

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
ELECTRONIC MEETING
Tuesday, March 2, 2021 6:00 p.m.**

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

ALSO PRESENT:	Mark Bradley	City Planner
	Tony Ekins	Associate Planner
	Sarah-Jane Martin	Administrative Assistant
	Kym VanDyke	Applicant
	Charlie Severs	Applicant
	Brandon Johnson	Applicant
	Nick Wheeler	Applicant
Aleatha Child	Applicant	

AGENDA

Pledge of Allegiance

Approval of Minutes

Public Hearing¹ / Application #21-016 / Amend Brigham City Code Title 29 Zoning / Chapter 29.13 Commercial Districts / Include Recreational Coach Park (RV Park) as an allowed use in the GC General Commercial District / Kym VanDyke, Love's Travel Stops

Application #21-018 / Conditional Use Permit¹ / Major Home Occupation - Licensed Family Group Child Care Provider (9 – 16 children) / 136 North 900 East / Aleatha Child

Discussion Item:

A. Title 29 Zoning Update

REGULAR MEETING

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

APPROVAL OF MINUTES

Commissioner Barsuhn made a motion to approve the minutes for February 2, 2021 meeting. The motion was seconded by Commissioner Bell and passed unanimously.

Public Hearing 1 / Application #21-016 / Amend Brigham City Code Title 29 Zoning / Chapter 29.13 Commercial Districts / Include Recreational Coach Park (RV Park) as an allowed use in the GC General Commercial District / Kym VanDyke, Love's Travel Stops

Love's Travel Stops are starting to incorporate RV Parks with their facilities. They have an undeveloped parcel of land located next to the Holiday Inn and Suites and wish to develop the site. The proposed code amendment would allow for a park subject to standards established in City Code Chapter 29.37 Recreational Coaches and Recreational Coach Parks. Upon successful approval of a code amendment, a land use application (Permitted Use Permit or Conditional Use Permit) for site improvements would need to be filed for approval.

The Planning Commission had the following questions, comments, or concerns:

1. Would there be a place for tent camping?

Applicant response: They do not currently have tent camping included in the development.

Public Hearing:

Motion: Commissioner Bell made a motion to open the public hearing. It was seconded by Commissioner Barsuhn and passed unanimously.

There was no public comment.

Motion: Commissioner Bell made a motion to close the public hearing. It was seconded by Commissioner Lester and passed unanimously.

Motion: Commissioner Hancey made a motion that the Planning Commission recommend approval of application #21-016 to City Council subject to Staff comments, Findings of Fact, and stipulations as recorded. With the additional stipulation:

1. Recreational Coach Parks will be located within one half-mile of an interstate.

It was seconded by Commissioner Bell and passed unanimously.

**Application #21-018 / Conditional Use Permit 1 / Major Home Occupation -
Licensed Family Group Child Care Provider (9 – 16 children) / 136 North 900 East /
Aleatha Child**

The applicant is currently licensed as a minor home occupation (1-8 children) and would like to care for 9-16 children. The existing and proposed hours of operation Monday – Friday, 6 am - 6 pm. Parents are required to drop off and pick up children. Parents will also walk children through the carport, down the stairs, through the mechanical room, and into the child-care facility. Approval of application #20-018 is contingent upon state licensing. State law requires that two adult child-care providers be in attendance at all times. The applicant is requesting 2.5 adults be approved by the Planning Commission. There are areas in the backyard that require new fencing. The state has approved the temporary fencing that has been completed by the applicants but permanent improvements are required.

The Planning Commission had the following questions, comments, or concerns:

1. Has the applicant read and is compliant with all the Staff comments and stipulation
Applicant response: She has read and is compliant with all comments but is not clear on all comments.
2. When will the fencing be done?
Applicant response: They plan to have it completed by the end of April (weather permitting).
3. How will traffic work during drop-off and pickup times?
Applicant response: Parents schedule their drop-off between 6:00 – 9:00 am and pick-up between 3:00 – 6:00 pm. This elevates a buildup of traffic at one time.
4. Are there windows in the basement?
Applicant response: There are four windows in the basement that meet egress requirements.
5. What is the range of ages?
Applicant response: 0 months to 12 years of age.
6. Where will children eat their meals?
Applicant response: There are folding picnic tables for them to eat their meals at.

Public comment:

Mark Walker, a neighbor is in support of the application.

Margie Powers, a neighbor, is against increasing the home occupation from a minor to a major for the following reasons:

1. Property values of home decrease when close to large daycare centers.
2. The increased traffic will make it more dangerous for children walking to school/bus stops.
3. The increase in noise. The yard is not large and the houses along the street are very close to each other.

Motion: Commissioner Lester made a motion that the Planning Commission, acting as the Land Use Authority, approve application #21-018 subject to Staff comments, Findings of Fact, and stipulations as recorded. With the additional stipulation that an additional employee is approved providing two full-time employees if necessary. It was seconded by Commissioner McConkie and passed unanimously.

Discussion Item:

Title 29 Zoning Update

The update focused on two points:

1. Residential Detached Accessory Structures
 - Detached accessory structures at any scale require a zoning review prior to their placement on any property within the City limits. However, some detached accessory structures are occasionally purchased and placed on properties without a zoning review and they end up in some of the more obvious nonconforming locations. Recently staff has observed unpermitted sheds on several properties, more specifically on corner lots, in locations the current code would require relocation. The following items were discussed:
 - a) Familiarize the unique building envelopes, setbacks, and clear view of intersecting requirements on corner lots; and
 - b) Familiarize the backyard lot coverage requirements of corner lots, and
 - c) Familiarize the various scales of detached accessory structures; and
 - d) Explore options that might allow a detached accessory structure to be located closer to a property line.
2. Off-Street Parking Requirements
 - Landscaping and Screening.
 - Off-Street Parking Requirements
 - Accessory Dwelling Unit would require one additional parking spot.

The Planning Commission had the following concerns:

1. The proposed draft change for “Dwelling, Multiple-Family” is 1.5 parking spots per unit plus 1 guest parking stalls for every six units for guest parking. While all other multi-family developments would stay at 2 parking stalls per unit. The commission would like to keep all multi-family developments at 2 parking stalls per unit even for one bedroom units. There is generally a need for parking of two vehicles with any unit, with maybe the exception of a studio apartment unit. There was some support for reduced parking for studio units.

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 8:07 pm.

This certifies that the regular meeting minutes of March 2, 2021, is a true and accurate copy as approved by the Planning Commission on March 16, 2021.

Signed: _____

Sarah-Jane Martin, Administrative Assistant