

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
ELECTRONIC MEETING
Tuesday, August 4, 2020 6:00 p.m.**

PRESENT:	Dean Lester	Commissioner- Chair
	Steve Barsuhn	Commissioner- Vice Chair
	Scott Mildenhall	Commissioner
	Curtis Hoehn	Commissioner
	Cindy McConkie	Commissioner
	Reed Hancey	Commissioner

ABSENT:	Holly Bell	Commissioner
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ALSO PRESENT:	Mark Bradley	City Planner
	Tony Ekins	Associate Planner
	Sarah-Jane Martin	Administrative Assistant
	Bruce Parker	Consultant
	Molly Gaughran	Consultant
	Jim Flint	Applicant
	Jeremiah Hoopes	Applicant
Mike Jensen	Applicant	

AGENDA

Pledge of Allegiance

Approval of Minutes

Application #20-060 / Conditional Use Permit ¹ / Multiple Family Residential Development –
Ridgeline Apartments / 161 East 800 South / Jeremiah Hoopes

Application #20-023 / Permitted Use Permit / Recreation Administration Building / 203 North 600
West / Brigham City Corp

Discussion Item:

Residential Uses in Commercial Districts

REGULAR MEETING

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

APPROVAL OF MINUTES

Commissioner Barsuhn made a motion to approve the minutes with corrections as noted for July 21, 2020 meeting. The motion was seconded by Commissioner Mildenhall and passed unanimously.

Application #20-060 / Conditional Use Permit 1 / Multiple Family Residential Development – Ridgeline Apartments / 161 East 800 South / Jeremiah Hoopes

The applicant would like to construct a 10 unit three-story apartment building on the property south of his fitness and chiropractic facility (Physiques Finest), which is Lot 3, BID Plat E Second Amendment. The building design is from a 12-plex plan, however, one unit will be a common area and the other unit will be a storage area for the tenants. This lot is somewhat connected to the Physiques Finest parcel, which is Lot 2, Phillips Subdivision Amended and Extended, due to a parking agreement and a shared storm detention system. This project is consistent with the zoning requirements for the area. The open basin was removed and instead have proposed an underground Stormtech system in the basement of the complex. The building façade will be a mix of stucco and brick.

The applicant is considering eliminating phase 2 of the project and instead, building the 12-plex plan, but keep the storage and common rooms as apartments. The following items would be completed for 12 units to be developed in phase 1.

1. Elimination of phase 2
2. Enlarge recreation area
3. Add stucco and brick to the south and east-facing façade of the fitness center.

The following questions were asked by the Planning Committee:

1. Where is the dumpster for the facility located?
 - The dumpster is located in the south parking lot and will service both the complex and the fitness facility. The disposal company has been contacted and a dumpster large enough to service both will be placed there.
2. Would the fitness center and the complex have different parking areas or would they share all the parking stalls?
 - There will be some stalls allocated specifically for the apartment complex, however, there will be some shared parking between the apartment complex and fitness center. There will be an excess of roughly 7-8 stalls above what is required by code.

The applicant has read and is compliant with all Staff comments and stipulations.

Motion: Acting as the Planning Commission who is the recommending body for this Land Use application, Commissioner Barsuhn recommends approval of application #20-060 subject to Staff comments, Findings of Fact, and stipulations as recorded. With the condition that if a 10 unit apartment building is constructed, there will be the option of completing phase two at a future date. However, if a 12 unit apartment building is constructed, there will be no phase two, and brick and stucco will be added to the façade of the fitness center. The motion was seconded by Commissioner McConkie and passed unanimously.

Application #20-023 / Permitted Use Permit / Recreation Administration Building / 203 North 600 West / Brigham City Corp

Brigham City Corp will be relocating the recreation administrative department from the Hervin Bunderson Center to a new Recreation Administration Building located at the Pickleball Courts. It will be a Nucor Metal Building with 3,750 square feet of combined administrative offices and storage needs. There will be drive access to the building added. All utilities are available except Utopia, which will be installed. There will be an enclosed dumpster.

The following questions were asked by the Planning Committee:

1. Does the building remove a practice football field?
 - It does not remove a practice field.
2. Is the building using the existing parking?
 - No new parking will be created. There is enough parking for both the pickleball fields and the recreation building.
3. Does this project meet the criteria for an R-1-8?
 - This project is an accessory to the public park which is allowed in an R-1-8 zone and consistent with the general plan for the city.
4. Will snow slide off the roof?
 - There is a drift load on the first 25 feet with a 1 to 12 slope for snow removal. It is designed to collect runoff before it hits the asphalt.
5. Is there a concern that baseballs are going to hit the back of the building?
 - The back of the wall is constructed of metal and shouldn't be damaged by a baseball. However, the building is quite a distance from the field.

The following comments were made by the Planning Commission:

- Change the pitch of the roofline so it slopes toward the back of the building rather than the front. This would help with ice and snow on a north-facing building.
- Change the two ground-level planters to raised planters boxes.

Motion: Acting as the Planning Commission who is the recommending body for this Land Use application, Commissioner Hancey recommends approval of application #20-023 subject to Findings of Fact and stipulations as recorded. It was seconded by Commissioner Barsuhn and passed unanimously.

Discussion Item:

Residential Uses in Commercial Districts

Mr. Parker briefly discussed sub-zones along Main Street guided by the general plan.

Key points discussed regarding North Main:

- Create an area-specific zoning district – create a new zone, possibly a subset of the current General Commercial zone to encourage neighborhood-oriented services, shopping, appropriate standards, and to create a more distinct area.
- Promote residential and office uses in a new zoning district.
- Consider neighborhood service establishments such as cafes and personal services as conditional uses along Main Street.

Items brought up by the Planning Commission:

- Not to restrict businesses along North Main that have historical significance to the city.

Motion to adjourn

Motion: A motion was made by Commissioner Barsuhn to adjourn. The motion was seconded by Commissioner Mildenhall and passed unanimously.

The motion passed unanimously and the meeting was adjourned at 7:13 p.m.

This certifies that the regular meeting minutes of August 4, 2020, is a true and accurate copy as approved by the Planning Commission on September 15, 2020.

Signed: _____

Sarah-Jane Martin, Administrative Assistant