

OFFICIALS PRESENT: Mayor Kevin Jeppsen presided and conducted the meeting. Toby Wright, Nathan Tueller, Blake Ostler, Esther Montgomery, and Andrew Watkins were present.

CITY STAFF PRESENT: Shanna Johnson, Chief Deputy Recorder
Robert Barnhill, City Planner

OTHERS PRESENT: Chris Chestnut, Anette Coleman, Melanie Barnhill, Jim Child

ITEM 1: CALL TO ORDER

Mayor Jeppsen called the City Council meeting to order.

A. INVOCATION

Suspended, due to electronic meeting.

B. PLEDGE OF ALLEGIANCE

Suspended, due to electronic meeting.

ITEM 2: PROCEDURAL ISSUES

A. CONFLICT OF INTEREST DECLARATION

None.

B. PASS OUT WARRANTS TO COUNCIL MEMBERS (AND POSSIBLE DISCUSSION)

Shanna Johnson had sent out the warrants.

ITEM 3: PUBLIC HEARING AND/OR PUBLIC COMMENTS

None.

ITEM 4: PRESENTATIONS

A. City Hall Phasing Option-JRCA Architects

Anette from JRCA reviewed the city building plan with the court and police being taken out of the building plans, as well as smaller sizing in some of the other areas of the building as requested previously by the Council. She reviewed the different options for phases with future growth on the lot. She also discussed costs, which have increased. Bob Barnhill asked them to discuss phasing and the cost of doing it that way. Jim from JRCA discussed the increase ranging 10-20% for building in phases versus building it all at the same time. He also stated that building costs could go up or down with building in phases that would affect the cost as well.

B. Corridor Planning Highway 89-Christopher Chestnut

Christopher Chestnut from Utah Department of Transportation explained the process to go through a Corridor Plan. Phase 1 works with the local governments and comes up with common goals and then goes to Phase 2. He stated that UDOT would like to begin Phase 1 in July. Phase 2 would discuss more of the technical analysis. He explained that the process would take 3-4 months once begun.

ITEM 5: ACTION ITEMS

A. Approval of Warrants

MOTION: Council Member Wright made a motion to approve the warrants. Council Member Tueller seconded the motion.

Roll Call:

Toby Wright,	Yes	Blake Ostler,	Yes
Andrew Watkins,	Yes	Nathan Tueller,	Yes
Esther Montgomery,	Yes		

Yes 5 No 0, Motion Approved.

B. Resolution 2020-04 Adopting an Active Transportation plan

Bob Barnhill reviewed and discussed the document. He stated the Historic Orchard Pathway trail along 1200 West is a main component of the plan and the part of the document that applies to Perry. Council Member Wright expressed concerns of whether this will be a benefit. Bob discussed the path in more detail. Council Member Tueller explained that it works with the General Plan and how it works to connect other trails. Bill Morris, City Attorney, explained that it will help with different grant programs and suggested that it would be a good thing for the City. He also mentioned that it would be able to be amended in the future if needed.

MOTION: Council Member Tueller made a motion to approve Resolution 2020-04 Adopting an Active Transportation Plan. Council Member Montgomery seconded the motion.

Roll Call:

Toby Wright,	Yes	Blake Ostler,	Yes
Andrew Watkins,	Yes	Nathan Tueller,	Yes
Esther Montgomery,	Yes		

Yes 5 No 0, Motion Approved.

C. Ordinance 19-M Amending Title 15 of the Perry Municipal Code Regarding Design Standards, Multi-Family Dwellings, and Apartments

Bob reviewed Ordinance 19-M and the recommended code amendments from Planning Commission regarding design standards for multi-family dwellings and apartments. He discussed height limits, adding apartments to the IC Zone, and exterior materials and design requirements. Council Member Ostler questioned if the design standards applied only to properties along Highway 89 due to the wording of the code. Bob clarified that it should apply to all multi-family dwellings within the City and that additional requirements would be added if any developments come in along the highway. Bob reviewed the ordinance that would amend Title 15.18, Site Plans and Design Standards, within this section the code refers specifically to multi-family dwellings and apartments or any development along the highway. The Council debated whether the language was clear that the design standards would apply to any multi-family dwellings or apartments within the city (and not just along the highway). The council discussed the design standards as well as wording in the code and made suggestions regarding how to clarify the language to ensure that the standards are applied throughout the City. Bob reviewed the suggested changes as follows:

1. Applicability being broken into two sentences making it very clear that it applies to all multi-family dwellings and apartments in the city, with additional requirements for developments along Highway 89.
2. Including culture stone as being a stone product.
3. Allow exemption of item 2(E)(1).
4. Height requirements in Pointe Perry changing to 55 feet.

MOTION: Council Member Tueller made a motion to pass Ordinance 19-M Amending Title 15 of the Perry Municipal Code Regarding Design Standards, Multi-Family Dwellings, and Apartments with the applicable changes as discussed. Council Member Montgomery seconded the motion.

Roll Call:

Toby Wright,	No	Blake Ostler,	Yes
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Andrew Watkins, Yes Nathan Tueller, Yes
Esther Montgomery, Yes

Yes 4 No 1, Motion Approved.

D. Ordinance 20-F Zone Change from RE ½ to Commercial-Location: 1495 W 2950 S, Parcel: 02-034-097

Bob Barnhill showed the Council the map where the zone change was located and explained that the applicant is requesting commercial zoning to expand the use and development of his commercial property. The property is currently zoned as RE ½. He discussed other properties in the area and the future land use map showing the bulk of the area, including the applicant's property, as residential and the property on the other side of the tracks as agricultural. He also discussed UTA and Division of Water Resources looking to buy property along the railroad tracks stating changing the zone could affect the applicant's property value. At the Planning Commission meeting the applicant suggested the zone change could increase his property value and could give him leverage in negotiating with UTA. Bob informed the Council that legal counsel warned them to be careful with granting zone changes that would be specifically for a financial benefit. Bob discussed that this area looks like it is transitioning to be more of a residential area with the General Plan. Bob reported that the Planning Commission reviewed the application and had a public hearing, they denied the request. Bob researched the property more after the Planning Commission meeting and found that the property had been zoned as agricultural limited in the past and at the time the applicant bought the property. He said that it is likely that the current business license should not have been approved with the way that the property was zoned.

Council Member Tueller discussed having talked to the applicant and that he is a long-time resident. He discussed the applicant wanting to add an office and other things that the applicant is wanting to do with the property. The Council discussed whether they could grant a conditional use permit and how it might affect surrounding neighbors. They discussed the options available to try and work with the applicant. Bob brought up the land use chart to show the Council what is allowed. The Council discussed tabling the item to get more information from the applicant.

MOTION: Council Member Tueller made a motion to table Ordinance 20-F Zone Change from RE ½ to Commercial-Location 1495 W 2950 S, Parcel: 02-034-097. Council Member Wright seconded the motion.

Roll Call:

Toby Wright, Yes Blake Ostler, Yes
Andrew Watkins, Yes Nathan Tueller, Yes
Esther Montgomery, Yes

Tabled.

E. Subdivision Amendment & Lot Line Adjustment for Pointe Perry Subdivision-Location 1985 W 1100 S, Parcel: 03-236-0035 and 03-155-0057

Bob Barnhill explained the amendment and lot line adjustment for the Pointe Perry subdivision and the lot owned by Cross Country development. This would add 5 ½ acres to lot 16 in Pointe Perry subdivision and amend the subdivision boundaries. It would also allow for a 60-foot access easement.

MOTION: Council Member Tueller made a motion to pass the Subdivision Amendment & Lot Line Adjustment for Pointe Perry Subdivision-Location 1985 W 1100 S, Parcel: 03-236-0035 and 03-155-0057. Council Member Wright seconded the motion.

Roll Call:

Toby Wright, Yes Blake Ostler, Yes

Andrew Watkins, Yes Nathan Tueller, Yes
Esther Montgomery, Yes
Yes 5 No 0, Motion Approved.

ITEM 6: DISCUSSION ITEM

A. Response to COVID-19 Coronavirus

Shanna discussed what the City has done in response to Covid-19 and the restrictions in place. Bill Morris, City Attorney put together a sample of official proclamations to declare a disaster if the City has a need to do that. Council Member Watkins suggested spreading facts and positivity with the events going on. He suggested making earthquake tip information available for the citizens. He also suggested promoting small businesses as much as we can during this time. Council Member Wright suggested staying away from or being careful with online comments during the current events as well. Shanna stated that the Governor’s Office is wanting cities to continue business as much as possible through the Corona virus crisis while following social distancing guidelines.

ITEM 7: MINUTES & COUNCIL/MAYOR REPORTS

A. Approval of Consent Items.

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Tabled.

B. Mayor’s Report

The Mayor attended some video conferences regarding how to operate at the City to protect the residents and employees with Covid-19. He stated to be careful where facts are received for what is going on and informed which sites to go to for accurate information including Centers for Disease Control, Bear River Health Department, or the State website.

The Mayor discussed that they are still working on opportunities for Point Perry project. He also discussed doing what is needed to advance our abilities for online meetings more effectively.

C. Council Reports

None.

D. Staff Comments

None.

ITEM 9: ADJOURNMENT

MOTION: Council Member Wright made a motion to adjourn the City Council Meeting.

Motion Approved. All Council Members were in favor.

The meeting adjourned at 9:27 PM.

Susan O Bray, City Recorder

Kevin Jepps en, Mayor

