

**WORK SESSION OF THE  
BRIGHAM CITY COUNCIL  
March 2, 2017  
5:37 PM**

PRESENT:	Tyler Vincent	Mayor
	DJ Bott	Councilmember
	Alden Farr	Councilmember
	Ruth Jensen	Councilmember
	Tom Peterson	Councilmember
ALSO PRESENT:	Mark Bradley	City Planner
	Mary Kate Christensen	City Recorder
	Kaia Landon	Museum-Gallery Supervisor
	Kristy Law	CAS Director
	Mike Nelsen	Police Chief
	Derek Oyler	Finance Manager
	Tyler Pugsley	Public Works Director
	Jason Roberts	City Administrator
EXCUSED:	Mark Thompson	Councilmember

**Museum Board Concerns**

Ms. Landon came to the table and said the Museum-Gallery Board and the museum's Foundation Board were very concerned with the bond failing the recent election.

Carol Dittli said the Board's biggest concern is they need more space in the museum and there needs to be a plan to expand the natural history fossil collection. The museum would like to expand or construct a new building.

Mr. Steve Hansen, also a member of the Board, said the fossil collection is fabulous and it is growing. His concern was that they are deteriorating because of inadequate storage space and preservation. They have a very small storage room and everything is stacked on top of each other and it is deteriorating the collection. Ms. Landon added that they have .08 sq. ft. storage area per object. Each museum has approximately 6,000 sq. ft.

Ms. Landon explained that the goal is not to display everything. It is better to rotate the display to protect the displays from the light, which is very damaging. Storage is their current issue. She felt that the display space for the natural history collection is adequate in size; the art and history collection is not. They have approximately 600 pieces in the art collection. They would like to rotate at least 20 of them at a time.

Mr. Hansen suggested the City start setting aside funds to construct a new building.

Mayor Vincent said the Bunderson Center is inadequate and the upkeep costs are astronomical. The City is putting money into a facility that does not belong to them. This poses some big questions – what is Brigham City's future and where we're going. The Council needs to look at this and what needs to be done.

Ms. Dittli said the ultimate goal would be to have both collections in one building, either by constructing a new building or adding on to the current building, or move the seniors out. Mayor Vincent said the number of seniors in Brigham City and the county is growing and will become a bigger issue. The City needs to try and construct a new senior center and then the museum can use the entire building, and it's something that needs to be done in the near future. Mayor Vincent said City staff and the City Council

will look at City-owned properties and try to come up with something that can be done going forward. He said this is a concern to him and the Council.

### **General Plan**

Mayor Vincent said the Council will discuss the plan and table approval until Councilmember Thompson is in attendance on March 16<sup>th</sup>.

Councilmember Jensen read the following email she sent to the City Council regarding the general plan:

*In the Land use training, we were told:*

*When building the General Plan it is to be a fluid document, reviewed often. It is to address BIG ISSUES in the future – water, electric, infrastructure, land lock issues and transportation.*

*Also in our land use training we were told that we should have evidence, finding of facts, and meet criteria when working on the general plan or land use.*

*The items that I have listed do not accomplish these three things. These are the items I question and do not agree on:*

1. *Two future fire stations north and south in the city.*
2. *Training facility for Fire Dept.*
3. *Medians in wide streets like Main St., 300 West, 500 West.*
4. *Trail systems throughout the City, Hwy 89, Hwy 13 and railways, overpasses and underpasses.*
5. *Eliminate deferral system for sidewalks.*
6. *Changing Main Street and making it narrower, slower.*
7. *Train station on Forest Street.*
8. *Roundabouts, for uniqueness and interest.*
9. *Semi-trucks rerouted off Main St. and onto residential areas.*
10. *New location for impounds and storages. Should be discouraged along frontage of Forest St. through zoning.*
11. *Splash pads and ice rinks.*
12. *Street lighting standards. Night sky protection.*
13. *Provide interesting public bathrooms with aesthetic appeal.*
14. *New seat wall planters in alleys on Main St.*
15. *Rework street lights downtown to a unique modern lighting fixture.*
16. *Gateway feature on Forest St. with median with art bulb outs.*
17. *Curb bulb outs and raised crosswalks. Complete street design.*
18. *Deny zone change request for commercial zoning in areas not designated as commercial on future land use map.*
19. *Brigham City should partner with nonprofit to purchase, remodel and sell homes.*

*These are the things that stand out for me.*

*I do not agree on these things.*

*Where we are projected to only grow another couple thousand people by 2040 I am also concerned that we will not have the revenue source to maintain these things once built.*

*I try to think of these things when we are asked to support something.*

1. *Is it essential?*
2. *Is it affordable?*

3. *Is it sustainable?*
4. *Is it the government's job?*
5. *What are the unintended consequences?*

Councilmember Farr said he liked the five questions she poses as the Council makes decisions. It would be nice to have some kind of standard or framework to balance decisions and priorities. Councilmember Peterson agreed, as long as it is also agrees with the City's mission statement. Councilmember Jensen said the mission statement was created when Mayor Christensen was Mayor and there have been a lot of changes since then. She has questioned the mission statement. Sometimes it is not possible to fix everything or to give everything that people want. Sometimes the City cannot afford it; sometimes it is not the City's job. She has wanted to change the mission statement, but hasn't said anything. She didn't feel there would be any support for it. Councilmember Peterson said the Council should focus on the mission statement, and if the Council does not agree with the mission statement it should be changed.

Councilmember Jensen said this is a good example of the written word; something written down for people to follow. It is the same way she feels about the general plan. When people say it doesn't mean anything, that means the mission statement doesn't mean anything; the stop sign outside doesn't mean anything. They are all plans. It does mean something.

#### **Trail Systems Throughout the City, Hwy 89, Hwy 13 and Railways, Overpasses and Underpasses.**

Councilmember Jensen said apparently the City needs to have overpasses for walking pedestrians. For example, if the City changed the traffic on West Forest, citizens expect to have an overpass by the high school. If the City doesn't make traffic problems, a solution doesn't need to be made for pedestrian problems. Councilmember Farr said she is referring to a walkway from the high school to the natatorium. Councilmember Jensen said the overpass for the railroad was not listed as something to do, but it should be looked at in the general plan.

#### **Eliminate Deferral System for Sidewalks**

Councilmember Jensen felt that the deferral is inappropriate for where the City is. She realized that some people don't believe this and want to make it harder to get deferred. She said Councilmember Peterson does not think the deferral point system is strong enough and does not make people install sidewalks. She did not feel it was inappropriate and is fine for the future.

#### **Train Station on Forest Street**

Councilmember Jensen felt it should go on 1100 South. She felt it will make too many traffic inconveniences if it is on Forest Street, which will create a situation that the City will have to make it more convenient by building a pedestrian overpass. She said once the City fixes something, another problem is made. Councilmember Bott clarified that in the general plan it is not on West Forest Street; it was at the bottom of 200 South.

Mr. Roberts said he recently attended a meeting where they discussed commuter rail. There will be studies done in the near future to determine the feasibility at each location and the type of ridership at each location.

Councilmember Bott felt that the train station should be on 1100 South. Councilmember Farr agreed. When the Council was told that the 1100 overpass would have to be rebuilt to accommodate wider space, he questioned why more money is being spent for something that may not ever come to Brigham City, and why encumber property that may never be developed.

Councilmember Farr said the general plan states that in five years when the rail comes, then parking lots will be built and moving people. That is going to cost money and someone will have to pay for it, and it will probably be the City.

Councilmember Bott said if the FrontRunner is not coming until 2050, there should not be an area designated in the center of the City for development that may or may not come in 2050. All development and guidance that will be coming from the Planning Commission for anyone that wants to develop in that area would be geared toward transit, rather than general development. He indicated on a map in the general plan that it should be north of where it is in the plan. This would drive commercial into Brigham City instead of Perry.

Councilmember Peterson said for the additional \$30M for the two miles to 200 South and expand to the bridge, the City could do a nice bus service throughout the community for several decades.

Councilmember Jensen said the key is infrastructure. Whoever has infrastructure and roads available will be the driving factor. Whether it is north or south is speculation. What is not speculation is the Forest Street area; there is traffic and congestion.

Councilmember Bott said the 1100 South location was chosen because of commuters having walking and biking distance to businesses. The 200 South location is more the access to Main Street. Mr. Roberts said UTA has told him that both locations are not necessarily mutually exclusive.

Councilmember Farr said he looks at Ogden and North Ogden and he does not see the massive development that is happening in these areas ever existing in Brigham City. He questioned why the City would want to create more construction problems to widen an overpass when it could be stopped on the south side of 1100 South and meet the same objective. It will cost another \$5-10M to expand the overpass. Councilmember Bott said if it is in Perry, then all the commercial will go there, therefore all the sales tax will go to Perry. Councilmember Farr agreed, if it ever happens. Councilmember Bott said if the Council's thought is that it's not going to come to Brigham City before 2050, then it should not even be in the general plan.

Councilmember Peterson said he has always thought the transit station should be on the south side of 1100 South. He would like to see the agriculture area be changed to highway commercial.

The Council agreed this should be removed from the general plan.

Mr. Bradley said if this is going to be removed, he suggested adding text stating that UTA will be doing additional studies to identify locations and it is anticipated in the near future, and that the City will be working with them, and once it is identified the map would be updated to represent that. He added that Brigham City has been a partnership on having the City be a destination. Even if it's in the next 50-60 years, the City should have some kind of plan for it. Councilmember Farr agreed, but felt it should also state that the rationale for the decision to remove it was the cost vs. the benefit.

Councilmember Peterson suggested changing it to "transit oriented/office R&D light industrial" so it can focus on either one as it develops.

Councilmember Bott said if the transit zoning is left in the general plan with the description suggested by Councilmember Peterson, as other governing bodies are making their plans they will plan on Brigham City having it in the middle of town.

#### **Deny zone Change Request for Commercial Zoning in Areas not Designated as Commercial on Future Land Use Map**

Councilmember Jensen explained that if a property was agriculture on the south side and commercial on the north side, and someone on the south decided they wanted to rezone to commercial, it's possible this would be denied. She believed that the private market dictates what should be coming in and what should be going out. She used an example of when LouAnn Christensen was Mayor. She was very concerned that the City would have too many dollar stores and check cashing businesses and inundate the City. The

Council approved an ordinance to not allow that to happen. Councilmember Jensen kept saying the market will dictate what comes in. If five check cashing places come in, it will eventually kill itself. The same thing with dollar stores. As soon as the Council approved the ordinance, one of the dollar stores left. Now General Dollar has left. It wasn't the ordinance that took care of this, the private market did.

**Gateway Feature on Forest St with Median with Art Bulb Outs; Curb Bulb Outs and Raised Crosswalks; Complete Street Design**

Councilmember Jensen said the City has been filling in the speed ditches and now we want to make raised crosswalks. She did not think people would accept that either way.

Councilmember Bott said the zoning map gives guidelines to the City Planner as people come in for development. The bulb outs are aesthetics. It is the look of the City that citizens want.

Councilmember Bott said parts of the plan that guide staff and the committees, but street designs and planter boxes, etc., are not the same as the zoning map.

Mr. Bradley explained that these are concepts that the City can look out. It can be more than aesthetics; a lot of times it is pedestrian safety. There are different things that can be done with medians. Instead of digging up the road and worry about the old train track, there could be concrete with cobble, or a hard surface type that creates safer crossings.

Councilmember Bott asked if these types of things are viewed with the same type of priority as the general plan map, as far as directions for staff. Mr. Bradley said the map is probably used more when dealing with zone changes and development. The other is for direction from the Council for improvements to the community. It is the vision for what can be done. If the Council at that time is not supportive of planters and street benches, beautifying the alleyways, etc., it would be dictated by the Council.

**Two Future Fire Stations North and South in the City; Training Facility for Fire Dept**

Councilmember Bott said he was not supportive of two fire stations. Councilmember Jensen said the City cannot support two fire stations, we can barely sustain one. Councilmember Farr said if there are two fire stations there should be a fire district. Councilmember Bott said that would be the County. Councilmember Jensen said that is what Councilmember Peterson's idea is. She thought it should be eliminated from the plan. If it stays in it gives the fire chief the idea that the Council really wants it and they will work on it and get a committee together and rile up everybody. The City cannot afford it.

Councilmember Jensen said Mayor Christensen had a lot of great ideas, but those ideas have come into fruition and are money pits. They have made issues and now this Council ten years later cannot afford what is in the City's parking lots. She does not want to encumber future councils with great ideas that the City can barely afford today and can't afford ten years later. She didn't mean the City shouldn't grow, but should grow with practicality.

Councilmember Peterson asked what some of the mistakes she was referring to.

Councilmember Jensen mentioned zoning overlay. Forest Street was supposed to be the gateway and bring in shopping centers, transit housing. So the junkyards, impounds and the mechanics that were located on West Forest were moved onto Main Street. Now they are an eyesore.

Academy Square – a great idea, saving the antique buildings. But can the City maintain it? No.

**Trail Systems Throughout the City, Hwy 89, Hwy 13 and Railways, Overpasses and Underpasses**

The City cannot afford to fix sidewalks. She did not understand what will be done with trail systems throughout the City. There is orange tape all over the City on sidewalk that cannot be fixed because of

roots of trees, snow, all kinds of weather conditions. Things that the City cannot get a handle on. The City cannot handle all the sidewalk, all the cement, all the asphalt. The City cannot take care of all these things. Why do citizens need someone telling them which way to walk? Does that encroach on anybody's private property? She knows people are not going to want to walk straight then turn left, in a square, go around. They will want to walk in nice curves with trees. Does this mean it goes onto parks, or onto residential?

### **Splash Pads and Ice Rinks**

Councilmember Jensen said when a splash pad first came up, Mayor Christensen wanted it at Academy Square. One of the biggest concerns that came up was liability. Some of the liabilities of a splash pad are someone getting hurt; someone catching a bacteria or staph infection; how will the City keep all the water or recycle it. If it is recycled how is it done with a filtration system. There is not even a good filtration system at the swimming pool. It was upgraded to a UV filtration system which the City was told would clean the water once a person got out of the water and stayed out of the water, but once you got back in the water it would not kill the bacteria. It would only kill the bacteria while they were out of the water. She suggested at the time that the City should try to educate people and keep babies in diapers out of the pool. But the City spent \$40,000 on a filtration system instead. This was not done because it would kill the bacteria, but because of the liability. If someone took the City to court at least we could tell the court the City tried.

There used to be an ice rink at the Pioneer Park Pond. But now there are fish in it and PETA gets upset when the fish die. If people really want an ice rink, just do flood irrigation in a water retention.

Councilmember Jensen did not understand why the City needs to build more things. Why should the City build another pond? There are already two – the Mayor's Pond and Pioneer Park Pond. In 2040 it is projected Brigham City will have 2,000 more people. That is not a big increase in population.

### **Street Lighting Standards, Night Sky Protection**

Councilmember Jensen said she understands the City does not want people to have highlights burning in their windows and people complaining that they cannot see. She also heard that someone from Perry is complaining about an automobile business's nightlights so they can't see the LDS temple like they used to. She drove to Perry and it does obstruct it a little bit, but not so it is blinding people's eyes.

### **Provide Interesting Public Bathrooms with Aesthetic Appeal**

Councilmember Jensen said she does not understand this. The City is trying to build community relations with businesses, but the City is going to build restrooms somewhere so people don't have to go into businesses and get a water or something so they can use their bathroom. She did not understand why the City has to provide this. The City cannot afford the current bathrooms. There is vandalism all the time in all the bathrooms and people are stealing toilets and blowing up toilets, and the City is going to make more? She did not understand this.

### **New Seat Wall Planters in Alleys on Main St.**

Councilmember Jensen agreed this would be pretty. However, the City can hardly afford to water the planters on Main Street. There is no sprinkler system to do this; employees hand water them. She has suggested several times that a business sponsor a planter and plant it and water it, but it hasn't happened. She would also like to see businesses sweep their own sidewalks and clean their own areas, and Main Street to mow their own grass. She hears a lot of complaints about why people living on Main Street get their grass cut and no one else. It takes a lot of summer hires to mow the parking strip on Main Street. She said she does not understand some of the things people ask for.

Mr. Bradley said some of the comments regarding the benches, streets and alleyways were in reference to what could be done. A lot of businesses have expressed interest in beautifying Main Street and have put

out planters and street furniture. There have been a lot of improvements and effort. They are not asking the City to do this.

Mr. Bradley said the real question the Council needs to ask themselves is what their vision is. That is what the general plan is – the City’s vision for the future for the community. If these things do not meet the Council’s vision, the Council needs to determine what they want to see for the citizens.

Councilmember Jensen said she likes the alleyways the way they are because there is a lot of open space, which provides more space for vendors at the Farmer’s Market and other events. She agreed they could be prettier by businesses adding a big pot, but let the businesses do it, not the City. The ordinances should have flexibility to let them do that.

#### **Rework Street Lights Downtown to a Unique Modern Lighting Fixture**

Councilmember Jensen said the City just changed the Main Street lighting fixtures to the nice black antique-looking ones, and now the City is changing them. A lot of people like those. They are charming and add to the historical nature of downtown.

#### **Brigham City Should Partner with Nonprofit to Purchase, Remodel and Sell Homes**

Councilmember Jensen did not agree with this. The City is not a good landlord or developer. This should be left to the private sector. The City does a good job with the CDBG money and the money received from Nucor and the areas that have to go into low income housing. That’s as far as the City should go. The City should not help citizens construct homes or fix their homes.

The meeting adjourned at 6:53 PM.

*The undersigned duly appointed Recorder for Brigham City Corporation hereby certifies that the foregoing is a true, accurate and complete record of the March 2, 2017 City Council Meeting.*

*Dated this 16<sup>th</sup> day of March 2017.*

*Mary Kate Christensen*  
*Mary Kate Christensen, Recorder*