

**REGULAR SESSION OF THE
BRIGHAM CITY COUNCIL
August 2, 2012**

PRESENT:	Dennis Fife	Mayor
	Scott Ericson	Councilmember
	Ruth Jensen	Councilmember
	Brian Rex	Councilmember
	Mark Thompson	Councilmember
	Tyler Vincent	Councilmember

ALSO PRESENT:	Mark Bradley	City Planner
	Jim Buchanan	Emergency Services Director
	Dave Burnett	Public Power Director
	Mary Kate Christensen	City Recorder
	Bruce Leonard	City Administrator
	Tyler Pugsley	Public Works Director
	Jason Roberts	Finance Director
	Paul Tittensor	Police Chief
	Tyler Vincent	Police Lieutenant

Mayor Fife called the meeting to order. The Reverence Period was given by Bishop Greg Putnam from the LDS 12th Ward. The Pledge of Allegiance was recited.

Approval of Minutes: A motion to approve the minutes of the July 19, 2012 Council meeting as written was made by Councilmember Thompson, seconded by Councilmember Jensen and unanimously approved.

**PUBLIC COMMENT
CONSENT**

Mountain Ridge Helicopter Request to Provide Helicopter Rides During Peach Days

PUBLIC HEARING

Ordinance Annexing 376 Acres of Property Owned by Reeder Ranch at Approximately 2600 West 800 North

SCHEDULED DELEGATION

Presentation to Council
Formation of a Co-Op Committee
Request for Road Closure

NEW BUSINESS

Request to Increase Fleet Purchases
Request for Approval of a Facade Grant at 888 South Main

PLANNING COMMISSION BUSINESS

Ordinance to Amend the City Code, Chapter 29.14, Industrial Districts, to Clarify Central Mixing Plant and include a Use Category for a Small Scale Mini Mix Concrete Batch Plant for Self-Hauling

Ordinance Amending the Brigham City Zoning Map to Assign Zoning Districts Associate with an Annexation Located West of I-15 at Approximately 2600 West and Highway 13

OTHER BUSINESS

PUBLIC COMMENT

There were no comments from the public.

CONSENT

Mountain Ridge Helicopter Request to Provide Helicopter Rides During Peach Days

Kody Henderson from Mountain Ridge Helicopters submitted a written request to provide helicopter rides during Peach Days.

MOTION: A motion to approve the Consent Agenda was made by Councilmember Jensen, seconded by Councilmember Vincent and unanimously carried.

PUBLIC HEARING

Ordinance Annexing 376 Acres of Property Owned by Reeder Ranch at Approximately 2600 West 800 North

Mr. Bradley came forward and explained that this area is part of the City's Annexation Policy Plan. The City Recorder has certified the petition from Mr. Reeder and a notice was sent to affected entities.

A motion to open the public hearing was made by Councilmember Jensen, seconded by Councilmember Rex and unanimously carried.

Bonnie Robinson – Ms. Robinson stated that she owns property south of the proposed annexed property and lives about $\frac{3}{4}$ mile from the property. She wanted to clarify some misinformation on the proposed business. It has been said that they are going to buy all the corn in the county; however, at the last public hearing they said that was not their plan. They are bringing in over 110 railcars of corn. This has caused concern among existing businesses because they do not think it is right to bring in competitors for existing businesses, meaning dairy farms and feed lots. She was also concerned about traffic. When a manufacturing zone is considered, traffic is an issue. The road is not designed for heavy traffic. Manufacturing also can bring smells, lights and noise. This should be considered so they do not affect private homes. Another concern is the smell, lights and noise affecting private hunting and the protection of birds at the Bird Refuge. She also expressed concern about her property value. It will definitely change. Mayor Fife asked if she was concerned that it will increase it or decrease it. Ms. Robinson replied that she is concerned about both. If the Council chooses to annex this property, she asked that some stipulations be made about what kind of businesses develop there.

Darryl Jeppesen – Mr. Jeppesen lives just south of the proposed annexation. He will be staring at the plant from his windows and he was concerned about the lighting issues. Also, the road in front of his house is not designed for truck traffic. He is aware that they are proposing a new road. He would like to see them design their trucking lot so it is inconvenient to go down Forest Street, and encourage truck traffic to go on the new road. The smell is also a concern because they will basically be in his backyard. They say it is not going to smell, but he understands there will be a smell, no matter what they say. He asked if some kind of limit could be set for the smell and if they go over that, they will have to shut down. Mr. Jeppesen stated that when West Liberty and Malt-O-Meal developed in Tremonton, they had to upgrade their sewer plant. He asked if Brigham's sewer plant is up to code to carry this much waste. If not, who is going to pay for the upgrade? Are the taxpayers going to have to pay for it? He was also concerned about his home value because there will be a factory right next to his house.

There were no further comments from the public.

A motion to close the public hearing was made by Councilmember Rex, seconded and carried.

Mayor Fife addressed the concerns brought up by Ms. Robinson and Mr. Jeppesen. He stated that as the development plan is presented, the City will take all of these things into consideration. The Council has also been concerned about some of these same issues. He stated that Brigham City's sewer plant is equipped to do this. In fact, the City is receiving too much clean water from P&G, so the proposed business's waste will help the system.

MOTION: Councilmember Rex made a motion to approve the ordinance annexing the property as written, seconded by Councilmember Ericson and unanimously carried.

SCHEDULED DELEGATION

Presentation to Council

Monica Holdaway, Chamber of Commerce Director, came forward and presented the Council with Peach Days gift baskets commemorating the upcoming Peach Days celebration. She thanked the Council for their support as well as City staff.

There are a few changes in the Peach Days events this year. The Museum has had to cancel the art and photography show and the writing contest due to the earthquake retrofit. The flower show has been moved to the Fine Arts Center basement. The Fireman's Association has cancelled the Fireman's breakfast.

Formation of a Co-Op Committee

Mr. LeRoy Paller came forward and said he was hoping he could have a group of citizens in Brigham City to create a co-op to own and operate a solar farm, which would support Vulcraft and Nucor Building Systems. There are some people that have volunteered and it looks like it is going to happen. Once the committee is formed they will be able to create a legal entity called the Brigham City Solar Co-op. In order to make people driving by houses aware that certain houses have solar power, Mr. Paller would like to have those individual homes have an emblem indicating that they have solar power. He is having a contest at the high school for Brigham City students for the design of the emblem. The winner will receive a \$200 prize.

Request for Road Closure

Mr. Pugsley came forward and explained that due to the demolition of buildings on the old Intermountain Indian School property, Utah State University has requested that some streets be closed.

Mr. Colby Goodliffe added that they are requesting that 400 East be closed from 900 South to 1000 South and 450 East closed at 200 South. This would save them some money by not having to fence around each individual block. It will also give them a better construction area.

MOTION: Councilmember Vincent made a motion to approve the road closures as stated, seconded by Councilmember Jensen and unanimously carried

NEW BUSINESS

Request to Increase Fleet Purchases

Mr. Pugsley explained that the Council approved a \$500,000 cash balance for the Fleet Fund for unforeseen purchases. This year, due to sales of assets and purchasing vehicles under budget, there is a surplus of \$660,000, with \$50,000 committed for repairs of the pool slide. He recommended the following vehicles be purchased with the remaining \$110,000:

- ◆ EMS Brush Truck - \$80,000
- ◆ Incident Command Vehicle – SUV
- ◆ Golf Course Blower - \$6,995
- ◆ Four Tahoes for the Police Department. There is one Tahoe and three Chargers approved in the current budget, but the Police Department recommends purchasing four Tahoes.
- ◆ Unmarked Detective Vehicle - \$30,000

Mr. Pugsley explained each purchase request.

MOTION: Councilmember Vincent made a motion to approve the additional fleet purchases as explained by Mr. Pugsley, seconded by Councilmember Ericson and unanimously carried.

Request for Approval of a Facade Grant at 888 South Main

Mr. Larsen approached the Council and indicated on a drawing the future plans for the former Hollywood Video building at 888 S Main. The request is for a \$15,000 maximum participation. The property owner

plans to square off the building and convert the back of it into office buildings. The other portion will be a retail store. They are estimating it will cost \$300,000 to renovate the building inside and out.

MOTION: A motion to approve the request for a facade grant for 888 South Main was made by Councilmember Ericson, seconded by Councilmember Vincent and unanimously carried.

PLANNING COMMISSION BUSINESS

Ordinance to Amend the City Code, Chapter 29.14, Industrial Districts, to Clarify Central Mixing Plant and include a Use Category for a Small Scale Mini Mix Concrete Batch Plant for Self-Hauling

Mr. Mark Bradley came forward and explained that the owner of Wiscos on 600 North sold his property and is transferring his business to the other side 600 North. They will no longer manufacture bricks, but would like to continue with the batch plant. When this was brought before the Planning Commission, the use was challenged. In Chapter 29.14-020(6) of the City Code there is "cement, mortar, plaster or paving materials central mixing plant" that is not a permitted use in an industrial district. This use is intended for larger facilities, such as Parsons. The City Attorney felt that this should be clarified. This amendment includes a use for "concrete mini mix batch plant for self-hauling, using mixer trailers up to two (2) cubic yards in size."

MOTION: Councilmember Rex made a motion to approve the ordinance as amended, seconded by Councilmember Ericson and unanimously carried.

Ordinance Amending the Brigham City Zoning Map to Assign Zoning Districts Associate with an Annexation Located West of I-15 at Approximately 2600 West and Highway 13

Mr. Bradley stated that this is the area annexed earlier in the meeting. It has been designated as an industrial site. The owners and petitioners have requested three different zones. The south portion, approximately 104 acres, would be M-G (industrial use); the north area would be maintained as A-5 (agricultural five acres); the resident's property would be maintained as A-1 (agricultural one acre). He added that the agricultural zone is like a holding zone until the property is ready for manufacturing use. These zones are consistent with the General Plan. The Planning Commission supports the request.

MOTION: Councilmember Ericson made a motion to approve the ordinance amending the Brigham City Zoning Map to Assign Zoning Districts Associated with an Annexation approved earlier in this meeting, seconded by Councilmember Vincent and unanimously carried.

OTHER BUSINESS

Mayor Fife stated that he has received a request on cell phone usage asking that the City do an allocation so employees can purchase their own phones so they do not have to carry two phones. One of the concerns is that this would have to be counted as income so the employees would have to be taxed.

Councilmember Jensen said the Council budgeted for the Youth Empowerment Director for the next fiscal year. The Director has resigned and the City reopened the position. She felt that this is a good time to revisit this position and look into other opportunities. Mayor Fife explained that the Council approved the position, not the person, which is why it has been posted. However, the City has had some discussions with the United Way about helping in some ways. They have also been looking at having volunteers running the Youth Volunteer Council. The job has been posted, so they may do the interviews and tell them it is not known for sure if the position will be opened.

The Council adjourned to a Redevelopment Agency meeting at 8:17 PM.