

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, 4/4/2023 6:00 p.m.**

PRESENT:	Jason Coppieters	Commissioner- Chair
	Scott Mildenhall	Commissioner
	Dean Lester	Commissioner
	Roger Manning	Commissioner
	Steve Barsuhn	Commissioner
	Kristen Bogue	Commissioner
EXCUSED:	Cindy McConkie	Commissioner
	Mandi Richens	Commissioner
	Solomon Smith	Commissioner
ALSO PRESENT:	Tony Ekins	Associate Planner
	Derek Oyler	City Administrator
	Tyler Pugsley	Director of Public Works
	Sarah-Jane Martin	Administrative Assistant
	Kerry Rolfe	Applicant
	Zach Swenson	Applicant

AGENDA

Pledge of Allegiance

Approval of Minutes

Application #23-022 / Revision to Application #3468 / Machine Lake Wetlands Mitigation Bank sign location, area, setback, and design / North Shore Planned District / Approximately 3305 West Forest Street / Kerry Rolfe, R&P Wetlands & Waterfowl LLC

Discussion Item:

- A. Application #23-021 / Concept Plan / 1100 S Auto Crossing Subdivision / 1100 South and 1100 West SE Quadrant / Zach Swenson

REGULAR MEETING

Regular session opened at 6:00 p.m. by Commissioner Coppieters and the Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Commissioner Lester made a motion to approve the minutes with corrections as noted for March 21, 2023 meeting. The motion was seconded by Commissioner Manning passed unanimously.

Application #23-022 / Revision to Application #3468 / Machine Lake Wetlands Mitigation Bank sign location, area, setback, and design / North Shore Planned District / Approximately 3305 West Forest Street / Kerry Rolfe, R&P Wetlands & Waterfowl LLC

In 2013, the North Shore Development Planned District was amended to allow the Planning Commission to approve a single low-profile off-premise identification sign for the Machine Lake Wetlands Mitigation Bank. The sign location, area, setback, and design are subject to approval by the Planning Commission.

In 2013, the initially proposed sign was approved by the Planning Commission, and a sign permit was issued, but the sign was not installed. In 2022, a new sign permit was submitted with a change to the sign area and design (see attachment). Questions were raised about the actual location and ownership of the property based on the County Web Map. There are many unknowns with the property gap between Rolfe Livestock Farm LLC and Knudson Richard C properties, which does not have an assigned tax parcel number. The County Recorder initially thought it was a remnant portion of an old roadway and should be vacated. However, title research from Heritage West Title Company identified the last owner of the referenced gap property being Salt Lake Security & Trust Company. As a result, Rolfe Livestock Farm, LLC obtained a Quit Claim Deed from Zions Bancorporation, successor in interest to Salt Lake Security & Trust Company.

Questions and comments from the Planning Commission:

1. Can the length of the sign be longer than 8 feet?
Response from Associate Planner: The Planning Commission has the authority to approve the sign with a length longer than 8' feet.

Motion: Commissioner Barsuhn made a motion that the Planning Commission, acting as the Land Use Authority, approve application #23-022 subject to Staff comments, Findings of Fact, and stipulations as noted. It was seconded by Commissioner Mildenhall and passed unanimously.

DISCUSSION ITEM:

Application #23-021 / Concept Plan / 1100 S Auto Crossing Subdivision / 1100 South and 1100 West SE Quadrant / Zach Swenson

The properties are located between 1100 West and Walmart. It is a proposed three-lot subdivision in Brigham City. The largest lot is a proposed auto dealership. There would be two lots as part of this development in Perry City. The proposed development would connect 1150 South Street (a private street) to 1100 West Street (a public street). The

portion of the roadway within the proposed subdivision would be an 80 ft wide public street to accommodate a turn lane and on-street parking.

The concept plan is a prerequisite for submitting a preliminary plat application. Following the concept plan process and due to the location abutting Perry City, the preliminary plat application and site/utility plan (Permitted Use Permit) application will go before the Joint Advisory Board (JAB). The Joint Advisory Board consists of three Planning Commissioners from Brigham City and three from Perry City.

The Brigham City administrator and director of public works are working on getting UDOT to remove the no access up to 350 ft on this road, as UDOT has verbally said that they will not enforce this stipulation.

Questions and comments from the Planning Commission:

1. Is the road going to be a dedicated road?
Response from the City Administrator: The new section of the road will be an 80 ft dedicated road that will narrow and connect to the private road in front of Walmart.
2. Where is the retention pond planned for?
Response from applicant: Northwest area of the property is proposed to be a retention pond.

Response from City Administrator: Studies are being done to determine how large of a detention pond will be needed. Brigham City has a storm water retention area on the north side of 1100 South by the railroad tracks that serve this area.

Motion to adjourn

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

The motion passed unanimously and the meeting was adjourned at 6:54 pm.

This certifies that the regular meeting minutes of April 4, 2023 , is a true and accurate copy as approved by the Planning Commission on April 18, 2023

Signed: _____

Sarah-Jane Martin, Administrative Assistant