

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, 11/19/2024 6:00 p.m.**

PRESENT:	Roger Manning Cindy McConkie Solomon Smith Kristina Lenderman Garl Waldron	Commissioner- Vice Chair Commissioner Commissioner Commissioner Commissioner
EXCUSED:	Jason Coppieters Donny Constantineau Kristen Bogue Mandi Richens	Commissioner- Chair Commissioner Commissioner Commissioner
ALSO PRESENT:	Mark Bradley Tony Ekins Sarah-Jane Martin Abe Mitchell Karen Wallace	City Planner Associate Planner Administrative Assistant Applicant Applicant

AGENDA

Pledge of Allegiance

Approval of Minutes

Public Hearing¹ / Application #24-105 / Amend Brigham City Code Chapter 156 Zoning / Define townhome, modify residential parking requirements, and include guest parking standards / Brigham City Corporation

Public Hearing¹ / Application #24-106 / Amend Brigham City Zoning Map / Rezone from R-1-8 (Residential District) to R-M-7 (Multiple Residential District) on approximately 2.5 acres / Multiple properties located between 500 and 600 South and between 300 and 400 East / Abe Mitchell

Application #24-110 / Permitted Use Permit / Jack in the Box Restaurant / 1090 South 1100 West / Karen Wallace, Magellan Architects

REGULAR MEETING

Regular session opened at 6:07 p.m. by Commissioner Manning and the Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Commissioner Lenderman moved to approve the minutes with corrections as noted for November 5, 2024, meeting. Commissioner McConkie seconded the motion and it passed unanimously.

Public Hearing¹ / Application #24-105 / Amend Brigham City Code Chapter 156 Zoning / Define townhome, modify residential parking requirements, and include guest parking standards / Brigham City Corporation

The Planning Commission and staff have engaged in several discussions about guest parking in light of the growing number of multifamily and townhome projects. Key topics include determining appropriate guest parking requirements and whether parking reductions should be based on the number of bedrooms per dwelling unit. Currently, guest parking standards are typically applied to Planned Unit Developments (PUDs) or Planned Districts. The objective is to establish clear and consistent standards for all new multifamily and townhome developments to better serve residents and their guests. Additionally, this review of residential parking requirements has identified other areas that need clarification and refinement.

Discussion Points:

- Debate over whether tandem parking should count toward requirements.
- Concerns about accessibility, practicality, and future transportation needs.
- Balancing community needs with developer feasibility.

Public Hearing:

Motion: Commissioner McConkie moved to open the public hearing. Commissioner Smith seconded the motion, which passed unanimously.

Scott Lyons: Sent an email that was read during the public hearing. The email highlighted concerns about overregulation and emphasized the need for balance between parking requirements and housing affordability.

Motion: Commissioner Smith moved that the Planning Commission recommend continuance of public hearing and application #24-105 to research and refine the following areas:

- Allow stacked parking
- The state of off-street waivers
- Allow parking within front and side yard setbacks unless a sidewalk is present; in such cases, parking must be located behind the sidewalk.
- Adjust the requirement for double-width garage parking spaces to allow flexibility
- Require guest parking for developments with at least three units; developments with two or fewer units would not require guest parking.
- Apply the same minimum dimensions used for outdoor parking spaces to measure and define garage spaces.

Commissioner McConkie seconded the motion and passed it unanimously.

Public Hearing¹ / Application #24-106 / Amend Brigham City Zoning Map / Rezone from R-1-8 (Residential District) to R-M-7 (Multiple Residential District) on approximately 2.5 acres / Multiple properties located between 500 and 600 South and between 300 and 400 East / Abe Mitchell

The applicant and participants collectively desire to change their zoning district from R-1-8 (Residential District) to R-M-7 (Multiple Residential District) on approximately +/- 2.5 acres for the following listed properties located between 500 South and 600 South and between 300 East and 400 East:

Parcel Number	Parcel Address	Parcel Property Owner	(Acres)
03-139-0013	574 South 400 East	Mitchell Abe TTEE	0.38
03-139-0011	Vacant	Mitchell Abe TTEE	0.38
03-139-0009	552 South 400 East	Tonga Uimaifea	0.11
03-139-0008	Vacant	Double J Capital LLC	0.15
03-139-0064	542 South 400 East	Double J Capital LLC	0.54
03-139-0007	545 South 300 East	Mitchell Abe TTEE	0.34
03-139-0060	555 South 300 East	Simonsen Rentals LLC	0.3
03-139-0012	575 South 300 East	Loll Damon M	0.38

Public Hearing:

Motion: Commissioner Lenderman moved to open the public hearing.
Commissioner Waldron seconded the motion, which passed unanimously.

- Both Brad Barber and Annie Young were opposed to the zoning change due to concerns about increased traffic, safety, reduced property values, and lack of a clear development plan from the applicant.

Motion: Commissioner McConkie moved to close the public hearing.
Commissioner Lenderman seconded the motion, which passed unanimously.

Motion: Commissioner McConkie moved that the Planning Commission recommend approval of application #24-106 subject to Staff comments, Findings of Fact, and stipulations as noted. Commissioner Smith seconded the motion and passed it with a 3-2 vote with the Planning Commission Vice Chair breaking the tie.

Ya- McConkie, Smith, Manning
Nay- Lenderman, Waldron

Application #24-110 / Permitted Use Permit / Jack in the Box Restaurant / 1090 South 1100 West / Karen Wallace, Magellan Architects

This application is for the Jack in the Box Restaurant to be located on Lot 1-R of the JIB Subdivision. The JIB Subdivision plat was recorded on November 13, 2024. There are several notes on the plat that pertain to the development of this lot and project. Below are the key notes:

4. THE SUBDIVISION IS SUBJECT TO THE PROVISION THAT 1100 WEST ACCESS WILL CHANGE TO A RIGHT-IN, RIGHT-OUT ACCESS WHEN THE ACCESS TO THE PROPERTY TO THE NORTH IS INSTALLED OR DEEMED NECESSARY BY BRIGHAM CITY.
5. THE DEFINED CROSS ACCESS EASEMENT IN FAVOR OF THE PROPERTY TO THE NORTH AND THE REMAINDER PARCEL TO THE WEST OF THE SUBDIVISION WILL BE FINALIZED AND RECORDED AGAINST LOT 1 WITH SITE DEVELOPMENT APPROVAL OF LOT 1 OR DEVELOPMENT OF ONE OF THE ADJACENT PROPERTIES, WHICHEVER DEVELOPS FIRST.
6. ACCESS TO LOT 1 FROM 1100 WEST AND PROVIDING A TEMPORARY TURNAROUND REQUIRES AN ACCESS AGREEMENT WITH BRIGHAM CITY WITH LOT 1 SITE DEVELOPMENT APPROVAL.
7. INSTALLATION OF ALL UTILITIES TO SERVICE LOT 1 AND THE REMAINDER PARCEL ARE TO BE INSTALLED WITH LOT 1 SITE DEVELOPMENT AND IN ACCORDANCE WITH THE CURRENT EDITION OF THE BRIGHAM CITY PUBLIC WORKS STANDARDS.

Discussion Points:

- Concerns about traffic flow, stacking for the drive-thru, and pedestrian safety.
- Suggestions to optimize parking and circulation, particularly addressing seven parking stalls near the drive-thru entrance.
- Debate over flipping the building layout for better flow.
- The applicant emphasized branding concerns with flipping the layout but expressed willingness to address circulation and pedestrian safety.

Motion: Commissioner Waldron moved that the Planning Commission, acting as the Land Use Authority, approve application #24-110 subject to Staff comments, Findings of Fact, and stipulations as noted with the added request to address traffic flow and pedestrian safety concerns. Commissioner Lenderman seconded the motion it passed 3-1.

Yay – McConkie, Lenderman, Waldron
Nay- Smith

Motion to adjourn

Motion: Commissioner Lenderman moved to adjourn the meeting. Commissioner Smith seconded the motion, which passed unanimously.

The meeting was adjourned at 8:17 p.m.

This certifies that the regular meeting minutes of December 17, 2024, is a true and accurate copy as approved by the Planning Commission on December 17, 2024.

Signed: 

Sarah-Jane Martin, Administrative Assistant