

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
ELECTRONIC MEETING
Tuesday, 5/18/2021 6:00 p.m.**

PRESENT:	Steve Barsuhn Reed Hancey Curtis Hoehn Dean Lester Holly Bell Cindy McConkie	Commissioner- Chair Commissioner- Acting Chair Commissioner Commissioner Commissioner Commissioner
ABSENT:	Scott Mildenhall	Commissioner- Vice Chair
ALSO PRESENT:	Mark Bradley Sarah-Jane Martin Gary Bywater Jim Flint David Green	City Planner Administrative Assistant Applicant Applicant Applicant

AGENDA

Pledge of Allegiance

Approval of Minutes

Discussion Item:

- Application #21-047 / Subdivision Concept Plan / Apple Grove Phase 4 / 350 North and 700 West / Gary Bywater
- Title 29 Zoning – Table of Uses - Cancelled

REGULAR MEETING

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

APPROVAL OF MINUTES

Commissioner Bell made a motion to approve the minutes with corrections as noted for May 4, 2021 meeting. The motion was seconded by Commissioner McConkie and passed unanimously.

Discussion Item:

Application #21-047 / Subdivision Concept Plan / Apple Grove Phase 4 / 350 North and 700 West / Gary Bywater

A subdivision concept plan has been submitted for Gary Bywater's property adjacent to the Parkinson, Northview, and Apple Grove subdivisions at 350 North and 700 West. Connectivity via a stub street per City Code Title 25 Subdivisions will need to be provided to South adjacent property.

The County Web Map shows a parcel owned by Heritage Land Development LLC (Parcel No. 03-107-0057) in the SouthWest corner of the subdivision concept plan area. Ownership and area require clarification. A preliminary plat application can be submitted following the subdivision concept plan process.

Mr. Jim Flint expressed his belief that there is already ample connectivity in that area of the city. With connectivity on 500 North, 400 North, and 300 North. They would be adding additional connectivity with 325 North from 800 West to 600 West. He feels that there is not a need to alter the cul-de-sac and have it stub into 325 North.

Mr. David Green expressed his concern with altering the cul-de-sac. He would lose one lot and have the added expense of putting in a road. He doesn't believe he can recoup the expenses and make the development profitable.

Mr. Gary Bywater expressed his concerns about altering the cul-de-sac with the following points:

- Homeowners want cul-de-sacs because of safety and a sense of community within the cul-de-sac.
- There will be less cost and maintenance to the city in the form of water runoff, snow removal, and street sweeping.
- By requiring Mr. Bywater and Mr. Green to add the additional street, they will lose the income from the lost lots and have to pay additional costs to put the street in. This will cause their housing prices to go up which will contribute to the lack of affordable housing.

Questions and comments from the Planning Commission:

1. Would 325 North be connected to 600 West?
Response from applicant: Yes, we would need to complete the street.
2. Will 325 North connect to 600 West if Mr. Green doesn't develop his land?
Response from applicant: No, if it isn't profitable for Mr. Green, he will not develop his property and the road will not be completed.
3. What zone is this development in?
Response from City Planner: Zone R-1-8

The majority of the conversation was in regards to whether the developers could leave the cul-de-sac unaltered or if the Planning Commission felt the developers needed to add a street off the cul-de-sac that would connect to 325 West. The Planning Commission was in support of altering the cul-de-sac by adding a street to connect the cul-de-sac to 325 West. They felt this was a reasonable alternative that complied with Bigham City's cul-de-sac ordinance.

Title 29 Zoning Update – Table Uses

The discussion item was cancelled.

Motion to adjourn

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

The motion passed unanimously and the meeting was adjourned at 7:02 pm.

This certifies that the regular meeting minutes of May 18, 2021, is a true and accurate copy as approved by the Planning Commission on June 1, 2021

Signed: _____

Sarah-Jane Martin, Administrative Assistant