BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, 11/7/2023 6:00 p.m.

PRESENT:	Jason Coppieters	Commissioner- Chair
	Scott Mildenhall	Commissioner- Vice Chair
	Cindy McConkie	Commissioner
	Roger Manning	Commissioner
	Mandi Richens	Commissioner
	Solomon Smith	Commissioner
	Kristen Bogue	Commissioner
EXCUSED:	Steve Barsuhn	Commissioner
ALSO PRESENT:	Mark Bradley	City Planner
	Sarah-Jane Martin	Administrative Assistant
	Steve Bingham	Applicant

AGENDA

Pledge of Allegiance

Approval of Minutes

Application #23-099 / Subdivision Preliminary Plat / Reeder Ranch Subdivision / Approximately 2865 W. Forest Street / Steve Bingham

Discussion Item:

- City Code Title 25 Subdivisions - Amendments per Utah Legislation

REGULAR MEETING

Regular session opened at 6:01 p.m. by Commissioner Coppieters and the Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Commissioner Manning made a motion to approve the minutes with corrections as noted for October 17, 2023, meeting. The motion was seconded by Commissioner Mildenhall passed unanimously.

Application #23-099 / Subdivision Preliminary Plat / Reeder Ranch Subdivision / Approximately 2865 W. Forest Street / Steve Bingham
The applicant would like to develop the property through the cluster subdivision provision of the City Code and create 43 single-family lots in two phases ranging from

21,779 sq. ft. to 9.9 acres, with most of the lots being a half-acre in size. The properties were rezoned from A-5 to RR-1 on July 6, 2023. The following is a breakdown of the proposed lot sizes:

Number of Lots	Square Feet	Acreage
32	21,779 – 22,190	0.499 – 0.509
4	31,476 – 36,520	0.722 – 0.838
4	48,251 – 48,331	1.108 – 1.110
2	73,354 – 73,575	1.684 – 1.689
1	433,848	9.960

Connectivity with adjacent properties is limited. One stub street is provided to the east. The Bird Refuge, the adjacent west property owner, wants to avoid stub streets to their property and prefers fencing to limit access. Where the Bird Refuge is federal land, and these properties are preserved for the refuge's purpose and function, connectivity will be limited in these areas. No stub street to the south due to the Black Slough.

A cluster subdivision of single-family dwellings is a permitted use in the RR-1 zoning district and subject to Title 25 Subdivisions, Chapter 25.06 Cluster Subdivision Option. Due to the nature of this City Code provision and option, this application is a Legislation matter rather than Administrative. The applicant needs to demonstrate "desirable subdivision features" as referenced in the attached City Code Section 25.06.020 Intent.

There will be no basements in these homes due to the water table.

Questions and comments from the Planning Commission:

1. Will there be 42 or 43 lots?
   Response from applicant: There will be 42 lots. One of the half-acre lots will be removed, and all lots along that side will be slightly larger than initially planned.

2. Will there be basements in these homes?
   Response from applicant: These homes will have no basements due to the water table.

3. Will there be a trail through this development and Avocet Acres?
   Response from applicant: Both developments have plans for a trail. Ideally, the trail would end at the bird refuge. However, the applicant does not want to fund the development of the whole trail, and they do not own all the land needed to make that happen. They will develop the trail through this development, and the rest will happen as future development occurs. The applicant will work with the appropriate people to create a uniform vision for the trail.

4. How far down can you dig before you hit water?

Response from applicant: The whole property has different depths. The shallowest portion is around 2.8 feet, with other sections closer to 6-7 feet deep. The houses will be slab on grade. The roads might need to be raised to get proper drainage.

5. Will street lights be dark-sky compliant?
   Response from applicant: There will be a joint collaboration with the city and the bird refuge to meet dark-sky standards.

6. What side of the street will the sewer be on?
   Response from city planner: the sewer will be in the street right-of-way with the sewer off to one side. The applicant believes it would be south of center line on Forest Street..

7. How many lots will need to carry flood insurance?
   Response from applicant: No buildable area will be in the flood zone.

8. Concern was expressed about homes backing up to the bird refuge and adding floodlights that could harm migratory birds. Although few standards are in place, the hope is that the applicant will work with the bird refuge to find an equitable solution for both the homeowner and the bird refuge.

Public Comments:

Mike Dunphy from the bird refuge has no concerns about the project and is excited to work with the applicant to address issues related to the bird refuge.

Bonnie Robinson had the following concerns:

- Fencing the homes that back up to her mother's property.
- Following dark-sky practices.
- Currently, the Robinsons will not be building trail along their property. Some sections will have significant complications if it is constructed at some point.

Motion: Commissioner Mildenhall made a motion that the Planning Commission recommend approval of application #23-099 subject to Staff comments, Findings of Fact, and stipulations as noted with the added stipulation that the applicant follows dark-sky lighting standards. It was seconded by Commissioner McConkie and passed unanimously.

Discussion Item:

City Code Title 25 Subdivisions - Amendments per Utah Legislation.

Main changes that were addressed:

- Process
- Reviews

- Time Frame
- Recording, Improvement Completion Assurance, Warranty
- Subdivision Amendments

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Motion to adjourn

Motion: A motion was made by Commissioner Richens to adjourn. The motion was seconded by Commissioner Manning and passed unanimously.

The motion passed unanimously and the meeting was adjourned at 7:38 p.m.

This certifies that the regular meeting minutes of November 7, 2023, is a true and accurate copy as approved by the Planning Commission on December 19, 2023.

Signed: _____

Sarah-Jane Martin, Administrative Assistant