

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, 11/16/2021 6:00 p.m.**

PRESENT:	Steve Barsuhn	Commissioner- Chair
	Scott Mildenhall	Commissioner- Vice Chair
	Dean Lester	Commissioner
	Jason Coppieters	Commissioner
	Holly Bell	Commissioner
	Roger Manning	Commissioner
	Mandi Richens	Commissioner

EXCUSED:	Curtis Hoehn	Commissioner
	Cindy McConkie	Commissioner

ALSO PRESENT:	Mark Bradley	City Planner
	Sarah-Jane Martin	Administrative Assistant
	David Pitcher	Applicant
	Johnathon Jenkins	Applicant

AGENDA

Pledge of Allegiance

Approval of Minutes

Public Hearing ¹ / Application #21-104 / Amend Brigham City Code Title 29 Zoning, Chapter 29.12 Residential and Multiple Residential Districts to include and establish R-1-6 Standards and Regulations / Brigham City Corporation

Public Hearing ¹ / Application #21-101 / Rezone properties (Parcel No. 03-114-0018 and 03-114-0020) of land located south of 400 South Street and east of 1200 West Street from A-5 (Agricultural District) to R-1-6 (Residential District) on approximately 36 acres / David Pitcher

Application #21-107 / Preliminary Plat / Spring Creek Subdivision / 1200 West and approximately 475 South / David Pitcher

Application #21-108 / Conditional Use Permit ¹ / Major Home Occupation – Bruin Creek Outdoors / 163 North 400 East / Johnathon Jenkins

REGULAR MEETING

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

APPROVAL OF MINUTES

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

Public Hearing ¹ / Application #21-104 / Amend Brigham City Code Title 29 Zoning, Chapter 29.12 Residential and Multiple Residential Districts to include and establish R-1-6 Standards and Regulations / Brigham City Corporation

The R-1-6 Residential District is a new referenced zoning district in the recent update of the General Plan and considered a Medium Residential classification. The City has received an application to rezone properties to the R-1-6 zoning district (see Application #21-101). This amendment will include and establish the standards and regulations for the new zoning district.

For the most part, the R-1-6 zoning district standards and regulations seem to fit or at least be similar in nature to the R-1-8 zoning district, except for lot area and width. The key items of discussion with the Planning Commission would be:

- Minimum Lot width? 60 or 65 feet? See attached Lot Width and Setback Considerations and Options.
- Setbacks? Specifically, side yard setbacks. Should they follow the R-1-8 zoning district of minimum 6 feet on one side with a total of 16 feet for both sides? This allows a side yard minimum option of 6' and 10', 8' and 8', or 7 and 9'.

Public Hearing:

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

Bonnie Robinson – Ms. Robinson is concerned about the size of the frontage and side yard setbacks being too small.

David Pitcher – Mr. Pitcher has built many of these types of homes in other states and recommends 40% coverage with no less than 60' lot width and at least 5' side yard setbacks.

Stefanie Tugaw-Madsen – Ms. Tugaw-Madsen is in support of this application. Affordable housing is a problem, and she believes a zone for smaller lots and homes would help the situation. She would prefer a larger size side yard setback than 5'.

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

Questions and comments from the Planning Commission:

Four items needed to be discussed:

- Minimum lot width
- Front and rear yard setback
- Side yard setback
- Lot coverage percentage

The Planning Commission would like additional information and some graphics showing the different options for lot width and side yard setbacks. The City Planner, Mark Bradley, will put together drawings showing what 60' vs. 65' minimum lot width looks like and the difference between side yard setbacks with 6' and 12' and 6' and 16'. The Planning Commission was comfortable with a 40 percent lot coverage.

Motion: Commissioner Coppieters made a motion to continue application #21-104 and request additional information from the City Staff. It was seconded by Commissioner Lester and passed unanimously.

Public Hearing ¹ / Application #21-101 / Rezone properties (Parcel No. 03-114-0018 and 03-114-0020) of land located south of 400 South Street and east of 1200 West Street from A-5 (Agricultural District) to R-1-6 (Residential District) on approximately 36 acres / David Pitcher

The applicant desires to rezone the property for development and has worked with the adjacent property owner (Beeton) to include their property to have a more uniform zone change as discussed through the concept subdivision plan with staff and Planning Commission. The rezone request is consistent with the General Plan Land Use Map designation of Medium Density Residential.

Public Hearing:

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

There was no public comment.

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

Motion: Commissioner Bell made a motion to continue application #21-101 to the next meeting. It was seconded by Commissioner Coppieters and passed unanimously.

Application #21-107 / Preliminary Plat / Spring Creek Subdivision / 1200 West and approximately 475 South / David Pitcher

The applicant is under contract to purchase the property and desires to develop a single-family residential subdivision under the R-1-6 standards and regulations. There are three applications associated with this project: 1. City Code amendment, Application #21-104, to establish R-1-6 zoning district standards and regulations, 2. Rezone Application #21-101, and 3. subdivision Application #21-107

Motion: Commissioner Lester made a motion to continue application #21-107 to the next scheduled meeting as it is connected to application #21-104, which was continued. It was seconded by Commissioner Bell and passed unanimously.

Application #21-108 / Conditional Use Permit ¹ / Major Home Occupation – Bruin Creek Outdoors / 163 North 400 East / Johnathon Jenkins

The applicant would like to use the detached shed on the property to conduct a home business specializing in making archery bows, strings, quivers, and knives. He would like to run power out to the shed. There will be no employees. The only traffic to the business would come from delivery trucks. The applicant has responded to City Code Section 29.30.020. Standards for Home Occupations and provided additional information regarding noise, operation, hours of operation, traffic, and shop floor plan.

Questions and comments from the Planning Commission:

1. What weekdays will you be operating the business, and is 9 am – 5 pm adequate operating hours?

Response from applicant: Generally, he will only work M-F with the occasional Saturday. He believes 9 am – 5 pm would be adequate hours of operation.

2. Is this a full-time or part-time job?

Response from applicant: Full-time.

3. How much resin is stored on your property, and how do you dispose of the wasted material?

Response from applicant: Approximately 1 gallon of epoxy will be stored at a time. The waste is mixed and left to harden and then is thrown away in the trash.

4. Will you be using a power hammer?

Response from applicant: He does not have a power hammer but recently purchased an electric log splitter. It only creates minimal noise with the hydraulic pump.

5. Is there any concern with sparks and combustion while using the belt sander and grinder?

Response from applicant: He will keep his area clean. Also, he uses a bucket of water to cool the metal and mitigate problems with sparks. There will also be a fire extinguisher nearby.

The applicant is comfortable with all Staff comments but asked how the inspections from the Fire Department are handled. Mr. Bradley explained that the inspection would take place as part of the business license application. He believes it would only occur one time unless the applicant upgrades his business license.

Motion: Commissioner Mildenhall made a motion that the Planning Commission, acting as the Land Use Authority, approve application #21-108 subject to Staff comments, Findings of Fact, and stipulations as noted. Additionally, the hours of operation that produce noise be extended from 8 am to 9 pm. It was seconded by Commissioner Coppieters and passed unanimously.

Motion to adjourn

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

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

This certifies that the regular meeting minutes of November 16, 2021 , is a true and accurate copy as approved by the Planning Commission on December 7, 2021

Signed: _____

Sarah-Jane Martin, Administrative Assistant