

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, January 15, 2019 6:00 p.m.**

PRESENT:	Dean Lester	Chair
	Reed Hancey	Commissioner
	Stephen Barsuhn	Commissioner
	Cindy McConkie	Commissioner
	Bill Frye	Commissioner
	Holly Bell	2 nd Alternate
ALSO PRESENT:	Mark Bradley	City Planner
	Christina Boss	Administrative Assistant
	Cyndy Christensen	Applicant
	Mark Christensen	Applicant
	Andrea Winkler	Applicant
	Jim Flint	Applicant's Representative
EXCUSED:	Scott Mildenhall	Commissioner
	Bonnie Mortensen	Commissioner
	Zachary Roberts	1 st Alternate

AGENDA

Election of Chairperson for the 2019 Calendar Year

Approval of Minutes

Application #18-115 / Conditional Use Permit / Convert Existing Building into Triplex / 27 North 300 West / Mark and Greg Christensen

Application # 18-124 / Preliminary and Final Plat / IMT Subdivision / 816 N. Main / Andrea Winkler, IMT Companies

REGULAR MEETING

ELECTION OF CHAIRPERSON

Commissioner Hancey opened the nominations.

Commissioner Lester nominated Commissioner Barsuhn to be the Chairperson. The nomination was seconded by Commissioner Bell. Commissioner Barsuhn nominated Commissioner Lester to be the Chairperson. The nomination was seconded by Commissioner McConkie.

Commissioner Frye made a motion to close the nominations. The motion was seconded by Commissioner Bell.

The vote was in favor of Commissioner Lester.

Mr. Bradley informed the Commissioners that the Mayor would appoint a Vice-Chair.

APPROVAL OF MINUTES

Commissioner Barsuhn made a motion to approve the minutes from the December 4, 2018 meeting. The motion was seconded by Commissioner Hancey and passed unanimously.

PUBLIC COMMENT There was no public comment.

Application #18-115 / Conditional Use Permit / Convert Existing Building into Triplex / 27 North 300 West / Mark and Greg Christensen

Mr. Bradley displayed the site on the screen and stated that each level of the building will be a separate dwelling unit. The Applicant will improve the shared driveway with asphalt or concrete. The required six parking stalls will be in the back of the property and the old carriage building will be used for storage. Notices were sent out and no comments were received. Staff is in support of the Application.

Mark and Cyndy Christensen came to the table and stated that the area behind the carriage house is a garden but will be leveled in the future. Eventually the carriage house will be torn down. The renovation includes rebuilding the rear service entrance to provide an additional access for the basement and first floor units. The plumbing and electrical will also be updated. The top unit will have an egress at the balcony window and an escape ladder will be placed at that egress. The Applicant has read and agrees with Staff comments.

Motion: Commissioner Hancey made a motion that the Planning Commission, acting as the land use authority, approve Application #18-115 subject to Staff comments, Stipulations and Findings of Fact that: 1) The property is zoned R-M-15. A three-family dwelling (triplex) is allowed through a conditional use permit in the R-M-15, subject to compliance with area regulations, parking, screening, building codes, etc.; 2) A parcel of land with a minimum of 13,000 sq. ft. is required for a triplex. The property is approximately 20,000 sq. ft.; 3) Two parking stalls per unit with an improved hard surfacing of either asphalt or concrete will be provided; 4) The property has historically been a multiple family dwelling residence. This application establishes a separate unit for each level of the building and would allow for three-family dwelling units; 5) Per Utah Code, “a conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.” Section 10-9a-507(2)(a); and 6) Such use with the noted conditions and stipulations should not under the circumstances of the particular case, be detrimental to the health,

safety, or general welfare of persons residing in the vicinity, or injurious to property or improvements in the vicinity.

The motion was seconded by Commissioner Frye and passed unanimously.

Application #18-124 / Preliminary and Final Plat / IMT Subdivision / 816 N. Main / Andrea Winkler, IMT Companies

Mr. Bradley explained that the IMT application was changed from a lot alteration to a two lot commercial subdivision. The update includes perimeter easements along the street. Staff supports the plat.

Andrea Winkler and Jim Flint were invited to the table and stated that they have complied with Staff comments.

Motion: Commissioner Barsuhn made a motion that the Planning Commission, acting as the recommending body to the City Council, recommend approval of Application #18-124 subject to Staff comments and Stipulations and Findings of Fact that: 1) The applicants are the owners of the two lots and initially filed a Lot Alteration application (#18-075) to enlarge the smaller lot to accommodate a new office building; 2) The applicants decided to create a two lot commercial subdivision plat rather than record multiple documents; 3) A subdivision plat is the best document of record to identify and label easements and roadway dedication upon the land; and 4) Such land use transaction with noted stipulations and compliance should not under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.

The motion was seconded by Commissioner McConkie and passed unanimously.

Mr. Bradley updated the Planning Commissioners on several applications, the Chase and America First bank buildings and the Academy Center. He stated that Bruce Parker would give the Commissioners an update on suggested Code changes at a future meeting.

Commissioner Barsuhn expressed concern over the hospital addition and the lack of visibility when turning left out of the parking lot. Mr. Bradley will discuss the situation with Public Works and the Building Official.

MOTION TO ADJOURN

Motion: A motion was made by Commissioner Barsuhn to adjourn, seconded by Commissioner Bell and unanimously carried.

The meeting was adjourned at 6:43 p.m.

This certifies that the regular meeting minutes of January 15, 2019 are a true and accurate copy as approved by the Planning Commission on February 19, 2019.

Signed: _____

Christina Boss, Administrative Assistant