

OFFICIALS PRESENT: Mayor Kevin Jeppsen presided and conducted the meeting. Esther Montgomery, Toby Wright (arrived at 7:14), Nathan Tueller, Andrew Watkins and Blake Ostler

CITY STAFF PRESENT: Shanna Johnson, Chief Deputy Recorder
Robert Barnhill, City Planner
Dave Freeze, Sergeant Police Officer
Bill Morris, City Attorney

OTHERS PRESENT: Nate Mueller, Jan Kerr (Planning Commissioner), and Nelson Phillips

ITEM 1: CALL TO ORDER

Mayor Jeppsen called the City Council meeting to order.

A. INVOCATION

Council Member Watkins offered the invocation.

B. PLEDGE OF ALLEGIANCE

Council Member Ostler led the audience in the Pledge of Allegiance.

ITEM 2: PROCEDURAL ISSUES

A. CONFLICT OF INTEREST DECLARATION

Council Member Ostler stated that he works for the Bank of Utah and there are some warrants, which are for the Bank of Utah. He explained he is not sure if that is a conflict of interest but wanted to note it just in case.

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

Shanna Johnson passed out the warrants.

ITEM 3: PUBLIC HEARING AND/ OR PUBLIC COMMENT

A. PUBLIC COMMENTS

No public comment given.

ITEM 4: ACTION ITEMS

A. APPROVAL OF THE WARRANTS

The Council and Staff discussed and clarified the current warrants. Mr. Morris clarified that Council Member Ostler can vote on this item because his conflict of interest is not a disqualifying conflict of interest.

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

ROLL CALL: Council Member Watkins, Yes
Council Member Tueller, Yes
Council Member Ostler, Yes
Council Member Montgomery, Yes
Council Member Wright, Yes

Motion Approved. 5 Yes, 0 No.

B. DISCUSSION/ACTION TO ASSIGN A STREET NAME TO 100 W FROM 2050 S TO 2100 S

Mr. Barnhill stated he spoke with Todd Eskelson and he was favorable to the idea of having the street named Eskelson but would like to get feedback from the rest of the family.

C. DISCUSSION/ ACTION REGARDING PLANNING COMMISSION'S RECOMMENDATION TO CONSIDER A CODE AMENDMENT ALLOWING APARTMENTS ON CERTAIN LOTS IN POINTE PERRY

Mr. Barnhill reviewed the recommendation of the Planning Commission to open some of the western lots of Pointe Perry to apartments. He explained the current landowner has had issues marketing the area and feels that by putting in apartments it will draw more businesses to the area.

He explained this is not a code amendment, just a proposal of the idea and an effort to receive feedback from the Council before the Commission further researches and moves forward with the idea. He reviewed the adjustments which would need to take place to allow this idea to move forward (allow 50 ft. structures; allow apartments in the IC zone, etc.).

He clarified it would not allow apartments in the entire IC zone but just in the proposed sections. He said Nate Mueller is here to represent the landowners to answer questions and get feedback from the Council.

Council Montgomery stated she felt it was an interesting concept and might be a good option for this property, which has been stagnant for so long.

The Council and Staff reviewed if this idea would go along with the recently passed General Plan, which stated multifamily can be selectively allowed in this area.

Council Member Ostler said he would also like to see some research on rooftops equaling retail.

Mr. Barnhill said his understanding is most businesses look at rooftops within a certain distance from the location and the daily traffic to the area before considering building. He explained the landowners are hoping that by bringing more people into the area it will help them attract more businesses to buying their other lots for commercial purposes.

Nate Mueller introduced himself and explained that he and his partners purchased 8 lots a little over a year ago in Pointe Perry, two of which they are proposing for the apartments. He explained that as they have tried to market this project, businesses have not been interested due to the lack of development in the area. He stated they have looked at other similar locations and they have found the mixture of high-density housing with the commercial to be a successful combination. He said he felt this would be a natural fit and away from the single-family housing.

The Council and Staff discussed the option of utilizing apartments and if this idea would be in the best interest of the City. The Council and Staff discussed the number of units and asked about changing the overlay zone numbers listed in this area from 0 to 80.

Council Member Tueller agreed with Council Member Ostler that there is a need for design standards before something like this is developed.

The Council discussed the use of minimal apartments in the City and felt if they do allow apartments in the City this would be the ideal area for it.

Nate Mueller clarified he is a property owner and they do not yet have a developer for this area because they wanted to see if this idea was an option first.

Mr. Mueller reviewed the meeting he had regarding the wetland areas of these properties and stated there may need to be some adjustments made to the proposed concept.

The Council discussed whether they would like the Planning Commission to move forward with this idea.

Council Member Ostler inquired about the status of the design standards for multifamily housing.

Mr. Barnhill stated that he asked Susan Obray to work on this and hasn't followed up with her to verify if she had posted a notice or not.

Council Member Ostler gave his advice regarding moving forward with this and having the design standards in place so they are nice complexes, as well as, having this area identified as Perry not Brigham.

Council Member Tueller recommended looking at what Brigham City is planning for their side of this area, and ensuring that this proposed idea is a positive impact for the area long term. He noted he would prefer not having Government Subsidized housing.

Planning Commissioner Kerr stated the Commission also agrees on the importance of implementing the design standards.

The Council agreed to have the Planning Commission pursue this idea further, allowing mixed use in this area, with the utilization of quality centered design standards in place.

ITEM 5: DISCUSSION ITEMS

A. DISCUSSION REGARDING MODIFYING THE THREE MILE CREEK GUN RANGE BOARD STRUCTURE

Mayor Jeppsen stated he is requesting the Council to repeal the action taken on the Gun Range Board Structure. He said this Board has not been functioning since 2017. He explained he felt this Board was superfluous since the Gun Range is run by the City Administration.

Mr. Morris added his support to this request as the Board should be following the Open Meetings Act, which he is not sure, has been followed, and it would be better to have a Gun Range Director that reports to the City.

Ms. Johnson clarified the Board has followed the Open Meetings Act in the past.

The Council agreed it would be a good idea to remove the Board, which is not currently functioning.

Council Member Ostler inquired if there were any other Boards like this one and why it was developed.

Shanna Johnson stated former Mayor, Jerry Nelson, created this Board in his term for the purpose of keeping those who helped create the Gun Range involved.

B. BUDGET UPDATE

Shanna Johnson presented the Budget Update to the Council (See Attached Documentation).

ITEM 6: MINUTES & COUNCIL/MAYOR REPORTS

A. APPROVAL OF CONSENT ITEMS

- **September 26, 2019 City Council Meeting Minutes**

MOTION: Council Member Montgomery made a motion to approve the September 26, 2019 and Council Meeting Minutes. Council Member Wright seconded the motion.

ROLL CALL: Council Member Watkins, Yes Council Member Montgomery, Yes
 Council Member Tueller, Yes Council Member Wright, Yes
 Council Member Ostler, Yes

Motion Approved. 5 Yes, 0 No.

B. MAYOR REPORT

Mayor Jeppsen reviewed the current status on the progress with SITLA and that things are moving along. He said the shed at the Gun Range is almost complete and the target system for the pistol range still needs to be worked on.

Shanna Johnson stated these projects will complete the grants and noted that the State will come and tour the short-range pistol venue at the Gun Range in the spring.

C. COUNCIL REPORTS

Council Member Tueller said the Wastewater Board meeting was cancelled because the Chairman could not attend.

Council Member Watkins stated he has someone in mind to assist at the gun range as a Range Safety Officer and would email the Mayor.

Mayor Jeppsen reviewed some plans for extending the shooting season at the Gun Range.

D. STAFF COMMENTS

Shanna Johnson reviewed the process of the election and wished all the candidates well.

She noted that December 13th will be the City Holiday Party for Elected Officials and City Staff.

E. PLANNING COMMISSION REPORT

Planning Commissioner Kerr noted the process they are working on to streamline the process of the subdivision application process.

ITEM 7: EXECUTIVE SESSION

MOTION: Council Member Wright made a motion to close the regular meeting and open the executive session regarding discussion of the purchase, exchange, lease, or sale of real property. Council Member Watkins seconded the motion.

ROLL CALL: Council Member Taylor, Yes Council Member Montgomery, Yes
 Council Member Wright, Yes Council Member Watkins, Yes
 Council Member Tueller, Yes

Motion Approved. 5 Yes, 0 No.

The Regular Meeting Closed at 8:11pm

MOTION: Council Member Tueller made a motion to reopen the regular meeting. Council Member Watkins seconded the motion.

ROLL CALL: Council Member Taylor, Yes Council Member Montgomery, Yes
Council Member Wright, Yes Council Member Watkins, Yes
Council Member Tueller, Yes

Motion Approved. 5 Yes, 0 No.

The Regular Meeting Reopened at 8:36pm

ITEM 8: ACTION ITEM

MOTION TO ALLOW THE MAYOR TO ENTER INTO NEGOTIATIONS/CONTRACT FOR A LAND PURCHASE

MOTION: Council Member Wright made a motion to allow the mayor to enter into negotiations or contract for a land purchase. Council Member Tueller seconded the motion.

ROLL CALL: Council Member Taylor, Yes Council Member Montgomery, Yes
Council Member Wright, Yes Council Member Watkins, Yes
Council Member Tueller, Yes

Motion Approved. 5 Yes, 0 No.

ITEM 9: ADJOURNMENT

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

Motion Approved. All Council Members were in favor.

The meeting adjourned at 8:37 PM.

Susan Obray, City Recorder

Kevin Jepps, Mayor

Shanna Johnson, Chief Deputy Recorder