PERRY CITY COUNCIL MEETING
AMENDED AGENDA
Thursday, March 26, 2026

City Council Chambers, 1950 South Highway 89 (south entrance)
To view Zoom live meeting visit:
http://www.perrycityut.gov/whats-new.htm.htm

This is an "Electronic Meeting" Web/Teleconferencing may be used by officials to participate.

Agenda items may vary depending on length of discussion, cancellation of scheduled items, or agenda alteration. Numbers and/or times are estimates of when agenda items will be discussed. Action on public hearings will always be later in the same meeting or at a subsequent meeting. Every agenda item shall be a discussion and/or action item, unless otherwise indicated.

Approx. 7:00 PM – Regular City Council Meeting

1. **Call to Order**

2. **Procedural Issues**
   - **A.** Conflicts of Interest Declaration(s), If Any
   - **B.** Appointment:
     - C.E.R.T. Chairman

3. **Presentations**
   - **A.** Utopia Update

4. **Action Items**
   - **A.** Resolution 2026-07 Donation Agreement with Kiwanis for Mt. View Bike Park

5. **Discussion Items**
   - **A.** Arbor Day Proclamation
   - **B.** Budget Update
   - **C.** April Meetings

6. **Minutes & Council/Mayor Reports (Including Council Assignments)**
   No Council Action May be Taken if an Item is not specifically on the Agenda
   - **A.** Approval of Consent Items
     - March 12, 2026 City Council Meeting Minutes
   - **B.** Mayor's Report
   - **C.** Council Reports
   - **D.** Staff Comments
   - **E.** Planning Commission Report

7. **Closed Session (if needed)**
   - **A.** Discussion of the purchase, exchange, lease, or sale of real property, when public discussion would disclose the value of the property or prevent the authority from completing the transaction on the best possible terms.
   - **B.** Strategy session to discuss the character, professional competence, or physical or mental health of an individual.
   - **C.** Strategy session to discuss collective bargaining.
   - **D.** Strategy session regarding pending, or reasonably imminent litigation.
   - **E.** Strategy session to discuss the deployment of security personnel, devices, or systems.
   - **F.** Discussion of investigative proceedings regarding allegations of criminal misconduct.

8. **Approx. 8:30 PM - Adjournment**

Certificate of Posting

The undersigned duly appointed official hereby certifies that a copy of the foregoing agenda was sent to each member of the City Council and was posted in three locations: Perry City Hall; Centennial Park, Perry City Park; and was emailed to the Ogden Standard-Examiner, Box Elder News Journal; and posted on the State Public Meeting Notice Website on this 24th day of March, 2026. Any individual requiring auxiliary services should contact the City Offices at least 3 days in advance (435-723-6461).

_____
Shanna S. Johnson, City Recorder

PERRY CITY
RESOLUTION 2026-07

KIWANIS MT. VIEW PARK DONATION AGREEMENT

A RESOLUTION OF PERRY CITY, UTAH, APPROVING THE KIWANIS MT. VIEW BIKE PARK DONATION AGREEMENT LETTER TERMS

WHEREAS, Perry City (hereafter "City") is a municipal corporation duly organized and existing under the laws of the state of Utah;

WHEREAS, the City is in the process of constructing phase 1 of the Mt. View Bike Park

WHEREAS, The Bike Park will support the initiative of Kiwanis Club to support the local youth, and Kiwanis would like to support the park with a monetary donation.

WHEREAS, the City desires to accept the donation of $20,000 from the Kiwanis club and accept their terms for the donation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Perry City, Utah, as follows:

Section 1. Authorization.
The Mayor and Council hereby approve the terms of the donation as stated in the donation letter attached as "Exhibit "A" and incorporated herein by this reference.

Section 2. Effective Date
This Resolution is effective immediately upon passage and approval.

PASSED AND APPROVED by the Perry City Council this ____ day of _____, 2026.

_____
Mayor

VOTING:

Tueller	Yea __ Nay ___
Wright	Yea __ Nay ___
Ostler	Yea __ Nay ___
Walker	Yea ___ Nay ___
Young	Yea __ Nay ___

ATTEST:

_____
City Recorder

1950 South Highway 89 • Perry, Utah 84302 • 435-723-6461

March 12, 2026

Kiwanis Club of Brigham City
50 W Forest Street
Brigham City, UT 84302

Re: Mountain View Bike Park

Dear Officers and Members of the Kiwanis Club of Brigham City;

On behalf of the residents of Perry City, we are pleased to accept your sponsorship of $20,000 in support of the Mountain View Bike Park. Your generosity is greatly appreciated and speaks well of the Kiwanis Club's longstanding commitment to the communities of Box Elder County.

This contribution will play a significant role in making the Mountain View Bike Park a reality. The Park will provide a fun, well-designed recreational space for children, teenagers, and families from throughout the county to enjoy. Your investment will be felt for years to come by the young people this park is built to serve.

Perry City is honored to have the Kiwanis Club of Brigham City as a partner in this effort. To show our appreciation, Perry City commits to:

1. Add "Kiwanis" to the front of the name of the Phase 1 portion of the bike park. This name will be listed at the top of the Phase 1 orientation sign, with "Kiwanis" stacked so as to be at the top of the sign, above any other sign lettering. This will remain throughout the life of the Phase 1 region of the overall bike park.

2. Include a logo, provided to the City by Kiwanis, to be posted on the main trail sign at the Park. The size of the logo is not to exceed 6"x6".

3. Kiwanis will name two (2) trails in the first phase of the Park.

4. City to provide a sign that may include the Kiwanis name and logo to be posted inside the Park in a location visible to bike riders. The sign should not exceed approximately 9"x9" in size.

5. Include Kiwanis in the park sponsors recognition section of the Phase 1 main trail sign

6. Kiwanis sponsorship to be included in a short sponsorship statement on the Park website once created.

7. Kiwanis to have right-of-first-refusal for top-tier sponsorship in Phase 2 of the Park.

Sincere appreciation,

Kevin Jeppsen, Mayor

City Council Members

ARBOR DAY

OFFICIAL PROCLAMATION – NO. 2026-01

WHEREAS, IN 1872, J. STERLING MORTON PROPOSED TO THE NEBRASKA BOARD OF AGRICULTURE THAT A SPECIAL DAY BE SET ASIDE FOR THE PLANTING OF TREES; AND

WHEREAS, THIS HOLIDAY, CALLED ARBOR DAY, WAS FIRST OBSERVED WITH THE PLANTING OF MORE THAN ONE MILLION TREES IN NEBRASKA, AND ARBOR DAY IS NOW OBSERVED THROUGHOUT THE NATION AND THE WORLD; AND

WHEREAS, TREES REDUCE THE EROSION BY WIND AND WATER OF OUR PRECIOUS TOPSOIL, CUT HEATING AND COOLING COSTS, MODERATE THE TEMPERATURE, CLEAN THE AIR, PRODUCE OXYGEN AND PROVIDE WILDLIFE HABITAT; AND

WHEREAS, TREES ARE A RENEWABLE RESOURCE GIVING US PAPER, WOOD FOR OUR HOMES, FUEL FOR FIRES, AND COUNTLESS OTHER AMENITIES; AND

WHEREAS, TREES IN THE CITY INCREASE PROPERTY VALUES, ENHANCE ECONOMIC VALUE, AND BEAUTIFY THE COMMUNITY; AND

WHEREAS, TREES, WHEREVER THEY ARE PLANTED, ARE A SOURCE OF JOY AND SPIRITUAL RENEWAL; AND

WHEREAS, PERRY CITY SEEKS TO RENEW ITS TREE CITY USA PROGRAM WITH THE NATIONAL ARBOR DAY FOUNDATION.

NOW, THEREFORE, IT IS HEREBY PROCLAIMED, BY THE AUTHORITY VESTED IN ME, KEVIN JEPPSEN, AS MAYOR OF PERRY CITY, THAT FRIDAY, APRIL 24, 2026, IS ARBOR DAY IN PERRY CITY, AND I URGE ALL CITIZENS TO CELEBRATE ARBOR DAY AND TO SUPPORT EFFORTS TO PROTECT OUR TREES AND WOODLANDS, AND

FURTHER, I URGE ALL CITIZENS TO PLANT TREES TO GLADDEN THE HEART AND PROMOTE THE WELL-BEING OF THIS AND FUTURE GENERATIONS.

DATED THIS _____ DAY OF _____, 2026.

Mayor:_____ Attest: _____

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.

DRAFT

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.

DRAFT

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.

DRAFT

- 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

DRAFT

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

DRAFT

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

DRAFT