

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, 9/6/2022 6:00 p.m.**

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

EXCUSED:	Mandi Richens	Commissioner
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ALSO PRESENT:	Paul Larsen	Director
	Mark Bradley	City Planner
	Sarah-Jane Martin	Administrative Assistant
	Logan Johnson	Applicant
	Jim Parker	Applicant
	Mike Jensen	Engineer
	Mike Stangl	Applicant

AGENDA

Pledge of Allegiance

Approval of Minutes

Public Hearing ¹ / Application #22-090 / Amend Brigham City Code Title 29 Zoning to establish a new Planned District chapter / Chapter 29.16. 747 South Main Street Planned District / Logan Johnson, Wright Development Group

Public Hearing ¹ / Application #22-091 / Amend Brigham City Zoning Map / Rezone from GC (General Commercial) to P-R-M-30 (Planned – Residential Multiple) on approximately 6.83 acres / 747 South Main (old Shopko property) / Logan Johnson, Wright Development Group

Application #22-087 / Combined Preliminary-Final Plat / K.E.B. Subdivision No. 4 / 100 South and 1200 West / Brent Dickamore

Application #22-089 / Permitted Use Permit / Steves & Sons Door Assembly Plant / 1080 N. Main / Jim Parker

Discussion Item:

- A. Application #22-088 / Concept Plan / Commercial Development / 1100 West and 1100 South Intersection NW Quadrant (Siggard property) / Mike Stangl

REGULAR MEETING

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

APPROVAL OF MINUTES

Commissioner Coppieters made a motion to approve the minutes for July 5, 2022 meeting. The motion was seconded by Commissioner Bell passed unanimously.

Commissioner Bell made a motion to approve the minutes for August 16, 2022 meeting. The motion was seconded by Commissioner Coppieters passed unanimously.

Public Hearing ¹ / Application #22-090 / Amend Brigham City Code Title 29 Zoning to establish a new Planned District chapter / Chapter 29.16. 747 South Main Street Planned District / Logan Johnson, Wright Development Group

The applicant would like to redevelop the old Shopko property. This would include the demolition of the building and the construction of a multiple-family residential development consisting of 178 total apartment units (106 – 1 bedroom units, 47 – 2 bedroom units, and 24 – 3 bedroom units) and amenities (clubhouse, pickleball, pool, and playground). Initially, City planning staff pushed for a mixed-use development with a commercial presence along Main Street later to find out that Wendy's has a strong leverage on the property and dictates what could or could not take place. They will not allow another restaurant on the property but will support residential development. The General Plan land use designation for this property is "USU District," which is defined as "a campus oriented district that includes supportive uses such as multi-family housing, restaurants/cafes, offices, and leisure spaces supported by WIFI systems." The purpose of establishing a Planned District chapter is to know exactly what is being proposed and planned for this property with specific design standards rather than a blanket rezone from commercial to residential. Application #22-091 is the rezone petition from GC (General Commercial) to P-R-M-30 (Planned – Residential Multiple).

Questions from the Planning Commission:

1. Will there be covered parking?
Response from applicant: They estimate that 50% of the parking will be covered parking.
2. Is there guest parking?
Response from applicant: No, but they are willing to look into adding guest parking.
3. Are there ADA Units and parking?

Response from applicant: Yes, those requirements have been met.

4. Are there 3 dumpster locations?

Response from applicant: Yes, there are three double dumpster locations.

5. How would the cross parking with Wendy's be arranged?

Response from applicant: Both parties are interested in terminating the cross parking allowance in the CCNRs.

6. Would a retaining wall be used along 800 South?

Response from applicant: They are not sure yet, but it is believed that the site will be graded instead of adding a retention wall.

7. Has the fire hydrant concern from Staff comments been addressed?

Response from applicant: They spoke with the fire marshal and believe they can make those adjustments.

Public Hearing:

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

Carl Borup - He is concerned about adequate parking. He doesn't see a significant need for one-bedroom apartments. He is happy that these apartments will be market-rate rather than low-income ones.

Megan Lawson - She is concerned about parking. She worries that tenants will park on the street rather than in the development because street parking would be closer to their unit.

Motion: Commissioner Bell made a motion that the Planning Commission close the public hearing. It was seconded by Commissioner Manning and passed unanimously.

Motion: Commissioner Lester made a motion that the Planning Commission continue application #22-090 to address the following items:

- Increasing 2-bedroom apartments
- Address parking to be consistent with city requirements
- Increase outdoor recreation

It was seconded by Commissioner Bell and passed unanimously.

Public Hearing ¹ / Application #22-091 / Amend Brigham City Zoning Map / Rezone from GC (General Commercial) to P-R-M-30 (Planned – Residential Multiple) on

approximately 6.83 acres / 747 South Main (old Shopko property) / Logan Johnson, Wright Development Group

The applicant has the old Shopko property under contract and would like to redevelop the site with a multiple residential apartment development. As part of the rezone petition, another application (see Application #22-090) has been filed to amend City Code Title 29 to establish a new Planned District chapter. This chapter would establish the zoning standards and development plan.

The rezone request is consistent with the General Plan land use designation of the "USU District," which is defined as "a campus oriented district that includes supportive uses such as multi-family housing, restaurants/cafes, offices, and leisure spaces supported by WIFI systems."

Public Hearing:

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

There was no public comment.

Motion: Commissioner Coppieters made a motion that the Planning Commission close the public hearing. It was seconded by Commissioner Manning and passed unanimously.

Motion: Commissioner Lester made a motion that the Planning Commission continue application #22-091 to run concurrently with application #22-090. It was seconded by Commissioner Coppieters and passed unanimously.

Application #22-087 / Combined Preliminary-Final Plat / K.E.B. Subdivision No. 4 / 100 South and 1200 West / Brent Dickamore

The combined preliminary/final plat application is being used for this final phase connecting 100 South to 1200 West, where the design and street connection are straight forward. This will be a one-lot subdivision plat. Specific improvements will be required along 1200 West Street, which includes the 10 ft. wide path instead of a sidewalk as part of the overall 1200 West Street corridor and profile design. Complete roadway improvements along 100 South Street will need to take place like the K.E.B. Subdivisions No. 2 and No. 3. A portion of 100 South Street roadway in K.E.B. Subdivision No. 3 is yet to be improved.

Motion: Commissioner McConkie made a motion that the Planning Commission recommend approval of application #22-087 subject to Staff comments, Findings of Fact, and stipulations. It was seconded by Commissioner Bell and passed unanimously.

Application #22-089 / Permitted Use Permit / Steves & Sons Door Assembly Plant / 1080 N. Main / Jim Parker

They are remodeling the existing building and plan for several additions and site improvements. In early March 2022, there was a discussion item with City Staff Review where they introduced their company and provided a project scope. As an outcome, they were emailed an outline of applications and processes required by the City. This land use application is one of them. They were asked to address the following with this application:

- Civil Site Plans (existing and proposed improvements, parking lot layout out, circulation, new paved area for staging and trailer movement)
- Site Data Legend – Include on civil site plans (property acreage, required and provided parking, impervious surface, area developed, area undeveloped)
- Building Elevation Improvements
- Fencing/screening (show and label on civil site plans)
- Easements. Attached is the latest survey of the property with the easements granted to Brigham City for access to substation and site. Any changes will require new access easements and vacation of old.
- Sidewalk and park strip improvements. With the improvements being made to the site and development occurring around the property, this is the ideal time for the sidewalk installation along Main Street. We would also encourage the installation of a park strip and street trees. The park strip can be a low-maintenance type of landscape.

Questions and comments from the Planning Commission:

1. What type of exterior lighting will be used?
Response from applicant: They have wall packs that shoot down rather than out.
2. How many trucks do you expect to come and go daily?
Response from applicant: They estimate 4 trucks coming and 15 trucks leaving daily.
3. How many shifts will there be?
Response from applicant: Two 9-hour shifts a day. The last shift ends between 10-11 pm.
4. How noisy is your sawdust equipment?
Response from applicant: It is around the 75-80 decibel range. The cyclones are in a closed-loop system which makes them very quiet.
5. Will there be a warehouse facility?
Response from applicant: The plan is to have an 80 thousand-foot warehouse in Brigham City within three years.

Motion: Commissioner Lester made a motion that the Planning Commission, acting as the Land Use Authority, approve application #22-089 subject to Staff comments, Findings of Fact, and stipulations as noted. With the added stipulations that Staff will handle the landscaping plan and parking. The additional 80 thousand square foot warehouse will be brought to the Planning Commission as a separate application. It was seconded by Commissioner Bell and passed unanimously.

Discussion Item:

Application #22-088 / Concept Plan / Commercial Development / 1100 West and 1100 South Intersection NW Quadrant (Siggard property) / Mike Stangl

The applicant is under contract with Joe Siggard and requests a concept plan discussion for the property. This property was shown as part of the overall Mills Crossing concept plan for a mixed-use development where both the Siggard and Bosley properties were included with the Elmer Richards property as a master plan. However, the Siggard property would not be developed by the group that proposed the mixed-use development.

There are two concepts based on the placement of the frontage road. Both ideas show a carwash and drive-thru restaurant. The representative for the applicant was made aware that the road will need to follow Concept Plan A with the frontage road being at least 500 feet from 1100 South and aligning with the frontage road on the east side of 1100 West.

Applicant concerns:

- 500 feet from 1100 south requirement
- Depth of lots with unusable space
- Curious about what uses might be suitable for the site

Comments from Planning Commission

- Concern about using the site for a carwash – uncertain if there is a need for another carwash in Brigham City
- Possibly bring in a drive-thru restaurant that needs a lot of space for queuing and stacking – this would use the depth of the lot more effectively.

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 9:02 pm.

This certifies that the regular meeting minutes of September 6, 2022 , is a true and accurate copy as approved by the Planning Commission on September 20, 2022

Signed: _____

Sarah-Jane Martin, Administrative Assistant