

BRIGHAM CITY / PERRY JOINT ADVISORY BOARD
Brigham City Council Chambers
Tuesday, April 9, 2019 7:00 p.m.

PRESENT: Dean Lester Brigham City Planning Commission Chair
Michelle Drago Perry City Planning Commission
Stuart Grover Perry City Planning Commission Chair
Steven Barsuhn Brigham City Planning Commission
Jan Kerr Perry City Planning Commission
Reed Hancey Brigham City Planning Commission

ALSO PRESENT: Mark Bradley Brigham City Planner
Christina Boss Brigham City Administrative Assistant
Bob Barnhill Perry City Planner
Ryan Wilde Applicant

1 **AGENDA**

2 **APPROVAL OF AGENDA**

3 **ITEM**

4 **Application #19-016 / Amend Master Street and Development Plan / Brigham**
5 **Crossing (Upland Square) / Southwest Corner of 1100 South and 1100 West**
6 **Intersection / Ryan and Jacalyn Wilde, agents**

7

8 **REGULAR MEETING**

9

10 Regular session was opened at 7:00 p.m. by Commissioner Lester. Board members
11 introduced themselves for the audio record.

12

13 Approval of Agenda

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15 **Motion:** A motion was made by Commissioner Hancey to approve the April
16 9, 2019 Agenda. The motion was seconded by Commissioner Kerr and
17 passed unanimously.

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19 **Application #19-016 / Amend Master Street and Development Plan / Brigham**
20 **Crossing (Upland Square) / Southwest Corner of 1100 South and 1100 West**
21 **Intersection / Ryan and Jacalyn Wilde, agents**

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23 Mr. Bradley and Mr. Wilde came to the table. Mr. Bradley stated that the purpose of the
24 Joint Advisory Board is to ensure coordination of utilities and proper connectivity between
25 Perry City and Brigham City.

26

27 Development Agreements for the parcel were established in 2009 in Brigham City and in
28 Perry City with a clause stating that if construction did not begin within three years, the

29 Agreements could be terminated. Perry City chose to dissolve their Agreement but
30 Brigham City did not.

31
32 Part of the Agreement provided for the owners to provide a Master Street and
33 Development Plan. Mr. Bradley displayed the Plan on the screen and stated that the
34 housing is shown further north into the development than the previous plan. Staff would
35 like to see the grey area to the south be represented on the final plan. The secondary
36 yellow road will be for used construction and later improved with asphalt. Staff
37 recommends a timeline be established for improvement of the yellow road. Mr. Wilde
38 agrees with creating a timeframe on the yellow road. The blue road will be the initial
39 improved roadway. Staff will support a 60-foot right-of-way for the blue road and a 66-foot
40 right-of-way for the yellow road. Mr. Wilde will show two stub outs in the gray area to
41 interconnect with Perry City roads.

42
43 Mr. Bradley stated that UTA is interested in future bus transit and a commuter rail.
44 Concerning train stations, UTA is no longer concerned with separation between Willard,
45 Perry City and Brigham. UTA will be starting a mobility study with a focus on location and
46 timing for future stations. Mr. Bradley requested that the UTA right-of-way be shown on
47 the Plan. Mr. Wilde stated that it will be a 40-foot easement and UTA is willing to purchase
48 the property now to preserve the corridor.

49
50 Mr. Wilde confirmed Phase 1 is the area between the blue and yellow roads and the initial
51 operation will be the independent living.

52
53 The Brigham City boundary is in center of 1100 West. A determination needs to be made
54 concerning how much of 1100 West should be completed. Brigham City normally requires
55 road completion to the end of a project. The Brigham City portion of 1100 West is 106'
56 wide.

57
58 Bob Barnhill, Perry City Planner, was invited to the table. He does not have the exact
59 width of the Perry City side of 1100 West right-of-way but stated that it will not be as wide
60 as Brigham City's. Perry City purchased the right-of-way from Stonefield Inc. and is in
61 negotiations with Shirlene Peck. Perry City does not have the funding to improve the road
62 at this time. Mr. Barnhill distributed the Perry City Transportation Master Plan.

63
64 Commissioner Lester stressed Brigham City's desire to maintain connectivity with Perry
65 City. Commissioner Grover's concern is with the Brigham City limit being in the middle
66 of the 1100 West right-of-way. He would like to see the road improved to at least the
67 construction road. He feels the connectivity in the Applicant's Plan is ample for Perry
68 City's Transportation Master Plan.

69
70 Mr. Barnhill asked if Mr. Wilde would include a railroad crossing on his Plan. Mr. Wilde
71 will make a stub available if Perry City can work out the details with UPRR. Mr. Bradley
72 stated that Brigham City does not feel it should be the responsibility of the Developer to
73 include the crossing.

74

75 Commissioner Hancey questioned road maintenance and snow removal on 1100 West if
76 the road is owned by both Cities. Mr. Bradley stated that 1200 South has a similar
77 situation and owners each paid for their portion. Mr. Barnhill said there would have to be
78 coordination with each City's Public Works Department regarding improvements and
79 maintenance. Mr. Bradley stated that there should be some type of agreement for this
80 Applicant if he improves the road for the Perry side. Mr. Wilde stated that until the road
81 issue is worked out, he could use his improved road to get access through the
82 development to the construction road. Improvements need to be coordinated between the
83 two cities and with the Developer. Mr. Barnhill suggested building one-half of the road or
84 building a smaller road section and keep it centered. As things are developed, it could be
85 widened out. Mr. Bradley stated that Brigham City does not support the idea of building
86 one-half of a road and meshing it together with another part of a road at a later date. Mr.
87 Barnhill will verify Perry's intended road width.

88
89 Mr. Wilde will comply with Staff's recommendations. He will amend the Plan so that the
90 City Council can see where the boundary line is. Mr. Barnhill is comfortable with the roads
91 being stubbed to the south of the development in "future development phases." Mr. Wilde
92 will include trail access points through the commercial area as well as show the Historic
93 Orchard Pathway on the Plan.

94
95 The traffic light at 1100 West and 1100 South will be installed when UDOT determines it
96 is warranted.

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98 **Motion:** A motion was made by Commissioner Grover that the Joint
99 Advisory Board forward Application #19-016 to the Brigham City Planning
100 Commission with a recommendation for approval subject to Brigham City
101 Staff Comments and Stipulations, and that the boundaries for Brigham City
102 and Perry City be shown on the Master Street and Development Plan
103 (PLAN), that the two stub roads are shown running to Perry City in the
104 Future Development Phase of the PLAN, that a timeline be established and
105 documented for improvements from road base to finished road with curb
106 and gutter to the yellow construction road shown on the PLAN, that
107 improvements be made to 1100 West to the satisfaction of Brigham City
108 and Perry City, that there be coordination between Brigham City and Perry
109 City regarding connectivity of 1100 South trails and trails into the Brigham
110 Crossing Development, and with the Findings of Fact that: 1) The submitted
111 plan is a requirement of the current existing development agreement and
112 the proposed amended development agreement; and 2) Such action with
113 noted conditions and compliance should not under the circumstances of the
114 particular case, be detrimental to the health, safety, or general welfare of
115 persons residing or working in the vicinity, or injurious to property or
116 improvements in the vicinity.

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118 The motion was seconded by Commissioner Kerr and passed unanimously.

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120

121 **ADJOURN**

122

123 **Motion:** Motion to adjourn by Commissioner Hancey and was seconded by
124 Commissioner Grover. The motion passed unanimously.

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126 *This certifies that the regular meeting minutes of April 9, 2019 are a true and accurate*
127 *copy approved unanimously on _____.*

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Christina Boss, Administrative Assistant

UNOFFICIAL APPROVAL 5.14.2019