

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, April 2, 2019 6:00 p.m.**

PRESENT:	Dean Lester	Chair
	Reed Hancey	Commissioner
	Cindy McConkie	Commissioner
	Bill Frye	Commissioner
	Bonnie Mortensen	Commissioner
	Scott Mildenhall	Commissioner
	Holly Bell	2 nd Alternate
ALSO PRESENT:	Mark Bradley	City Planner
	Christina Boss	Administrative Assistant
EXCUSED:	Stephen Barsuhn	Vice-Chair
	Zachary Roberts	1 st Alternate

AGENDA

Approval of Minutes

Application #19-017 / Preliminary Plat / K.E.B. Subdivision No. 3 / 100 South and approximately 1100 West / Brent Dickamore

Application #19-015 / Amend Upland Square Brigham City Development Agreement and officially change name of agreement to Brigham Crossing / Southwest Corner of 1100 South and 1100 West Intersection / Ryan and Jacalyn Wilde, Agents

REGULAR MEETING

APPROVAL OF MINUTES

Commissioner Frye made a motion to approve the minutes from the February 19, 2019 meeting. The motion was seconded by Commissioner Mildenhall and passed unanimously.

PUBLIC COMMENT There was no public comment.

Application #19-017 / Preliminary Plat / K.E.B. Subdivision No. 3 / 100 South and approximately 1100 West / Brent Dickamore

Mr. Bradley approached the table and displayed the parcel map on the screen. The subdivision is adjacent to KEB Phase 2 Subdivision. Subdivision No. 3 is an industrial site with six ~1 acre lots. Staff supports a 10-foot easement along the west side where the storm drain is shown and a 15-foot easement along the north property line for utilities. Lots 1, 2 and 3 will have storm drain along the east side of the road. Lots 4, 5 and 6 will have storm drain in the rear. There will be a temporary turnaround on Lot 3 where 1150 West ends. The Applicants will need to work with Whitaker Construction to extend the roadway dedication on the north

side. The 70-foot right-of-way will continue on to 1200 West.

Justin Dickamore came to the table and stated that Whitaker Construction is willing to work together on the roadway dedication. Mr. Dickamore believes that the roadway dedication already exists but cannot find it.

Mr. Dickamore has read the Staff comments and agrees with everything; however, he does not understand why secondary water is needed at this point in time. Commissioner Lester stated that it is a Public Works standard and required with any new subdivision. He encouraged Mr. Dickamore to meet with Tyler Pugsley.

Motion: Commissioner Hancey made a motion that the Planning Commission, acting as the recommending body to the City Council, forward Application #19-017 to the City Council with a recommendation for approval subject to Staff comments, Stipulations and Findings of Fact that: 1) The property is zone M-D Manufacturing - Distribution and allows for the creation of an industrial subdivision; 2) The lot sizes comply with the M-D standards which lot area and lot width regulations are based upon design review during its applicable application; and 3) Such land use transaction with the noted conditions and stipulations should not under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.

The motion was seconded by Commissioner Mortensen and passed unanimously.

Application #19-015 / Amend Upland Square Brigham City Development Agreement and officially change name of agreement to Brigham Crossing / Southwest Corner of 1100 South and 1100 West Intersection / Ryan and Jacalyn Wilde, Agents

Commissioner Lester stated that this Application will be continued pending the April 9, 2019 Joint Advisory Board meeting with Perry City to discuss the Master Street and Development plan and connectivity between the two cities.

Mr. Bradley displayed the 2009 Development Agreement on the screen. The owners have changed but the Agreement was recorded with the property so it is still in effect.

Part of the Agreement stated that any residential component would be on the south end of the property. The Applicant would like to bring some of the housing closer to 1100 South and the proposed independent living facility. The Applicant needs to clarify the language for the rental and home ownership units.

Mr. Bradley displayed the Applicant's concept plan on the screen. They will need to show the UTA easement for a future commuter rail. Exhibit C of the Agreement

contains language in reference to the secondary or construction road. The Plan shows the main road (blue) with a 60-foot wide right-of-way and the construction road (yellow) with a 66 foot right-of-way. Once improved, the UTA bus route will be on the yellow road. Language needs to be added to the Agreement specifying the time frame for improving the construction road. The Developer will need coordinate the extension of 1100 West improvements with Perry City as it is outside of the Brigham City boundary line. The Commissioners discussed road completion and connectivity.

The Commissioners would like to see more pathways than are shown on the plan along the north perimeter. They discussed getting the Historic Orchard Pathway and the trails included on the concept plan. Mr. Bradley mentioned having tie in areas for the future transit hub and rail system.

Motion: Commissioner Hancey made a motion to continue Application #19-015 until the next Planning Commission meeting on April 16, 2019 to allow for the April 9, 2019 Joint Advisory Board meeting with Perry City.

The motion was seconded by Commissioner Frye and passed unanimously.

Commissioner Lester inquired as to the Code update progress. Mr. Bradley will let the Consultant know that the Planning Commission is ready for an update.

Mr. Bradley stated that Paul Larsen would be at the April 16th meeting to provide the Planning Commission with legislative updates including changes for gravel pits.

MOTION TO ADJOURN

Motion: A motion was made by Commissioner Mildenhall to adjourn, seconded by Commissioner McConkie and unanimously carried.

The meeting was adjourned at 6:55 p.m.

This certifies that the regular meeting minutes of April 2, 2019 are a true and accurate copy as approved by the Planning Commission on April 16, 2019.

Signed: _____

Christina Boss, Administrative Assistant