

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
ELECTRONIC MEETING
Tuesday, November 3, 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
	Corey Thompson	Applicant
	David Cox	Applicant
	Jessica Prestwich	Applicant

AGENDA

Pledge of Allegiance

Approval of Minutes

Application #20-061 / Submission of Development Plan Per Utah Code 10-9a-305 / New Elementary School / 641 East 200 North / Box Elder School District

Application #20-077 / Conditional Use Permit ¹ / Bed and Breakfast / 403 South 200 West / Rae Lowery

Discussion Item:

Application #19-091 / Subdivision Concept Plan / Updated North Forty Phase 7 (name change to Watercress) / 500 W and approximately 1300 North / Garth Day, Sierra Homes

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 for the October 20, 2020 meeting. The motion was seconded by Commissioner Bell and passed unanimously.

Application #20-061 / Submission of Development Plan Per Utah Code 10-9a-305 / New Elementary School / 641 East 200 North / Box Elder School District

The school district has submitted the bid set plans for the new two-story elementary school to be located at the old Bunderson Elementary School site at 641 East 200 North. The goal of the school district is to provide as many on-site parking spaces as possible. The plan provides 119 parking stalls. The bus pickup and drop will be on the south side of the building with the parent pick up and dropoff on the north side of the school.

The Planning Commission asked the following questions:

1. How will the school prevent parents from using the bus loop?
 - a. There will be signage and curb markings.
2. Has there been a general traffic flow study for the surrounding neighborhood?
 - a. A study was done for the potential traffic flow. Traffic engineers took bus and parent traffic from the two schools that are being consolidated to get accurate data. This data was used to create the two parking and loops.
3. Is there adequate parking along the north side for soccer games?
 - a. The community will probably want to use the soccer field, but the school didn't have the space to accommodate that much additional parking.
4. How will security for the entrances of the school be handled?
 - a. All the entrances into the school will be locked except when students are entering for the day. There will be a staff member at the unlocked doors for security. Staff members will have a key card to open doors. The Main door will have a secure vestibule where visitors can enter the building and talk with the office, but access to the rest of the building will be prohibited by a second locked door.
5. Where is the water retention facility located?
 - a. It is underneath the north parking lot and extends out underneath the drop lane.

Motion: Commissioner Barsuhn made a motion acting as the Land Use Authority to accept the plans as presented for application #20-061 subject to Staff comments, Findings of Fact, and stipulations as recorded. It was seconded by Commissioner Bell and passed unanimously.

Application #20-077 / Conditional Use Permit 1 / Bed and Breakfast / 403 South 200 West / Rae Lowery

The applicant is seeking approval for a Bed and Breakfast at the home. The property is a corner lot on 400 south and 200 west. The lot is smaller than the typical minimum lot size of 8,000 sq. ft. for this zoning district. Parking presents the biggest challenge. They

are required to have one off-street parking stall per bedroom. These stalls are in addition to the required parking for the residents of the home. The request is to use the two upstairs rooms for the Bed and Breakfast. A meal will need to be provided for the applicant to meet the qualification of a Bed and Breakfast.

Notices went out to the surrounding properties. There was only one response by Jeffery Baugh. He was concerned about vehicle parking and congestion.

The Planning Commission had the following comments:

1. Recommends a straight driveway rather than a loop.
2. The four-foot kid's room attached to the larger room seems tight.
3. The dimensions of the rooms does not seem accurate.

The applicant was not present to address the Planning Commission questions.

Motion: Commissioner Bell made a motion acting as the Land Use Authority to recommend continuing application #20-077. The Planning Commission is in approval of the following items:

1. A wide, straight driveway located in front of the shed.
2. One wooden sign not bigger than 8 sq. feet will be mounted to the building.

The Planning Commission is requesting the following for the next review:

1. Detailed floor plan with accurate dimensions.
2. Staff comments from the Fire Department and Building Official.

It was seconded by Commissioner Barsuhn and passed unanimously.

Discussion Item:

Application #19-091 / Subdivision Concept Plan / Updated North Forty Phase 7 (name change to Watercress) / 500 W and approximately 1300 North / Garth Day, Sierra Homes

During the annexation process for this property, a concept plan was submitted in September 2019 and discussed. Since that time, Sierra Homes has looked at different layouts while waiting for the completion of the wetland permit. Connectivity was looked at and addressed at length.

Mrs. Prestwich brought up a concern about two of the streets heading north towards 1500 are very close and there might be traffic issues in the future.

There was a lot of discussion on placement of roads leaving and entering the subdivision. The Planning Commission emphasized the need for connectivity and to provide stub streets to adjacent undeveloped properties.

The Planning Commission has the following questions:

1. How will irrigation be handled?
 - Irrigation will be moved to the street easement.
2. If Visionary Homes doesn't build on this site, how will Sierra Homes handle the fact that there will only be one exit and entrance to the property?
 - A concept plan without Visionary Homes can be created.

Motion to adjourn

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

The motion passed unanimously and the meeting was adjourned at 8:14 pm.

This certifies that the regular meeting minutes of November 3, 2020, is a true and accurate copy as approved by the Planning Commission on November 17, 2020.

Signed: _____

Sarah-Jane Martin, Administrative Assistant