

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

OFFICIALS ABSENT: None

CITY STAFF PRESENT: Robert Barnhill, City Administrator  
Shanna Johnson, City Recorder  
William Morris, City Attorney  
Scott Hancey, Chief of Police

OTHERS PRESENT: Blake Broadhead, Walline Broadhead, Jason Garn, Nelson Phillip, Melanie Barnhill

**ITEM 1: CALL TO ORDER**

Mayor Jeppsen called the City Council meeting to order.

**ITEM 2: PROCEDURAL ISSUES**

**A. Conflict of Interest Declaration**

None.

**ITEM 3: ACTION ITEMS**

**A. Ordinance 22-F Land Use Chart and Associated Regulations**

Mr. Barnhill presented the proposed changes on the Land Use Chart. He expressed that some of the updates included zone changes and additional new definitions. Also that he added some uses that were lacking and consolidated others that were redundant. For example, combining three commercial zones and improved upon some aspects of it. Almost all the Conditional Use Permits have been removed, mostly because they get abused. Also that the Mixed Use District was combined. He commented on the note at the end of the chart that the following uses from the use table include, but are not limited to, the additional specific uses indicated below (for a complete list see Land Use Chart). He said that the council can repeal the language or regulation and he recommended that they review the new definitions. He commented on a few things written in the Staff Report which is as follows:

Planning Commission has been working on the land use chart slowly over a period of time. We saw an opportunity for general updates and reorganization. At first we also saw an opportunity to eliminate/consolidate some zoning districts and re-work some associated regulations. However, this scope of work seemed a little too complicated to handle all at once. This proposed amendment therefore, focuses just on the land use chart. Other adjustments can be discussed moving forward. This ordinance does authorize the reorganization of related regulations to be included directly following the land use chart.

You will see that there are no conditional uses proposed. If there were uses found to be questionable for a certain zoning district they were simply removed

from that district. There are always additional uses similar to those in the chart, but rather than add to the length of the chart many of these uses were grouped together at the end of the chart. You will see that these groups of uses act almost like a definition clarifying what uses fall under the same category.

Council Member Wright asked if the report could have stationary headers on each page of the chart. Mr. Barnhill said for some reason the system does not allow that option but that he will repeat the line. Mr. Wright said he thinks the new campground definition of seven days or less limit is too short for a recreational vehicle and maybe fourteen days would be better. It was noted that the local KOA campground isn't affected by this because they have legal non-conforming use of their property. Mr. Barnhill said he'll update the code definitions to allow fourteen days. Next, Mr. Wright asked how we came up with the square foot listed in the produce stand definition. Mr. Barnhill answered that it came from the state building code. He also mentioned that the Planning Commission recommended in the Produce Stand definition that the city allows ten percent of fruit stand to have miscellaneous retail items.

Continuing with the presentation, Mr. Barnhill discussed other updated definitions. Such as the Apiary, Campground, and Produce Stands. Then Council Member Walker asked about removing NC3 Zoning District. Mr. Barnhill answered him by showing the future land use map for the city and that the majority of it will be residential. Then they discussed the vision of Hwy 89 and what it might look like. Mr. Barnhill mentioned that it might be better for them to change the name of the zone and update some of the parameters around it instead of removing it. Mr. Walker asked if we need a notice for the public on zone change, for example, NC3 and Mr. Barnhill answered that it would require a public hearing.

Next Mr. Walker asked why an accessory building would be in commercial area. Mr. Barnhill gave an example of Alpine Garden greenhouse shed. Mr. Walker then asked if art gallery could have an auction or will they have to be in a certain zone such as MI zone. Mr. Barnhill said the city would have to look at the primary purpose of the business to allow this type of activity. City Attorney Bill Morris commented that it does not need to be listed in code of that zone but that the city will look at the primary purpose of the business.

It was decided that the council wants more time to review the changes on the Land Use Chart. The council members will send questions and or comments to Mr. Barnhill. He'll put this action item on a future meeting agenda.

Item was tabled.

#### **ITEM 4: MINUTES & COUNCIL/MAYOR REPORTS (INCLUDING COUNCIL ASSIGNMENTS)**

##### **A. Approval of Consent Items**

- April 28, 2022 Work Session Minutes
- April 28, 2022 City Council Meeting Minutes

**MOTION:** Council Member Wright made a motion to approve the consent items. Council Member Walker seconded the motion.

**ROLL CALL:** All in favor.

**Motion Approved.**

##### **B. Mayor's Reports**

Mayor Jeppsen said that Public Works has been working on the landscaping at the new city hall building. He mentioned that they had a building remodel meeting and have another scheduled for next week. He noted that after he and the engineers formalizes the plans it will go out to bid.

**C. Council Reports**

Council Member Young, Walker, Ostler, Tueller  
No comments.

Council Member Walker said they had a great turnout for the Perry Service Day. He express his gratitude to Ester Montgomery, Dale Bennion, and Paul White for their help as project team leaders. He mentioned that was an anonymous donor who left water and snacks at the park for the volunteers. He noted that there was approximately 40-60 people who helped with this project. They trimmed shrubs and limbs on the trails, cleaned the brush around the park and pulled weeds in the volleyball courts. He said he appreciated the man who worked all day to rebuild the park bench near the road. A group removed the fence by the evergreen bushes so now Public Works can remove the bushes. Then he thanked Council Member Young and Ostler along with previous council members Esther Montgomery and Andrew Watkins for their help with this project.

**D. Staff Comments**

Ms. Johnson reported on the July 4<sup>th</sup> festivities and budget. She said the next planning meeting is on June 1, and invited all the city council members to come. She said that the 2022 theme is: True to the Red White & Blue and that the T-shirt has been designed. She informed the council members that at the next meeting there will be a budget public hearings. She said that currently she is waiting for the tax rates to finish the updates and that the council members will receive updated budget workbooks and budget forms to review.

Chief Hancey reported on the recent vehicle burglaries in the city. He said he has submitted a video to the media and asked that he receive any information. He mentioned that all the vehicles that were broken into were unlocked.

Mr. Barnhill introduced and welcomed Blake Broadhead as a new Planning Commission member.

**E. Planning Commission Report**

Blake Broadhead reported that the Planning Commission approved the Land Use Chart. Also that they are working on the Olsen Orchard (Hargis Hill) development overlay. They want to come to an agreement on the overlay, but they still need to see some changes before it can be approved.

**ITEM 8: EXECUTIVE SESSION**

**MOTION:** Council Member Walker made a motion to close the public City Council meeting and enter into an executive session to discuss the purchase, exchange, lease or sale of real property at 7:49 p.m. Council Member Wright seconded the motion.

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

**Motion Approved.** 5 Yes, 0 No.

**MOTION:** Council Member Wright made a motion to close the executive session and reopen the public meeting at 8:46 p.m. Council Member Tueller seconded the motion. (City Attorney William Morris absent at the meeting)

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

**Motion Approved.** 5 Yes, 0 No.

**ITEM 7: ADJOURNMENT**

**MOTION:** Council Member Walker made a motion to adjourn.

**Motion Approved. All Council Members were in favor.**

The meeting adjourned at 8:46 p.m.

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Shanna Johnson, City Recorder

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Kevin Jeppsen, Mayor

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Anita Nicholas, Deputy Recorder