

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
ELECTRONIC MEETING
Tuesday, October 6, 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
	Holly Bell	Commissioner

ALSO PRESENT:	Mark Bradley	City Planner
	Sarah-Jane Martin	Administrative Assistant
	Stuart Tingey	Applicant
	Codey Illum	Applicant
	Creed Richardson	Applicant
	Chris Forsyth	Applicant
	Ryan Forsyth	Applicant – Zoom
Alexis Riggs	Applicant – Zoom	

AGENDA

Pledge of Allegiance

Approval of Minutes

Application #20-071 / Permitted Use Permit / Box Elder County Fire Station / 49 South 950 West / Codey Illum, Box Elder County

Application #20-072 / Conditional Use Permit 1 / Towing Impound Yard / 135 South 1050 West / Stuart Tingey, S&M Diesel

Discussion Item:

Application #20-073 / Concept Plan / BCB Townhomes Subdivision / 700 South and 200 East / BCB Townhomes, LLC

REGULAR MEETING

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

APPROVAL OF MINUTES

Commissioner Hancey made a motion to approve the minutes with corrections as noted for September 15, 2020 meeting. The motion was seconded by Commissioner Barsuhn passed unanimously.

Application #20-071 / Permitted Use Permit / Box Elder County Fire Station / 49 South 950 West / Codey Illum, Box Elder County

Mr. Bradley gave a brief introduction for application #20-071. Box Elder County acquired property from Maddox Ranch House Inc. who was leasing the property to Drive Motor Garage, an auto sales and repair use. The County will use this site for its fire station to house trucks, water tenders, and emergency response vehicles. Training of response personnel will take place at this facility. No burn training of any materials or objects will take place at this location. Currently, there are no plans for any additional buildings. They plan to fence the proposed fire station property and the adjacent search and rescue property. The landscape improvements installed with the auto business has neglected and died.

Cody Illum explained that this will be an office space with one full-time employee (County Fire Marshall). Burn permits will be issued from this location. Minor indoor training will take place. It will be ADA compliant.

The Planning Commission asked the following question:

1. Will all buildings on the site have a purpose and be used?
 - They will be used as storage to get equipment out of the weather.

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

Motion: Commissioner Hancey made a motion acting as the Land Use Authority to recommend approval of application #20-071 subject to Staff comments, Findings of Fact, and stipulations as recorded. It was seconded by Commissioner Bell and passed unanimously.

Application #20-072 / Conditional Use Permit ¹ / Towing Impound Yard / 135 South 1050 West / Stuart Tingey, S&M Diesel

Mr. Bradley gave a brief introduction for application #20-072. The applicant is seeking approval for a satellite towing impound yard in Brigham City to obtain a Brigham City Business License to qualify for the Brigham City towing rotation. This site is the Paul Jones Trucking facility. The application is subject to the standards in City Code Chapter 29.33 for Towing and Impound Yards. There are 16 general standards and regulations and 4 special regulations that apply to this use. Each item

from Chapter 29.33.040 standards and regulations were addressed and the applicant is compliant with all city code regulations. The following items were highlighted with the applicant's response to each item:

1. Fluid Containment –
 - For fluid containment, the applicant has all required drain pans, oil absorbent, or any other containment devices that would be needed to contain/clean-up any type of fluid spill. As part of our towing business, we have to have the know-how to clean up and contain any fluid spills that come from accidents.
2. Screening -
 - Screening of the yard is already in place and does have a 6 ft. fence at the front of the yard that does provide security and does provide visual blockage. The storage area for the impound area will be installed to distinguish the different storage areas and will be the 6 ft. chain-link.
3. Signage –
 - There is a sign in place on the front of the yard to identify S&M Diesel. It has all the company's contact information and states that this is a satellite yard.
 - Mr. Bradley explained that there is some discussion on where the sign should be placed. Either at the front near the security fence or the impound yard.
4. Prohibited Activities: Dismantling or salvaging vehicles
 - This location will never have any vehicles dismantled or salvaged. This location will only be used for the purpose of vehicles being stored until the disabled vehicle can be moved to another location.
5. Office-
 - The yard is a satellite location and will not have an office. Paul Jones trucking agreed for the applicant to use a space at their office in Brigham City.

The Planning Commission asked the following questions:

1. What contingency plan is in place for spilled fluids?
 - Once the vehicle has been placed in the yard a layer of absorbent is placed around the vehicle.
2. How many trucks will be placed in the trucking lot?
 - Typically just one at a time.
3. Does the applicant have a business office in Brigham City?

- Paul Jones has agreed to let the applicant use an office in his building.
4. How will the lot be used?
- If a truck is in an accident and the applicant does not have permission from the company to move the vehicle, then it will be stored in the yard until he has permission to move it to an alternate location.

Stipulations and Staff Comments were reviewed with the applicant prior to the motion. Fencing/screening was discussed and clarified.

1. A six-foot fence around the boundary of the impound yard.
2. The fence on the east side will need to be screened unless the applicant pulls the boundary of the yard away from the property line.

The applicant is compliant with all stipulations, Staff comments, and Findings of Fact.

Motion: Commissioner Barsuhn made a motion acting as the Land Use Authority to recommend approval of application acting as the Land Use Authority recommends approval of application #20-072 subject to Staff comments, Findings of Fact, and stipulations as recorded. It was seconded by Commissioner Mildenhall and passed unanimously.

Discussion Item:

Title 29 Zoning – Chapters 1 through 7

Through previous application #20-018, the parcels included in this application were rezoned from GC to R-M-15 to support the applicant's vision for 13 Townhomes at this location.

The Planning Commission asked the following questions:

1. Are the three-story building surrounded by single-story homes?
 - To the east, there are two-story buildings.
2. Is additional buffering (height of trees or fence) required for a three-story building?
 - A 20-foot recreation area is required.
 - A six-foot solid fence or masonry wall is required.
 - A 20-foot wide planting strip between the multi-family dwelling and the property line is required.

- Evergreen or deciduous trees shall be planted in the planting strip to provide a buffer.
3. How deep are the garages?
 - Just under 21 feet. They have discussed extending the garage.
 4. How long are the driveways?
 - 18 feet.
 5. Where will guests park?
 - a. There is no additional guest parking provided, they would need to park along the street and in the driveways.
 6. Do guests enter through the garage door to enter the home or walk around the building to get to the front of the home?
 - The homes are designed to enter through the garage and into a family room.
 7. How will garbage be collected and where will trash cans be placed?
 - This is still being decided.

Items to consider

- Create a space between driveways for a trash can to be stored.
- The Planning Commission felt the development seemed tight.
- Snow removal- where will the snow be collected.
- Consider a secondary irrigation system.

Motion to adjourn

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

The motion passed unanimously and the meeting was adjourned at 7:41 pm.

This certifies that the regular meeting minutes of October 6, 2020, is a true and accurate copy as approved by the Planning Commission on October 20, 2020.

Signed: _____

Sarah-Jane Martin, Administrative Assistant