

**CITY COUNCIL WORK SESSION
TO DISCUSS PROPOSED
GENERAL PLAN AMENDMENT
January 18, 2024
5:30 p.m.**

PRESENT:	DJ Bott	Mayor
	Dave Hipp	Councilmember
	Dave Jeffries	Councilmember
	Matthew Jensen	Councilmember
	Ryan Smith	Councilmember
	Robin Troxell	Councilmember
ALSO PRESENT:	Christina Boss	City Recorder
	Mark Bradley	City Planner
	Mike Christiansen	City Attorney via Zoom (<i>joined at 5:56 p.m.</i>)
	Tony Ekins	Associate City Planner
	Tom Kotter	Finance Director
	Derek Oyler	City Administrator
	Tyler Pugsley	Public Works Director
	Chad Reyes	Police Chief

Mayor Bott called the meeting to order at 5:30 p.m. and allowed for public comment regarding the proposed General Plan amendment to relocate the 1100 West roadway section north of 1100 South item that was tabled at the January 4, 2024 City Council meeting.

Phil Nelsen – Mr. Nelsen posed questions about traffic studies, wetland delineation, minimum distance between railroad crossings, and notice to property owners about proposed alignment #1. Mr. Bradley stated notices did go out with the developer application. Property owner feedback triggered a meeting with Mayor and staff regarding their concerns. Mr. Nelsen suggested the amendment be denied and was concerned about who would pay for the rail crossing. Mr. Bradley stated traffic studies are not done with a general plan amendment. Mr. Oyler pointed out the current general plan, which was not supported by staff, showed a large intersection 500 feet from 1100 South, which would cause traffic to back up on to 1100 South.

Kevin Nelsen – Mr. Nelsen felt Councilmembers should have an opportunity to speak and ask questions and felt staff was pushing the item through.

Mr. Oyler clarified that the developer's application was to narrow the 106-foot roadway to 80 feet at 1075 South. In response, staff recommended a 106-foot right of way in a new location.

MOTION: Councilmember Jensen made a motion to extend the work session to 6:30 p.m. The motion was seconded by Councilmember Troxell and carried unanimously. Councilmember Hipp; aye, Councilmember Troxell; aye, Councilmember Jensen; aye, Councilmember Smith; aye, Councilmember Jeffries; aye.

Amy Johnson – Ms. Johnson clarified she, as the applicant, requested to change the 106-foot right of way to 80 feet.

Councilmember Jensen mentioned a conversation with Mike Nelsen regarding a sewer line going across his property that is not in the same place as alignment #1. Mr. Pugsley stated the lines can be relocated at the time of road development at the cost of the developer. There was a discussion about the grade of alignment #1 at the railroad crossing. Mr. Oyler stated the grade of alignment #1 is less than the other alignments presented.

There was additional discussion on the 106-foot right of way which would include a 9-foot corridor for overhead power. Mr. Oyler stated if overhead power was not needed, the road would be a width of 97 feet. He stated previous City Councils and staff agreed on a 106-foot corridor to tie 1100 South to Forest Street up to SR 13. Councilmember Troxell asked about property owner input regarding the changes to the General Plan over the years.

Jason Nelsen – Mr. Nelsen stated the Nelsens and Catalyst provided input and wanted to keep the rail crossing as close to 1100 South as possible and have the frontage road where it would affect as few parcels as possible.

Mayor Bott recalled the reason for the 106-foot frontage road on the old General Plan was due to a developer application.

Amy Johnson – Ms. Johnson felt the land west of the railroad was not developable due to wetlands.

Mr. Oyler stated with a few exceptions, the City has 106-foot right of way already obtained from SR 13 to Mike Nelsen's barn. In response to Phil Nelsen's comment, Mr. Bradley stated there was a traffic study on 1100 West and UDOT required a 106-foot right of way with turning movements.

Kevin Nelsen – Mr. Nelsen stated it was the Councilmember's decision to make as the legislative body.

The meeting adjourned at 6:29 p.m.

MOTION: Councilmember Smith made a motion to adjourn the meeting. The motion was seconded by Councilmember Troxell and carried unanimously. Councilmember Hipp; aye, Councilmember Troxell; aye, Councilmember Jensen; aye, Councilmember Smith; aye, Councilmember Jeffries; aye.

The undersigned duly appointed Recorder for Brigham City Corporation hereby certifies that the foregoing is a true, accurate and complete record of the January 18, 2024 City Council Work Session.

Dated this 2nd day of February 2024.

Christina Boss

Christina Boss, Recorder