

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
ELECTRONIC MEETING
Tuesday, March 16, 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

ABSENT:

ALSO PRESENT:	Mark Bradley	City Planner
	Tony Ekins	Associate Planner
	Sarah-Jane Martin	Administrative Assistant
	Daniel Rowley	Applicant
	Josh Axthelm	Applicant
	Ryan Smith	Applicant
	Dean Soll	Applicant
	Nathan Hyde	Applicant
	Josh Braegger	Applicant
Jim Flint	Applicant	
Chad Bailey	Applicant	

AGENDA

Pledge of Allegiance

Approval of Minutes

Application #21-025 / Conditional Use Permit ¹ / Conditional Use Permit / Major Home Occupation – Lawn Care / 739 W Parker Lane / Daniel Rowley

Application #21-027 / Conditional Use Permit ¹ / Insulated Panel Manufacturing Facility - TrueCore / 1875 W Highway 13 / Josh Axthelm and Ryan Smith, Fisher Const Group

Application #21-028 / Permitted Use Permit / Peach City Expansion / 306 N. Main / Nathan Hyde

Discussion Item:

Application #21-023 / Subdivision Concept Plan / Waynco / 1200 West and approximately 245 North / Josh Braegger

REGULAR MEETING

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

APPROVAL OF MINUTES

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

Application #21-025 / Conditional Use Permit ¹ / Conditional Use Permit / Major Home Occupation – Lawn Care / 739 W Parker Lane / Daniel Rowley

Under previous ownership, Dandy Lawns Tree Pruning was approved for a minor conditional use permit at this location for a home office. The applicant recently purchased Dandy Lawns and expanded the business operations into the onsite detached accessory structure. The detached accessory structure stores products and equipment for pest control, weed control, and fertilizers. Spray equipment is securely attached to spray trucks, and any products that are potentially harmful are secured and stored in accordance with UDAF specifications. As a result of the business operation expansion, current City ordinances require the minor home application advance to a major home occupation. Dandy Lawns is current with their licensing fees and continues to operate in good standings. He plans to expand to two employees in the future, but currently only has one employee.

Questions and comments from the Planning Commission:

1. What nitrates will be used?
Response from applicant: He will only be using a feed grade urea.
2. Will commercial pesticides be used?
Response from applicant: No, anyone can pick up the same pesticides he uses.
3. Where will employees park?
Applicant response: His one employee will park in the gravel on the west side of the driveway.
4. Is the house driveway used to enter the business portion of the property?

Applicant response: Yes, the driveway is used to enter the business.

5. Have the recommendations from Public Works been addressed?

Applicant response: Public works came out and inspected the equipment and are satisfied with the current setup, but in the future, the applicant might need to address the backflow issue.

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 #21-025 subject to Staff comments, Findings of Fact, and stipulations as recorded. With the additional stipulation that the number of employees allowed is raised to two people not living in the home. It was seconded by Commissioner Mildenhall and passed unanimously.

Application #21-027 / Conditional Use Permit ¹ / Insulated Panel Manufacturing Facility - TrueCore / 1875 W Highway 13 / Josh Axthelm and Ryan Smith, Fisher Const Group

The applicants, representing TrueCore, a Nucor division that specializes in the manufacturing of insulated metal panels used as exterior walls, interior partitions, ceilings, and roofs in the cold storage, commercial, and industrial construction markets, have filed an application to construct a 127,314 sq. ft. facility. This should be a very clean manufacturing operation with minimal water and electrical usage.

The facility is proposed to be constructed on the Nucor property located at 1875 Hwy 13 on the north side of said property between the Vulcraft building and GEM Buildings facility with primary access from 1200 West (Watery Lane) through an existing access easement on the GEM Buildings property. The subject site will be subdivided through a separate application.

Questions and comments from the Planning Commission:

1. Will there will be waste during the process of making the metal sheets?
Applicant response: There will be 5% of waste per day. The metal is recycled and the insulation is ground up and disposed of in a landfill.
2. How many trucks do you plan on per day?
Applicant response: About 10 trucks per day.
3. What is the plan for handling the stormwater runoff and how will it affect the wetlands?

Applicant response: Stormwater is handled on-site. There will be retention ponds and it will not affect the wetlands.

4. What type of isocyanate will be used to make the polyurethane insulation?

Applicant response: The polyurethane is an A and B part blend from Huntsman Corporation. Part A is MDI and the B side is polyol. It comes in 4 large pressurized tanks. The blowing agent is pentane.

5. What safety precautions are in place?

Applicant response: The polyurethane system will meet all building codes. It will be explosion-proof. At the end of construction before the start of production, there will be a PSM study that will be completed for the facility that will cover a process safety management plan. This study will cover all emergency procedures and safety precautions.

6. There was concern about the number of parking stalls vs employees?

Applicant response: The facility will have 50 employees per shift. There will only be one shift for approximately a year. The shift will run from 5 am to 3 pm. When they expand to two shifts, there will be a 2-3 hour break between shifts to clean the facility. There will be no overlap between shifts making 96 parking stalls adequate.

7. Will there be some outside storage of the product?

Applicant response: Yes, on the west side of the building.

Public comment:

Juliana Larsen, a neighbor to the property, was concerned about chemicals or waste seeping into the nearby wetlands.

Applicant response: The only water being collected in the retention ponds is stormwater. There is no process wastewater on-site and so there is no concern of anything harmful seeping into the wetlands or surrounding area.

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

Motion: Commissioner Bell made a motion that the Planning Commission, acting as the Land Use Authority, approve application #21-027 subject to Staff comments, Findings of Fact, and stipulations as recorded. It was seconded by Commissioner Lester and passed unanimously.

Application #21-028 / Permitted Use Permit / Peach City Expansion / 306 N. Main / Nathan Hyde

The applicant has submitted plans to expand the Peach City restaurant. The plan is to separate the dine-in area and carhop services. The expansion includes an addition to the existing building, new parking, and site improvements. The carhop and restaurant will have a one-way traffic flow. The carhop will enter and exit on 300 N. Restaurant traffic will enter from 300 N and exit onto Main Street. The Main Street exit will be right-hand turn only. There will be park strip and landscape improvements.

Questions and comments from the Planning Commission:

1. The Planning Commission had concerns about the handicap parking location.
Applicant response: There was concern about putting the handicap parking in the northwest parking spot due to the tight space and the exiting traffic onto Main Street. They are willing to move it closer to the restaurant entrance.
2. Will the traffic flow arrows be painted on the asphalt?
Applicant response: Yes, they will be painted on the asphalt.
3. Will any of the trees along the east side of the property be removed?
Applicant response: None of the trees are on Peach City property. However, some of the trees will need to be trimmed.
4. Is there existing fencing between Peach City and the property to the north?
Applicant response: There is fencing, but it is not a six-foot privacy fence. The fence will be replaced to meet city requirements.
5. Is there a carhop walkway along the east side of the parking stalls?
Applicant response: There is a seven-foot landscape strip that will have pavers for the carhop employees to use for taking orders and delivering food.

Motion: Commissioner Hancey made a motion that the Planning Commission, acting as the Land Use Authority, approve application #21-028 subject to Staff comments, Findings of Fact, and stipulations as recorded. With the additional stipulating that the handicap parking be moved closer to the entrance of the building. It was seconded by Commissioner Hoehn and passed unanimously.

Discussion Item:

Application #21-023 / Subdivision Concept Plan / Waynco / 1200 West and approximately 245 North / Josh Braegger

The applicant is looking to developing an industrial subdivision on their property, located on 1200 West, adjacent to and north of the new cannabis cultivation facility. The west property

line is the current City Limits boundary, and the east property line abuts 1200 West Street. The west entrance of AutoLiv is across the street. There will be two access points to the subdivision from 1200 West. One of the steps for this application will be to rezone the property.

Questions and comments from the Planning Commission:

1. Will you be building on the Wetlands or leave them as wetlands?

Applicant response: The plan is to not disturb the wetlands in any way.

2. Is the plan is connect Forest Street and the south entrance to the subdivision at 1550 West?

Applicant response: Yes, it meets Brigham City's master transportation plan.

3. Do the irrigation canals feed properties further down from the proposed subdivision?

Applicant response: No, the irrigation canal feeds their property. The water comes out of the springs underneath the AutoLiv parking lot and so is already partially piped. More piping would be needed so access isn't diverted and so it can continue to feed the Wetlands.

Motion to adjourn

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

The motion passed unanimously and the meeting was adjourned at 7:54 pm.

This certifies that the regular meeting minutes of March 16, 2021, is a true and accurate copy as approved by the Planning Commission on April 6, 2021.

Signed: _____

Sarah-Jane Martin, Administrative Assistant