

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, February 4, 2020 6:00 p.m.**

PRESENT: Dean Lester Chairperson
 Scott Mildenhall Commissioner
 Curtis Hoehn Commissioner
 Reed Hancey Commissioner
 Holly Bell Commissioner
 Steve Barsuhn Commissioner
 Cindy McConkie Commissioner

ALSO PRESENT: Mark Bradley City Planner
 Sarah-Jane Martin Administrative Assistant
 Jim Flint
 Jeff Bolingbroke

EXCUSED: Zac Roberts Commissioner

AGENDA

Election of Chairperson for the 2020 Calendar Year

Approval of Minutes

Public Hearing¹ / Application #19-116 / Amend and Update Title 25 Subdivision / Brigham City Corporation

Follow-up and Update / Application #19-079 / Subdivision Sketch Plan (Northview) / 350 North and 800 West / Jeff Bolingbroke, EK Bailey

REGULAR MEETING

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

Election of Chairperson for the 2020 Calendar Year

Commissioner Bell nominated Commissioner Lester and Commissioner Lester nominated Commissioner Hancey. Commissioner Lester was re-elected for a second term with 6 votes.

APPROVAL OF MINUTES

Commissioner Hancey made a motion to approve the minutes from the January 21, 2020 meeting as written. The motion was seconded by Commissioner Bell and passed unanimously.

Public Hearing¹ / Application #19-116 / Amend and Update Title 25 Subdivision / Brigham City Corporation

PUBLIC HEARING

There was no public comment

Mr. Bradley displayed the Subdivision Ordinance draft and explained that this is a rewrite, not an edit. Items that have been changed in the ordinance were highlighted and briefly explained.

Commissioner Lester questioned how the Planning Commission recommendation has any merit as an appeal authority.

Mr. Bradley explained that when Staff determines whether an application is complete or not, if an applicant feels they have been treated unfairly, then the Planning Committee is the appeal authority for the applicant to bring their dispute to.

Commissioner Lester noted that there was not any function of the Planning Commission on the final plat.

Mr. Bradley confirmed that final plats are not brought back to the Planning Commission and stated that this has been the practice of the city for quite some time.

Mr. Bradley wanted to address a comment from the previous Planning Commission in regards to the minimum size requirements in a cluster subdivision. It was discussed with Bruce Parker and the concern with stipulating a minimum size is that instead of looking at each site individually and determining the size of each lot, developers will simply choose the minimum size. It was further explained that there are other design standards involved that will regulate the minimum size of each lot based on the zone the property is in.

The Planning Commission agreed with the recommendation to not add a minimum lot size but to let the design standards regulate the size.

Commissioner Hancey wanted the section on the intent of Cluster Subdivisions clarified. Commissioner Hancey wrote down his thoughts for Mr. Bradley to review and possibly add to the draft.

The differences between a PUD and a Cluster Subdivision were briefly discussed. The Cluster Subdivisions are in place to preserve and protect land where a PUD is focused on what will benefit a development.

Commissioner Hoehn had a question regarding the geological review. He wondered if that information makes it back to the homeowner.

Mr. Bradley stated that it is designated on the plat and it would be in their paperwork.

Commissioner Lester had two questions. 1) Why isn't gas included in the public works section with water, sewer, electrical, and fiber optics cable. 2)

With regard to the fiber optics, Utopia isn't a Brigham City utility, so why is it in the draft.

Mr. Bradley addressed each question 1) Gas is a private utility and so it not mentioned in the code. However, on a final plat, the contractor has to sign a form saying they have contacted the different utility franchises. 2) The fiber optics are included because regardless of whether it is Utopia or any other cable service, those wires share a trench with the power and Utopia conduit.

Commissioner Lester had a concern about the secondary water system requirement. Brigham City does not appear to have a clear plan for getting secondary water. The concern is that by the time Brigham City can provide secondary water, the system will be worthless.

Mark Bradley addressed his concern. This project has already been approved by the City Council and Public Works is currently working on the secondary water project. It is already being used in a few places in Brigham City. However, it is a big undertaking and will take some time.

Jim Flint with Hansen and Associates came to the podium to discuss secondary water. His recommendation is to not put secondary water pipes in if they are not going to be used right away. He has seen in other areas that unused systems get destroyed before they are used.

Motion: Commissioner Bell made a motion to close the public hearing on item Public Hearing¹ / Application #19-116 / Amend and Update Title 25 Subdivision / Brigham City Corporation. Seconded by Commissioner Barsuhn and passed unanimously.

Follow-up and Update / Application #19-079 / Subdivision Sketch Plan (Northview) / 350 North and 800 West / Jeff Bolingbroke, EK Bailey

Mr. Bradley gave an introduction to the Parkinson Subdivision. Platted in the late 1960s, however, a portion of it was not developed because the area was wet. A development group is now looking to develop this land for housing. The current sketch was compared to the one from last August.

Jeff Bolingbroke and Jim Flint came to the podium. Explained their intentions for the property. There are three phases proposed. An attempt was made to reorient a few of the lots in phase 3, but at this point, it isn't a possibility because one of the landowners isn't willing to work with them.

DISCUSSION

Commissioner McConkie was curious about the time frame for the project.

Mr. Bolingbroke explained that it would all depend on the absorption rate of homes in Brigham City, but anticipate two to three years.

Commissioner Bell, Hancey, and Mildenhall had concerns about the cul-de-sac and possible future options were discussed by Mr. Flint and Mr. Bradley.

Commissioner Hancey questioned the location of the temporary turn arounds.

Mr. Flint explained where the two locations would be. The intersection will be used as well as 350 N.

Commissioner Lester wanted to know how they planned to transport water to the detention basin. He was concerned when he heard from Mr. Flint that they haven't worked that out yet. He then verified all the road connections with the developers.

MOTION TO ADJOURN

Motion: A motion was made by Commissioner Hancey to adjourn. The motion was seconded by Commissioner Bell.

The motion passed unanimously and the meeting was adjourned at 7:58 p.m.

This certifies that the regular meeting minutes of February 4, 2020 are a true and accurate copy as approved by the Planning Commission on March 3, 2020.

Signed: _____

Sarah-Jane Martin, Administrative Assistant