

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, 2/7/2023 6:00 p.m.**

PRESENT:	Steve Barsuhn Dean Lester Jason Coppieters Holly Bell Roger Manning Mandi Richens	Commissioner- Chair Commissioner Commissioner Commissioner Commissioner Commissioner
EXCUSED:	Scott Mildenhall Cindy McConkie	Commissioner- Vice Chair Commissioner
ALSO PRESENT:	Mark Bradley Sarah-Jane Martin Justine Fortune Mathew Tabisz Jason Haws	City Planner Administrative Assistant Applicant Applicant Applicant

AGENDA

Pledge of Allegiance

Election of Chairperson for the 2023 Calendar Year

Approval of Minutes

Application #23-003 / Permitted Use Permit / The Surf Club - Two Story Recreational Commercial Use Building / 136 East 1000 South / SWAH Enterprises LLC

Application #23-004 / Permitted Use Permit / Office and Warehouse Building - Wausau Supply Co / 1388 West 250 North / Justin Fortune, Jay Fortune Construction

Training

REGULAR MEETING

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

ELECTION OF CHAIRPERSON FOR 2023

Commissioner Lester opened the nominations.

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

APPROVAL OF MINUTES

Commissioner Barsuhn made a motion to approve the minutes with corrections as noted for December 20, 2022 meeting. The motion was seconded by Commissioner Lester and passed unanimously.

Application #23-003 / Permitted Use Permit / The Surf Club - Two Story Recreational Commercial Use Building / 136 East 1000 South / SWAH Enterprises LLC

An application for a new recreation facility has been submitted and is called "The Surf Club," located at 136 East 1000 South, Brigham City. The facility is designed to include an interior wave pool, rock climbing walls, pickleball courts, and an eatery where snacks will be served. The proposed facility is a permitted use in the Planned General Commercial District and is located within the Brigham City General Plan USU (Utah State University) District, where the land use will essentially fulfill the general plan's goal for offering "leisure space" for free time and enjoyment. The proposed facility will be included within the Haws Subdivision (recorded 09/12/2019) and conclude the development of Lot 4. The Haws Subdivision Plat already provides ingress/egress easements to access the facility and proposes 22 parking stalls with improved site landscaping.

Questions and comments from the Planning Commission:

1. Why would Wednesday evening be the peak parking time?
Response from applicant: The dental office is open late on Wednesday. The dental office and the Surf Club will be opened at the same time. However, they do not expect The Surf Club to be at its peak.
2. Will there be a lifeguard with CPR training at all times?
Response from applicant: Yes, there will always be a lifeguard.

Motion: Commissioner Lester made a motion that the Planning Commission, acting as the Land Use Authority, approve application #23-003 subject to Staff comments, Findings of Fact, and stipulations as noted. It was seconded by Commissioner Bell and passed unanimously.

Application #23-004 / Permitted Use Permit / Office and Warehouse Building - Wausau Supply Co / 1388 West 250 North / Justin Fortune, Jay Fortune Construction

Wausau Supply Co. specializes in the manufacturing and distribution of building supplies. The City has received an application for a proposed 104,000 sq. ft. cold storage warehouse building to store building supplies with an office. The plan for this building is storage for the supplies and materials, which are distributed to various locations and lumber yards.

The location is Lot 7 and Lot 6 of the new Wayneco Subdivision. The proposed building will be placed on Lot 7 with the option to expand the structure an additional 86,000 sq. ft. onto Lot 6. A plat amendment would be needed to expand the building across the property line and combine the two lots. The applicant only plans to develop Lot 7 with this application. A proposed parking reduction is requested based on type of use and the number of employees.

Questions and comments from the Planning Commission:

1. Will there be hazardous materials at the facility?
Response from applicant: There will be no hazardous materials at the facility.
2. Commission is supportive of Staff's comment about providing a few extra parking spots.
3. Will there be a traffic problem with supplies coming in and going out?
Response from applicant: No, all loading is done inside the building or in the parking lot.

Motion: Commissioner Manning made a motion that the Planning Commission, acting as the Land Use Authority, approve application #23-004 subject to Staff comments, Findings of Fact, and stipulations as noted. It was seconded by Commissioner Barsuhn and passed unanimously.

Training: Federal Mandated Rules

Motion to adjourn

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

The motion passed unanimously and the meeting was adjourned at 7:25 pm.

This certifies that the regular meeting minutes of February 7, 2023 , is a true and accurate copy as approved by the Planning Commission on February 21, 2023

Signed: _____

Sarah-Jane Martin, Administrative Assistant