

BRIGHAM CITY / PERRY JOINT ADVISORY BOARD
Brigham City Council Chambers
Tuesday, January 10, 2017 7:00 p.m.

PRESENT:	Reed Hancey	Brigham City Planning Commission Chair
	Vicki Call	Perry City Planning Commission
	Blake Ostler	Perry City Planning Commission
	Dean Lester	Brigham City Planning Commission
	Devin Miles	Perry City Planning Commission

ALSO PRESENT:	Mark Bradley	Brigham City Planner
	Christina Boss	Brigham City Administrative Assistant
	Mark Daines	Applicant's Representative

EXCUSED:	Eve Jones	Brigham City Planning Commission
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AGENDA

APPROVAL OF AGENDA

ITEM

Application # 3762 / Master Street and Development Plan / Brigham Crossing (Upland Square) / Approximately 1100 South and 1100 West / Mark Daines, Project Manager for Rich Development

OTHER BUSINESS

REGULAR MEETING

Regular session opened at 7:00 p.m. by Reed Hancey.

Approval of Agenda

Motion: A motion was made by Dean Lester to approve the January 10, 2017 Agenda. The motion was seconded by Devin Miles and passed unanimously.

Application # 3762 / Master Street and Development Plan / Brigham Crossing (Upland Square) / Approximately 1100 South and 1100 West / Mark Daines, Project Manager for Rich Development

Mr. Bradley and Mr. Daines came to the table. Mr. Bradley presented the application and stated that the site was part of the 2009 Upland Square Development Agreement between Brigham City and the previous property owner. He explained that the Perry City Development Agreement with Upland Square for the parcel in Perry City has been rescinded. Brigham City discussed the Agreement being past expiration date but decided there was good cause to keep it in place.

The Development Agreement states that a master street and development plan will be presented for review by the Planning Commission and adopted by the City Council. The goal is to have a well-designed transportation element for connectivity between Brigham City and Perry City. Modifications can be made to the Agreement if the developer has potential buyers that want to develop the land and make changes.

Phase Four of the project is addressed in the Development Agreement which states that no more than 25 acres can be designated residential. The residential element has to be as far south from 1100 South as possible; however, the developers can modify the acreage to have less residential and more commercial base. Mr. Daines stated that the residential element in Phase Four would be high density residential, possibly apartments, 55+ or assisted living. Mr. Bradley stated that the residential component could have up to 750 units. The Development Agreement language states the development should be platted in such a way that there is home ownership, which will reduce turnover. Ms. Call pointed out that Phase Four is directly adjacent to a Perry City parcel with commercial zoning.

The development entrance is off of 1100 West and will come in 500 feet from 1100 South. Once the remaining portion of 1100 West is improved, it will tie into Perry City's 1200 West. Ms. Call confirmed that Perry City has a projected planned roadway that matches up with 1200 West. Part of the Development Agreement will call for a road dedication. The Agreement states that parcels can be sold without a subdivision using a metes and bounds description. The final plat would have to be recorded within 18 months of the metes and bounds subdivision.

Mr. Bradley stated that the Brigham City General Plan for the area is zoned for commercial. However, residential is permitted in a commercial zone under the R-M-30 standard which was in effect when the Development Agreement was entered in to.

Utilities will be provided by Brigham City. Also, the Applicant is required to have a wetland clearance. They have provided an initial study to the U.S. Army Corp of Engineers for review.

Mr. Lester expressed his concern over the Phase Four residential element stating that it will not flow with the rest of the development and the traffic will put a strain on the road. Mr. Bradley stated that the development is subject to the parking standard and they will have to provide a certain amount of off street parking.

Mr. Ostler questioned the location of the residential component in relation to the railroad. Mr. Ostler also brought up the mixed use component with housing over stores. Mr. Bradley stated that if the Applicant decided to go in that direction, that housing would be in addition to the 25 acres in Phase Four.

The Board discussed the width of the streets and how the roads would transition from one size to the other. Residential streets are 60 feet wide and commercial streets are 66 feet wide. Mr. Bradley stated that he can check with Perry City to find out what their commercial road and right of way standards are. He suggested that coordination on the right of way between Brigham and Perry Cities could be added to the motion.

Mr. Daines stated that UTA will most likely purchase a right of way on the east side of the existing tracks for expansion of the rail. He does not know how much property will be purchased. It could be anywhere from 50 to several hundred feet. Mr. Bradley stated that the plans need to be updated to show a corridor preservation for the rail.

Motion: A motion was made by Mr. Lester to forward Application #3762 to the Brigham City Planning Commission with a recommendation for approval subject to coordination with Perry City on road width and connectivity between Brigham and Perry Cities and subject to the Staff comments and stipulations shown in the Staff evaluation and the Findings of Fact that: 1) The submitted plan is a requirement of the development agreement; and 2) Such action with noted conditions and compliance 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 Vicki Call and passed unanimously.

ADJOURN

Motion: Motion to adjourn by Devin Miles and was seconded by Dean Lester. The motion passed unanimously.

This certifies that the regular meeting minutes of January 10, 2017 are a true and accurate copy approved unanimously on February 4, 2017.

Christina Boss, Administrative Assistant