

BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY FIRE STATION
Tuesday, August 20, 2019 6:00 p.m.

PRESENT:	Dean Lester	Chair
	Steven Barsuhn	Vice-Chair
	Cindy McConkie	Commissioner
	Reed Hancey	Commissioner
	Bill Frye	Commissioner
	Zachary Roberts	1 st Alternate
	Curtis Hoehn	2 nd Alternate
ALSO PRESENT:	Mark Bradley	City Planner
	Christina Boss	Administrative Assistant
	Gene Stephens	Applicant
	Jim Flint	Applicant's Representative
EXCUSED:	Holly Bell	Commissioner
	Scott Mildenhall	Commissioner

AGENDA

Approval of Minutes

Application #19-077 / Preliminary Subdivision Plat / Glen Hollow Subdivision / 600 South and 800 West / Gene Stephens, American Legacy Homes

Application #19-078 / Conditional Use Permit / Multiple Family Residential Development – Glen Hollow / 600 South and 800 West / Gene Stephens, American Legacy Homes

Discussion Item:

Application #19-079 / Subdivision Sketch Plan / 350 North and 800 West / Brent Bailey, EK Bailey

REGULAR MEETING

APPROVAL OF MINUTES

Commissioner Hancey made a motion to approve the minutes from the August 6, 2019 meeting. The motion was seconded by Commissioner Frye and passed unanimously.

Application #19-077 / Preliminary Subdivision Plat / Glen Hollow Subdivision / 600 South and 800 West / Gene Stephens, American Legacy Homes

Mr. Bradley came to the table and was joined by the Applicant. Mr. Bradley then moved to the podium so that the audience could hear him.

Mr. Bradley introduced Application #19-077 and #19-078 together. He displayed

the plat on the screen and reviewed the Revised Phasing Plan. The development from 800 West to 900 West would be Phase 1. Phase 1 sewer and power would come from 800 West. Phase 2 would be Lots 1, 2, 3 and 4 on the west side of 1100 West and a portion of the development east of 1100 West. Phase 3 would be in the center of the development. Phase 4 would be the removal of Mr. Edwards existing home and the development of units in that area. The Public Works Director, City Engineer and Public Power Director are in support of the Revised Phasing Plan.

The Public Works Director requested that the detention basin installation take place with Phase 1. The detention basin would be installed in Parcel A. The basin would be managed by the developers during construction of the project.

Staff requested that Lot 1 be constructed to face 1050 West. There are areas for guest parking at the tot lot and designated off street parking lots. Mr. Bradley reviewed the landscape plan and stated that the areas around the buildings would be grass, and grass and trees in between the driveways. Cobble rock and trees would be installed in the park strip between the driveways. The building materials would be stucco with a wainscot on the front and sides.

Mr. Bradley and Commissioner Lester explained the order of the Planning Commission meeting beginning with the introduction of the item, questions from Commissioners and finally, public comments.

Mr. Bradley stated that notices were sent to property owners and one responded via email. He also explained State law regarding conditional use permits.

The Applicant has provided guest parking although it is not required. Recent changes to the City Code allow backing out on to a public street. Sidewalks would be installed throughout the development. Mr. Bradley stated that the Applicant is proposing individual ownership with a management group maintaining the property. In the future, if units were individually owned, an HOA would take over maintenance of the property and the detention basin. The developer is considering an area by the detention basin for Glen Hollow resident RV storage, similar to the Cottonwood Grove RV storage area.

Mr. Flint explained that the placement of guest parking at the intersection of 625 South and 900 West is to avoid light pollution into residential units from cars traveling on 900 West. Some Staff feel that guests backing out into the intersection is not ideal and the lot could be offset from 900 West. Mr. Bradley stated that the City Engineer does not have a concern. Commissioner Lester noted that the location of the lot could be offset but then there would be homeowners backing into the intersection.

Commissioner Roberts asked about the water wise planting discussed at the sketch plan meeting. Mr. Stephens explained that long-term grass is easier and requires less maintenance than the water wise option. The triangular area in the park strip between driveways would be gravel. To keep the sprinklers off the

buildings there would be a 2-foot bark area buffer along the building.

The RV storage area was discussed and the Applicant would like to put it on Lot 1. A gravel road and parking area would have to be installed. The gravel road would also service the detention basin. The park strip area maintenance was discussed and Mr. Bradley clarified that maintenance of that area is the responsibility of the owner or management company or the HOA, and not the City.

The Applicant has read and agrees with all of the Staff comments.

Commissioner Lester opened the floor to public comment. Mr. Bradley presented the email response he received from the neighbor to the north, Becky Nelson. Her concern is with the elevation difference between her property and the Edwards property and with the retaining wall. She also wants to know the plans for re-routing the irrigation ditch along the north property line. The Applicant stated that the water is currently piped and would stay as part of the easement. They are going to remove the risers for a smooth transition.

Todd Romriell lives in Orange Grove. He feels that there is not enough off street parking and is concerned people would park in his neighborhood. He does not want an RV parking lot and asked about the height of the buildings. The Applicant stated that they would be ~ 25 feet high. Mr. Romriell feels that his views would be blocked due to the size of the buildings. He stated that there is a 3-5 foot pathway behind Orange Grove. Mr. Flint stated that he is not familiar with area but if it were on the survey, the Developer would honor it.

Jordan Blechert also lives in Orange Grove. He questioned the timeline of the phases. Mr. Stephens stated that the market would determine phasing after Phase 1. Mr. Blechert was also concerned his HOA would be responsible for Glen Hollow. The Applicant assured him that Glen Hollow management would not be combined with Orange Grove.

Steven Christensen owns property to the south of Cottonwood Grove. He approached the screen and pointed to an area where he stated that there is an easement which is a common lane that goes from 800 West to the railroad tracks. He said it has been grandfathered since the 1930s. Mr. Stephens explained that it should show up on the title search and they will address it once the title report comes back.

Janice Heslop came to the table and restated Mr. Christensen's concern. She explained that the lane location is on the north side of the Cottonwood Grove development wall. Mr. Christensen stated that the lane is 10 feet wide. The lane was shared between the Christensens and the Edwards to access the back of the properties. Mr. Flint asked if they would rather use the paved streets than the lane. Ms. Heslop and Mr. Christensen stated that they want to keep the lane.

Colton Eyres lives in Orange Grove. His concern is small children playing in the street and construction traffic driving through Orange Grove. He agrees with Mr.

Romriell's concern about on street parking. He asked about the price range of the units. Mr. Stephens stated that they would rent some units and would sell some buildings. He probably would not sell individual units. Units would be priced in the range of \$220,000 to \$250,000. Mr. Eyres is concerned that property values would go down with rental units coming in.

April Shy lives in Orange Grove. Her concern is the RV parking. She feels that it would be an eyesore and stated that there are people already partying in that area. She is concerned about break-ins. She stated that there are not enough people to buy Orange Grove properties so they have started to rent those homes. She does not think the Glen Hollow units would sell. She is concerned about property values.

Gene Juber lives on 800 West. He asked about the ownership of the irrigation water. Mr. Stephens stated Glen Hollow would have some rights and that Mr. Edwards would have the balance of 3 hours to irrigate Lots 1, 2, 3 and 4. Mr. Juber asked about the size of the detention basin. Mr. Flint stated that it is one-half acre. Mr. Juber is concerned with the deer, weeds and garbage.

Sharon Juber also lives on 800 West. She is concerned about the number of cars, trucks, school buses and children on 800 West. She stated that there are no sidewalks on 800 West and she does not want them.

Dinese Schlosser lives in Orange Grove. She is concerned about 575 South and the increase in traffic on their quiet little street. She feels that renters are transient and she is concerned that there would be an increase in crime.

Julianne Crawford lives in Orange Grove and she is a teacher. She feels that two story buildings would block their view. She also stated that there are too many units for a small area and the two-story development is not in keeping with the flow of neighborhood. Schools are already full and Lakeview does not have room for more children. 800 West cannot handle increased traffic and it is not safe for children. Ms. Crawford feels that the units would not sell and the project would end up half finished.

Richard Crawford also lives in Orange Grove and believes that 66 units would over-crowd the area. He is concerned about the impact on the infrastructure. His biggest concern is the safety of the children with increased traffic.

Sharon Juber asked about the square footage of the homes. Mr. Stephens stated that the 3-bedroom units are 1,523 square feet and the 2-bedroom units are 1,426 square feet.

Colette Blechert lives in Orange Grove. She stated that Cottonwood Grove units each have two car garages and there are a large number of cars parking on the street. The on street parking from Cottonwood Grove flows into Orange Grove. She feels that Glen Hollow does not have enough on street parking, that there would be too much traffic and it would not be safe for the children.

Jill Romriell moved from Las Vegas. She feels that with this project the City is becoming a big city. She is against traffic and crime and is concerned with renters coming into the area.

Commissioner Lester closed the public comment period.

Mr. Flint explained that approximately one year ago, there was a plan by another developer for 53 single-family cookie cutter homes in this area. He feels that the view would not be interrupted due to the 55 feet of open space behind the units. Traffic likely would not go through Cottonwood Grove because it is not a direct route to Glen Hollow. He feels this development goes along with the orderly development of the City. Mr. Stephens stated that they have come up with a plan that is over and above City requirements. He believes that Glen Hollow traffic would not have an effect on other subdivisions because the most direct route is up 625 South and out on 800 West.

Commissioner Barsuhn asked if the Developer could build a gravel road on 625 South to accommodate construction traffic. Mr. Stephens stated that it is possible but depends on the market and finances. It would be less expensive to build the whole road at once rather than phase by phase.

Commissioner Barsuhn explained that some renters are in a non-home ownership situation due to the high prices of homes. He cautioned against judging people who rent. Mr. Stephens agreed, stating that townhomes have become starter homes because they are affordable. They are the new single family home.

Commissioner Hancey confirmed with the Developer that the vast majority of construction traffic would use 625 South to get to areas where building would be occurring. Commissioner Roberts asked about construction traffic using one access to enter the development and one access to exit the development so that they do not have to turn around. Mr. Stephens stated that there would be a required turn around with no access north or south. He also stated that there are no other outlets until the other roads are connected.

Commissioner Hancey confirmed that the Developer intends to sell four units at a time. Mr. Stephens stated that there would be a potential to sell individual units but the intention is to sell the buildings, not individual units. It largely depends on the market.

Commissioner Hancey directed to the audience, an explanation of the law and the City Code and the role and authority of the Planning Commission concerning zoning and ordinance requirements.

Mr. Bradley stated that Staff does not support the location of the RV parking lot on Lot 4 fronting 1100 West. As a general note, he explained that 625 South would become 600 South.

There was a discussion and suggestions made on the connector roads during

construction. The Developer stated that putting in 625 South with Phase 1 would be a hardship. He asked if the City would allow a road base connector. Mr. Bradley stated that road base is a temporary road.

Motion: Commissioner Barsuhn made a motion that the Planning Commission, acting as the recommending body to the City Council, recommend approval of Application #19-077 subject to the resolution of the right of way that may exist on the south end of the property and subject to Staff comments, Stipulations and the Findings of Fact that: 1) The property is an R-M-7 zoning district, which allows for a multiple family residential development through a conditional use permit and also allows single family dwellings; 2) The applicant has submitted a conditional use permit (#19-078) for the multiple family residential development; 3) The City Council recently approved an amendment to the City Code (Ordinance #19-12) to allow for multiple family dwellings to have direct parking access from a public street subject to certain standards; 4) The Planning Commission is a recommending body to the City Council on both the subdivision plat and development agreement; and 5) Such land use transaction 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 or working in the vicinity, or injurious to property or improvements in the vicinity.

The motion was seconded by Commissioner Hancey and passed unanimously.

Application #19-078 / Conditional Use Permit / Multiple Family Residential Development – Glen Hollow / 600 South and 800 West / Gene Stephens, American Legacy Homes

This item was combined with Application #19-077.

Motion: Commissioner Frye made a motion that the Planning Commission, acting as the land use authority, approve Application #19-078 subject to the Staff Comments, Stipulations and Findings of Fact that: 1) A Multiple Family Residential Development is permitted in the R-M-7 zoning district subject to conditional use permit approval; 2) The development will be platted to allow each unit individual ownership. The development may be governed under a property management group or through a homeowners association; 3) The City Council recently approved an amendment to the City Code (Ordinance #19-12) to allow for multiple family dwellings to have direct parking access from a public street subject to certain standards; and 4) 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).

The motion was seconded by Commissioner Roberts and passed unanimously.

Discussion Item:

Application #19-079 / Subdivision Sketch Plan / 350 North and 800 West / Brent Bailey, EK Bailey

Commissioner Lester invited the Applicant to the table. Mr. Bradley introduced the item displaying the plat on the screen and stated that a portion of the Parkinson subdivision that was platted in the 1960s was not developed due to the water and utilities. He explained that the two parcels are under different ownership. Staff comments include concerns about connectivity and lot configuration. Mr. Bradley stated that the wetland area needs to be addressed. The Applicant will need a FEMA flood development plan.

There was discussion on the connectivity of the two middle streets where the Applicant shows cul-de-sacs. The division of the Box Elder Creek was also discussed as well as connectivity on 500 North and 400 North.

The Applicant stated that Phase 1 would be 18 lots and phasing would start from the south. The Commissioners expressed the need for two entrances into development and the need for zoning to remain R-1-8.

MOTION TO ADJOURN

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

The meeting was adjourned at 8:38 pm.

This certifies that the regular meeting minutes of August 20, 2019 are a true and accurate copy as approved by the Planning Commission on September 3, 2019.

Signed: _____

Christina Boss, Administrative Assistant