITY STAFF PRESENT: City Administrator Bob Barnhill, Planning Secretary Tyra  
16 Bischoff, Deputy Recorder Misty Moesser and Attorney Chris  
17 Crockett

18  
19 OTHERS PRESENT: Brett Jones, Boyd Young, Becky Young, Bill Bowden, Michele  
20 Bowden and Braun Bowden

21  
22 ONLINE: None

23  
24  
25 **ITEM 1: CALL TO ORDER AND OPENING CEREMONIES**

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

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

29  
30 None.

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33 **ITEM 2: ACTION ITEMS**

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35 **A. Public Hearing: Ordinance 25-Q Amended Zone Change Request From Agricultural to**  
36 **R1/3 Located at Approximately 1472 W Davis Drive, Parcel #s 03-157-0119, 03-124-**  
37 **0156 & 03-157-0124; Applicant: Brett Jones**

38  
39 Chairman White opened the Public Hearing.

40  
41 **The public hearing was opened at 7:01PM.**

42  
43 Boyd Young, a resident of Brigham City with property adjacent to the proposed area, spoke  
44 in opposition to the R1/3 zoning request. He stated his understanding that property  
45 changing from agricultural to residential should first go to half-acre lots (R1/2) before  
46 potentially changing to one-third acre lots. Mr. Young noted that the property had been in  
47 his family for generations, with his great-grandfather purchasing it in the 1850s, followed  
48 by his grandfather and father each managing it for approximately 50 years. He expressed  
49 his preference for larger lot sizes in any development.

50

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

53  
54 Brett Jones, the developer, explained that they had previously attempted to develop the  
55 property as a conservation subdivision but encountered issues with fire access roads and  
56 having only one primary access point for more than 30 lots. He stated they were now  
57 pursuing R1/3 zoning to create "attainable housing" for Perry City, noting that larger half-  
58 acre lots would price out many potential homebuyers. Mr. Jones clarified that they would  
59 develop only the first 30 lots initially, which would not require a secondary access point. He  
60 emphasized that all proposed lots would be over 15,000 square feet, with nearly half  
61 exceeding 18,000 square feet.

62  
63 **The public hearing was closed at 7:09PM.**

64  
65 After the public hearing, Mr. Barnhill provided context on the property, showing its location  
66 on a map and explaining that it consists of three parcels totaling about 28 acres currently  
67 zoned agricultural. He explained that unlike the previous application with a development  
68 agreement, this request was solely for a zone change to R1/3.

69  
70 Mr. Barnhill highlighted a section of city code (15.07.80) stating that as general policy, the  
71 highest density residential zone for which the City Council may approve a zoning map  
72 amendment is R1/2 (half-acre lots). However, he noted the code includes an exception  
73 clause allowing the City Council to approve higher densities at its discretion. He explained  
74 that this code provision was designed to encourage more creative development and  
75 conservation subdivisions rather than simply approving higher densities.

76  
77 Commissioners engaged in substantial discussion regarding:

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

85  
86 Boyd Young was invited to provide additional comments and noted his familiarity with the  
87 property's water conditions based on years of working the land. He agreed to visit the office  
88 to identify the water pathways on a map for Mr. Barnhill.

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

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95 **Roll Call Vote:**

96 Commissioner Broadhead, Yes  
97 Commissioner Thompson, No  
98 Commissioner Vaughn, Yes  
99 Commissioner Moesser, Yes  
100 Commissioner Kerr, Yes

101 Commissioner White, Yes  
102 Commissioner Wager, Absent  
103 Commissioner Moss, Absent  
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106 **Motion Approved. 5 Yes, 1 No**  
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108 **B. Selecting a Vice Chairman for 2026**  
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110 The Commission discussed the selection of a vice chairman for 2026, noting that the vice  
111 chairman becomes chair the following year. After discussing term limits and the eligibility  
112 of various commissioners, a motion was made.  
113

114  
115 **MOTION:** Commissioner Vaughn made a motion to select Commissioner Stephen Moss as  
116 the Vice Chairman for 2026. Commissioner Broadhead seconded the motion.  
117

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119 **Roll Call Vote:**

120 Commissioner Broadhead, Yes  
121 Commissioner Thompson, Yes  
122 Commissioner Vaughn, Yes  
123 Commissioner Moesser, Abstain  
124 Commissioner Kerr, Yes  
125 Commissioner White, Yes  
126 Commissioner Wager, Absent  
127 Commissioner Moss, Absent  
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130 **Motion Approved. 5 Yes, 1 Abstain**  
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133 **ITEM 3: APPROVAL OF THE MINUTES**  
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135 **A. December 4, 2025, Regular Planning Meeting**  
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137 **MOTION:** Commissioner Broadhead made a motion to approve the minutes for the  
138 December 4, 2025, Planning Commission meeting. Commissioner Vaughn seconded  
139 the motion.  
140

141 **Roll Call Vote:**

142 Commissioner Broadhead, Yes  
143 Commissioner Thompson, Yes  
144 Commissioner Vaughn, Yes  
145 Commissioner Moesser, Yes  
146 Commissioner Kerr, Yes  
147 Commissioner White, Yes  
148 Commissioner Wager, Absent  
149 Commissioner Moss, Absent

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

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153 **ITEM 4: DISCUSSION**

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155 **A. Development Agreement Priorities**

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

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

- 164 • Parks and trails
- 165 • Improvements to existing parks
- 166 • Open space preservation and orchard preservation
- 167 • Deed restrictions for owner occupancy
- 168 • Improved architecture
- 169 • Public art or educational installations
- 170 • Commercial development
- 171 • Library or cemetery funding
- 172 • Land for public facilities

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

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

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

185 **B. Future Projects**

186  
187 Mr. Barnhill mentioned a forthcoming "omnibus" code amendment that would touch on  
188 multiple areas of the code, which would be on the next meeting's agenda.

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

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

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**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.**