

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
ELECTRONIC MEETING
Tuesday, November 17, 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

ABSENT:

ALSO PRESENT:	Mark Bradley	City Planner
	Sarah-Jane Martin	Administrative Assistant
	Gene Stephens	Applicant
	Jim Flint	Applicant
	Cameron Hansen	Applicant
	Tyson Lund	Applicant
	Rae Lowery	Applicant

AGENDA

Pledge of Allegiance

Approval of Minutes

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

Public Hearing ¹ / Application #20-085 / Rezone property (Parcel No. 03-107-0006) of land located south of AA Alpine Storage Units on American Way (900 E) at approximately 500 North from A-5 (Agricultural District) to M-D (Manufacturing-Distribution District) on approximately 5.97 acres / Byron and Cameron Hansen

Amend Application #20-054 / Amend Preliminary Plat Subdivision – Glen Hollow Phase 4 Area / Change Private Loop Road to Cul-de-sac / 600 North and 1100 West / Gene Stephens and Tyson Lund, ECG Properties LLC

Amend Application #20-055 / Amend Conditional Use Permit ¹ / Multiple Family Residential Development – Glen Hollow Phase 4 Area / 600 North and 1100 West / Gene

REGULAR MEETING

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

APPROVAL OF MINUTES

Commissioner Bell made a motion to approve the minutes with corrections as noted for November 3, 2020 meeting. The motion was seconded by Commissioner Mildenhall passed unanimously.

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

This item was continued from the November 3, 2020 meeting where the applicant was not able to participate and be present via Zoom to address questions. The Planning Commission requested the following to help with their decision:

- More detailed floor plan with accurate dimensions.
- Walkthrough by Building Official and Fire Marshal to see if there are concerns with general safety, egress routes, etc.
- Pictures of rooms and the stairway to better understand the space.

The Planning Commission stated they are in support of:

- A wide, straight driveway from 400 South Street to the front of the shed
- The wooden sign less than 8 sq. ft. to be mounted to the building

The walkthrough with the Building Official and Fire Marshal did not take place before our meeting. This procedure is done when the applicant goes through the business licensing process.

The Planning Commission had the following questions:

1. Each room meets the fire code and has adequate space for window egress?
Applicant response: The windows meet this requirement.
2. Is there a window in the bonus room?
Applicant response: There is no window in the bonus room.

There was concern from the Planning Commission regarding the bonus room not having a window. The applicant stated that the room was meant as a playroom for kids and possibly a place for young children to nap. The intent was not to have the door shut when kids are sleeping. If the Fire Marshal felt it was necessary, the applicant was willing to remove the door separating the bonus room from the main room.

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

Motion: Commissioner Hancey made a motion that the Planning Commission, acting as the Land Use Authority, approve application #20-077 subject to Staff comments, Findings of Fact, and stipulations as recorded. With an additional recommendation that the Fire Marshal conduct a review and ensure adequate methods of escape from the upper bedrooms in the event of a fire. It was seconded by Commissioner Barsuhn and passed unanimously.

Public Hearing ¹ / Application #20-085 / Rezone property (Parcel No. 03-107-0006) of land located south of AA Alpine Storage Units on American Way (900 E) at approximately 500 North from A-5 (Agricultural District) to M-D (Manufacturing-Distribution District) on approximately 5.97 acres / Byron and Cameron Hansen

The applicants recently acquired this property, which is directly south of the AA Alpine Storage Units on American Way. The rezone request is consistent with the adjacent north and west industrial zoned M-D properties and the General Plan land use designation "Manufacturing".

Notices were sent out to all neighbors within 300 feet of the property. There was only one response to the notices stating support for the zone change request.

The Planning Commission had the following questions:

1. Are there wetlands in this area?

Applicant response: Yes, there is a wetlands study being done.

Open Public Hearing Motion: Commissioner Barsuhn made a motion to open the public hearing on application #20-085. It was seconded by Commissioner Hancey and passed unanimously.

There was no public comment.

Close Public Hearing Motion: Commissioner Bell made a motion to close the public hearing on application #20-085. It was seconded by Commissioner McConkie and passed unanimously.

Motion: Commissioner Mildenhall made a motion that the Planning Commission recommend approval of application #20-085 to City Council as it is in harmony with the General Plan. It was seconded by Commissioner Bell and passed unanimously.

Amend Application #20-054 / Amend Preliminary Plat Subdivision – Glen Hollow Phase 4 Area / Change Private Loop Road to Cul-de-sac / 600 North and 1100 West / Gene Stephens and Tyson Lund, ECG Properties LLC

This is a request to amend the Glen Hollow Phase 4 area, which is located between 1100 West Street and the railroad. The approved private loop road presents challenges with utilities and development costs. The cul-de-sac design will eliminate the issues with public utility mains in the private road, the need to establish a development agreement, and will provide a more uniform look with the development. The amendment request will go before the Planning Commission and City Council for their consideration. The alterations made to phase four would change the direction the units are facing, thus creating more uniformity with the remainder of the development. There will be a detention basin at the west end with guest parking. Snow will also be moved to this area in winter.

The Planning Commission had the following questions:

1. What construction material will be used for the road leading to the irrigation ditch?

Applicant response: Some kind of road base that a vehicle can drive on.

1. Will there be a gate in front of the irrigation ditch?

Applicant response: There will be a gate preventing access.

Motion: Commissioner Barsuhn made a motion that the Planning Commission recommend approval of application #20-054 to the City Council. It was seconded by Commissioner Bell and passed unanimously.

Amend Application #20-055 / Amend Conditional Use Permit ¹ / Multiple Family Residential Development – Glen Hollow Phase 4 Area / 600 North and 1100 West / Gene Stephens and Tyson Lund, ECG Properties LLC

This is a request to amend the Glen Hollow Phase 4 area, which is located between 1100 West Street and the railroad. The number of townhomes will remain at 23 in this west phase area. Site design and improvements, building elevation, recreation and playground areas, landscape, and protection of single family-residential uses (screening) are all part of the application consideration. The additional townhome units will have the same building design. A variance was granted from the Public Work Director.

Mr. Flint commented on the landscaping changes. On the northeast part of the development, there is a requirement for heavier landscaping between phase three and the northerly property. They have taken the same tree and shrub species and will plant them in this area to keep congruency.

Public Comment:

April Shy is a neighbor to the development and stated her gratefulness for the redesign. The previous versions impacted her property greatly and would have possibly required her to remove her fence.

The Planning Commission had the following question:

1. Are the trees going to hang over the fence and bother the neighbors?

Applicant response: They are an appropriate distance from the fence.

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

Motion: Commissioner Hancey made a motion that the Planning Commission, acting as the Land Use Authority, approve application #20-055 subject to Staff comments, Findings of Fact, stipulations as recorded, and based upon approval of Amend Preliminary Plat application #20-054. It was seconded by Commissioner Mildenhall and passed unanimously.

Motion to adjourn

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

The motion passed unanimously and the meeting was adjourned at 7:10 pm.

This certifies that the regular meeting minutes of November 17, 2020, is a true and accurate copy as approved by the Planning Commission on December 15, 2020.

Signed: _____

Sarah-Jane Martin, Administrative Assistant