**BRIGHAM CITY PLANNING COMMISSION**

**BRIGHAM CITY COUNCIL CHAMBERS**

### Tuesday, December 6, 2016 6:00 p.m.

PRESENT: Eve Jones Chairperson

 Reed Hancey Commissioner

Bill Frye Commissioner

Steven Barsuhn Commissioner

ALSO PRESENT: Mark Bradley City Planner

 Paul Larsen Community & Economic Development Director

Christina Boss Administrative Assistant

Casey Crossman Applicant

Jim Flint Applicant’s Representative

Brent Pearce Applicant’s Representative

EXCUSED: Debbie Manning Vice-Chair

Scott Mildenhall Commissioner

Dean Lester Commissioner

**AGENDA**

Approval of Minutes

Public Comment*(Per Utah Code, will receive input only, no decision can be made)* for items not listed on the agenda.

Application # 3754 / Preliminary Plat / South Bench Subdivision / Approximately 600 South 900 East / Casey Crossman

Discussion

1. Economic Development Discussion / Paul Larsen, Community & Economic Development Director
2. Report on recent Land Use Training Broadcast

**REGULAR MEETING**

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

**APPROVAL OF MINUTES**

Commissioner Frye made a motion to approve the minutes from the November 1st meeting as written. The motion was seconded by Commissioner Hancey and passed unanimously.

**PUBLIC COMMENT** There was no public comment.

**Application # 3754 / Preliminary Plat / South Bench Subdivision / Approximately**

**600 South 900 East / Casey Crossman**

Mr. Bradley reminded the Commissioners that the Applicant had previously been before the Commission with a Sketch Plan. He then proceeded to display the site on the screen pointing out the access from 600 South and 900 East with a cul-de-sac termination on 650 South. The tie in of 600 South and 900 East is in harmony with the General Plan’s transportation element. The Applicant is proposing twenty lots. Mr. Ferguson owns the parcel to the north of 600 South and the County plat shows Brigham City owning a small remnant portion of proposed Lot 1. A remnant piece by the shown Lot 1 needs to become part of the Ferguson property to maintain frontage along a public dedicated right-of-way. A portion of the roadway will need to be vacated with approval from the City Council. The City Administrator is working on the City’s options to vacate, surplus or exchange the remnant piece east of the road dedication. Staker Parsons has not been included in any discussions but would have to be notified if there are any vacations. The Applicant is proposing a pioneering agreement regarding the road improvements up to 600 South, stipulating that the Applicant will be reimbursed for the portion of the roadway he put in if Mr. Ferguson builds on or subdivides his property.

The Applicant will coordinate the power line clearances with Rocky Mountain Power and those will be noted on the plat. An easement along the west property line of Lot 16 and east property line of Lot 15 is required to service electric to the cul-de-sac lots. The easements on the west side of Lots 14 and 15 can be removed as there will be easements on the east side. There will need to be an adjustment to Lot 19 to meet the minimum frontage requirement. The developer will include a back-yard storm drainage berm for Lots 7-14 and 18-20.

Mr. Bradley explained that the preliminary plat process for a subdivision needs to be followed and the Planning Commission needs to review and, at a late date, provide a recommendation to the City Council. For now, the application will need to be continued until the details on the roadway and ownership issues are resolved.

Mr. Crossman, Mr. Flint and Mr. Pearce came to the table. Mr. Crossman stated that most of the Staff comments have been corrected. Mr. Flint went over his interpretation of the Brigham City Code with the Commissioners in reference to the vacation. He proposes that the City vacate part of the right of way. A portion of the vacationwould go to the developer and a portion to Mr. Ferguson. Mr. Flint has not spoken to Mr. Ferguson about the proposal. Commissioner Jones stated that Mr. Ferguson needs to be contacted by the Applicant and the proposal needs to be presented to him to see if he is in agreement before going any further. Mr. Crossman stated that Mr. Ferguson was invited to the meeting and will be involved.

Mr. Flint proceeded, stating that he does not believe that the small remnant portion is owned by the City and thinks the County GIS is incorrect. Mr. Bradley stated that a title search needs to be completed. Commissioner Jones stated that the Planning Commission cannot approve the plat without knowing who owns the property in question and without Mr. Ferguson’s input. She pointed out that the Developer will need to make lot owners aware of the 15” berm so that they do not alter it. Mr. Crossman stated that it will be noted on the plat. Mr. Flint stated that a majority of the storm water will drain to the sumps. Commissioner Jones asked the Applicant to show how Lot 19 was changed to meet the minimum required frontage. Mr. Crossman showed the Commission the revised drawings where the property line between Lot 18 and Lot 19 was moved. Commissioner Hancey asked about the requirements with the irrigation ditch and whether it should be piped. Mr. Crossman stated that the ditch is on Staker Parson’s property. Mr. Bradley will look into the ownership of the ditch and any requirements needed.

**Motion:** Commissioner Hancey made a motion that Application #3754 be continued until ownership of the properties can be resolved.

The motion was seconded by Commissioner Barsuhn and passed unanimously.

**DISCUSSION:**

1. **Economic Development Discussion / Paul Larsen, Community & Economic Development Director**

Mr. Larson came to the table to speak to the Commission on economic development. He displayed his presentation on the screen and discussed various ways businesses come into Brigham City and the surrounding region. He explained how city and county municipalities work together to bring businesses to the area for the benefit of all. Economic Development includes business recruitment, retention and expansion, start-ups and entrepreneurship and downtown revitalization. Mr. Larsen explained that growth in tax revenue, known as tax increment, is the tool to make projects happen. The State of Utah offers several tax credit programs as incentives for projects to locate in Utah.

Regarding business recruitment, Brigham City identifies the following: Is the business part of an industry cluster? How many people will be employed and are they local or imported? What is the capital investment? How much land does the business need in comparison to employees? What is the utility demand and can Brigham City provide it? Is it a clean or dirty industry? The proposed incoming project looks at the municipality for quality of life, education, workforce availability and quality, transportation linkages, utilities and telecommunications, timing and site characteristics.

The Commissioners and Mr. Larsen agreed to continue the discussion until a future meeting.

1. **Report on recent Land Use Training Broadcast**

The Commissioners agreed to hold the discussion until the next meeting.

**Motion to adjourn**

**Motion:** A motion was made by Commissioner Hancey to adjourn.

The motion was seconded by Commissioner Frye.

The motion passed unanimously and the meeting was adjourned at 8:00 p.m.

*This certifies that the regular meeting minutes of December 6, 2016 are a true and accurate copy as approved by the Planning Commission on January 3, 2017.*

*Signed:*

 *Christina Boss, Administrative Assistant*