

**BRIGHAM CITY PLANNING COMMISSION  
BRIGHAM CITY COUNCIL CHAMBERS  
ELECTRONIC MEETING  
Tuesday, January 19, 2021 6:00 p.m.**

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

ABSENT:	Reed Hancey	Commissioner
	Holly Bell	Commissioner

ALSO PRESENT:	Mark Bradley	City Planner
	Sarah-Jane Martin	Administrative Assistant
	Kevin Guymon	Applicant
	Cameron Hansen	Applicant

## **AGENDA**

Pledge of Allegiance

Election of Chairperson for the 2021 Calendar Year

Approval of Minutes, December 15, 2020

Application #20-099 / Conditional Use Permit <sup>1</sup> / Towing Impound Yard / Approximately 450 North American Way (900 W) / Cameron and Byron Hansen

Application #20-100 / No-Dedication Combined Preliminary/Final Plat / Guymon Subdivision / 663 S. Main / Kevin Guymon

Application #21-003 / Conditional Use Permit <sup>1</sup> / Multiple Family Residential Development – BCB Townhomes / 700 South and 200 East / Ryan Forsyth, Leading Tech Development/BCB Townhomes, LLC - WITHDRAWN

## **REGULAR MEETING**

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

## **ELECTION OF CHAIRPERSON FOR THE 2021 CALENDAR YEAR**

Commissioner Lester opened the nominations.

Commissioner Barsuhn and Bell were nominated for Chairperson. The vote was in favor of Commissioner Barsuhn.

## **APPROVAL OF MINUTES**

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

### **Application #20-099 / Conditional Use Permit <sup>1</sup> / Towing Impound Yard / Approximately 450 North American Way (900 W) / Cameron and Byron Hansen**

The applicants are seeking approval for a new towing impound yard to be located at the northeast corner of the property. The yard is approximately 88 ft x 100 ft. (87.58' x 100.14'). The security fence will be set back 20 feet from the property line. The applicants are requesting right-of-way improvements only extend the length of the project. Right-of-way improvements show asphalt extension, curb and gutter, and sidewalk. It should also include any applicable extension of utilities. The shown drive approach is 35 feet wide with what appears to be a 20-foot wide concrete extension to the gate.

Comments from Cameron Hansen:

- Out of the options provided to them for an address, they would prefer the option of 465 North American Way.
- They would like to know where the power poles are going to be placed before they plant trees in the 20' setback area.
- They would like to place an 8' privacy fence rather than a 6'.

Comments from the Planning Committee:

- The planning commission is in agreement with an 8' fence.
- The width and type of privacy slats for the fence were discussed. The Planning Committee all agree with a wide slat or a woven slat.

**Motion:** Commissioner Barsuhn made a motion that the Planning Commission, acting as the Land Use Authority, approve application #20-099 subject to Staff comments, Findings of Fact, and stipulations as recorded. With the additional requirement of an 8'

fence with the best possible screening. It was seconded by Commissioner Hoehn and passed unanimously.

**Application #20-100 / No-Dedication Combined Preliminary/Final Plat / Guymon Subdivision / 663 S. Main / Kevin Guymon**

The applicant would like to separate the dwelling with the address of 663 S. Main from the rest of the property for financing purposes. Single-family dwellings located within the GC General Commercial district is subject to the R-M-7 zoning district. A minimum lot size in the R-M-7 zoning district is 7,000 sq. ft. There are three addresses with this property. In 2012, the applicant filed a Lot Alteration and Non- Subdivision P.U.D. application (#3436) to combine the three parcels to better serve and accommodate the Cottage Reception Center. It allowed the mix of commercial and residential uses on a single parcel.

This application is a combined preliminary and final plat where there is no dedication of public right-of-way. All right-of-way improvements exist along Main Street and 100 East. Sidewalk was installed along 100 East Street when the properties were combined as one parcel. This application will simply allow the dwelling at 663 S. Main to become a separate lot. Fences will need to be relocated to follow new property lines.

Kevin Guymon had a question about waiting until summer to relocate the existing fence. This question was in reference to Community & Economic Development Staff comment #4:

- Relocate any existing fence to follow the new property line.

Mr. Bradley stated that waiting until summer was within a reasonable time frame to be completed.

The Planning Commission had no questions or comments.

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

**Motion:** Commissioner McConkie made a motion that the Planning Commission recommend approval of application #20-100 to the Community and Economic Director, Paul Larsen, subject to Staff comments, Findings of Fact, and stipulations as recorded. It was seconded by Commissioner Barsuhn and passed unanimously.

**Application #21-003 / Conditional Use Permit <sup>1</sup> / Multiple Family Residential Development – BCB Townhomes / 700 South and 200 East / Ryan Forsyth, Leading Tech Development/BCB Townhomes, LLC - CANCELLED**

This application was withdrawn from the agenda and will appear at a later meeting.

## **Motion to adjourn**

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

The motion passed unanimously and the meeting was adjourned at 7:09 pm.

*This certifies that the regular meeting minutes of January 19, 2021, is a true and accurate copy as approved by the Planning Commission on February 2, 2021.*

*Signed:* \_\_\_\_\_

*Sarah-Jane Martin, Administrative Assistant*