

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, 1/18/2022 6:00 p.m.**

PRESENT:	Steve Barsuhn Dean Lester Jason Coppieters Holly Bell Cindy McConkie Roger Manning Mandi Richens	Commissioner- Chair Commissioner Commissioner Commissioner Commissioner Commissioner Commissioner
EXCUSED:	Scott Mildenhall	Commissioner – Vice Chair
ALSO PRESENT:	Mark Bradley Sarah-Jane Martin Rick Grover Skyler Korth Reed Scow Parker McGarvey	City Planner Administrative Assistant Applicant Applicant Applicant Applicant

AGENDA

Pledge of Allegiance

Approval of Minutes

Continued / Application #21-106 / Amend Brigham City Code Title 29 Zoning / Allow for Detached Accessory Dwelling Units and establish standards and regulations / Rick Grover

Application #22-001 / No-Dedication Combined Preliminary-Final Plat / Leon & Clara Jeppesen Subdivision / 653 North 200 West / Skyler Korth

Discussion Item:

- A. Application #21-113 / Concept Subdivision Plan / North Point PUD – Revision / 909 N. Main Street / Reed Scow, Visionary Homes

REGULAR MEETING

Regular session opened at 6:01 pm by Commissioner Barsuhn, and the Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Commissioner McConkie made a motion to approve the December 7, 2021 meeting minutes. The motion was seconded by Commissioner Coppieters passed unanimously.

ELECTION OF CHAIRPERSON FOR THE 2021 CALENDAR YEAR

Commissioner Lester opened the nominations.

Commissioner Barsuhn was nominated for Chairperson. The vote was unanimous in favor of Commissioner Barsuhn.

Continued / Application #21-106 / Amend Brigham City Code Title 29 Zoning / Allow for Detached Accessory Dwelling Units and establish standards and regulations / Rick Grover

On December 7, 2021, the Planning Commission opened and closed the public hearing on this application to amend the City Code to allow for Detached Accessory Dwelling Units. The application was continued to allow staff time to conduct additional research and address questions raised during the meeting.

Staff has modified the draft format submitted by the applicant using the ordinance document. The written code in City Code format, as found on the City website, has been used with this version of the draft.

The Planning Commission would like the following items added or altered to the code:

1. 29.05.270 – Subsection D, Item 1, sub-item f - Add additional wording to allow lofts.
2. 29.05.270 – Item subsection F, item 2 - would only apply to two-story units.
3. 29.05.270 – Item F will read as follows:

Privacy. A Detached Accessory Dwelling Unit located within 5 feet from the side or rear property line.

4. 29.05.270 – Subsection F - Add an exterior lighting provision for single and two-story structures that exterior lighting must face down.
5. 29.05.270 - Modify the language for subsection F (Privacy) to clarify single and two-story dwellings requirements.

Motion: Commissioner Coppieters made a motion that the Planning Commission recommend application #21-106 be continued to the next meeting to give Staff time to put

the new recommendation into the ordinance. It was seconded by Commissioner Bell and passed unanimously.

Application #22-001 / No-Dedication Combined Preliminary-Final Plat / Leon & Clara Jeppesen Subdivision / 653 North 200 West / Skyler Korth

The applicant and owners desire to subdivide the property located at 653 North 200 West into two lots. The owner's home would be on Lot 2, and Lot 1 would become a new parcel for the applicant to build a home. The location of the existing irrigation line runs along the north side of the new proposed property line. Sidewalk extends across the entire lot. The new lot address would be 671 North 200 West.

There were no comments or questions from the Planning Commission.

Motion: Commissioner McConkie made a motion that the Planning Commission, acting as the recommending body to the Land Use Authority, recommend approval of application #22-001 subject to Staff comments, Findings of Fact, and stipulations as noted. It was seconded by Commissioner Coppieters and passed unanimously.

Discussion Item:

A. Application #21-113 / Concept Subdivision Plan / North Point PUD – Revision / 909 N. Main Street / Reed Scow, Visionary Homes

After conducting further wetland studies, Visionary Homes would like to revise their 2020 master plan to avoid wetland mitigation. Attached is the approved 2020 master plan layout and development agreement for reference, the new concept plan application with project description, and two concept layout plans. Concept B shows some flexibility and cooperation to allow access from Main Street into that property if UDOT restricts the number of access points.

2020 Master Plan

- 178 Townhome Units
- 48 Single Family Lots

Concept Plan A

- 188 Townhome Units (max number of townhomes per development agreement)
- 33 Single-Family Lots

Concept Plan B

- 191 Townhome Units (exceeds the max number of townhomes per development agreement)
- 33 Single Family Lots

Questions and comments from the Planning Commission:

1. Concern about having enough parking for the townhomes.
2. Commissioners were in favor of concept plan A.
3. Concern about the park being surrounded by housing.
4. Concern about the number of single-family vs. multifamily homes in the plan.

Motion to adjourn

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

The motion passed unanimously and the meeting was adjourned at 8:06 pm.

This certifies that the regular meeting minutes of January 18, 2022 , is a true and accurate copy as approved by the Planning Commission on February 1, 2022

Signed: _____

Sarah-Jane Martin, Administrative Assistant