

**BRIGHAM CITY PLANNING COMMISSION  
BRIGHAM CITY COUNCIL CHAMBERS  
Tuesday, April 5, 2016 6:00 p.m.**

PRESENT:           Eve Jones           Chairperson  
                      Larry Jensen       Commissioner  
                      Bill Frye           Commissioner  
                      Scott Mildenhall   Commissioner  
                      Dean Lester        Commissioner  
                      Steven Barsuhn    Alternate Commissioner

ALSO PRESENT:   Mark Bradley        City Planner  
                      Christina Boss     Administrative Assistant  
                      Cody Illum         Applicant  
                      Gary Hunt         Applicant's Representative

EXCUSED:           Debbie Manning    Vice Chair  
                      Reed Hancey       Commissioner

**AGENDA**

Approval of Minutes

Public Comment (*Per Utah Code, will receive input only, no decision can be made*) for items not listed on the agenda.

Application # 3700 / Permitted Use Permit – Design Review / Box Elder County Sheriff Storage Building / 52 South 1000 West / Box Elder County

Discussion

**REGULAR MEETING**

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

**APPROVAL OF MINUTES**

Commissioner Frye made a motion to approve the minutes from the March 15, 2016 meeting as written. The motion was seconded by Commissioner Lester and passed unanimously.

**PUBLIC COMMENT**       There was no public comment.

**Application # 3700 / Permitted Use Permit – Design Review / Box Elder County Sheriff Storage Building / 52 South 1000 West / Box Elder County**

Mr. Bradley came forward and stated that the Applicant's storage building is 300 feet in length and is on the south end of a 10-acre parcel. The rear of the building will face the future 100 South. The building is set back 10 feet from the property line. Mr. Bradley explained that in industrial districts there is no standard setback. The building will be metal with bay doors facing the complex. There are Staff comments concerning the placement of the building and the elevation. Mr. Bradley stated that the Applicant will need to address the possibility of moving the building a little further to the north. The property falls under the West Forest design guidelines which require consistency in building design. The main building in the complex is brick (decorative concrete block). Pictures were shown of neighboring building structures and then of other type of industrial buildings for façade material reference. An example of a mixed façade material accessory structure at Whitaker Construction, a garage repair shop was shown using decorative concrete block with siding on top. The section of 100 South Street not improved received a deferral for street improvements including the sidewalk and park strip landscaping. Each adjacent subdivision of this 100 South Street section had their road dedicated but not improved. Mr. Bradley stated that the Planning Commission will need to decide if an all metal building meets the design guidelines.

Cody Illum approached the table and stated that the storage facility will be used for search and rescue type vehicles. The area between the storage building and the Sheriff's complex road needs to be wide enough to allow the vehicles to be maneuvered in and out. For this reason, it is not feasible to move the building to the north. Mr. Hunt stated that the feature strip on the building could go all the way around the building and is the same as the one on the jail. There will be a berm and trees on County's side of the fence line.

Commissioner Jensen asked why the storage building cannot match the same design as the main building. Mr. Illum explained that the County does not have the money in their budget for brick (concrete block). Commissioner Jensen asked if all the other buildings in the area have the same setback. Mr. Bradley stated that the setbacks in the area range from 10 to 30 feet.

Commissioner Jones asked the Applicant if he considered the same type of metal façade that is on the Storm Products building. Mr. Hunt stated that the façade on the Storm Products building is as expensive as concrete block and is not an option for the County's budget. Mr. Hunt also stated that the proposed metal panels could be broken up with different colors and patterns. Commissioner Lester asked the Applicant if there was a landscape plan. Mr. Illum stated that there is not a plan but the inmates have a greenhouse and will plant trees and flowers. Mr. Bradley suggested that the Applicant explore exterior options and bring them back to the Commission.

The Commissioners explained to the Applicant that they need to apply consistent design standards for the area. Eve Jones suggested that part of the application could be forwarded on for approval with the contingency for future approval of the exterior.

Mr. Bradley read the adopted guidelines stating that materials and colors shall be harmonious with adjacent buildings and consistent architectural material shall be used throughout the site.

Commissioner Lester suggested that the application be continued and that the Applicant come back with metal and landscape options that fit within their budget and include the guidelines and standards for the area. Commissioner Jensen stated that he wants to see different patterns in the metal showing some texture and that he approves of the two tone color. Commissioner Mildenhall asked if windows were an option. The Applicant stated that due to security, windows are not an option.

Mr. Illum requested that the motion state that the Commission approves the building location so he can get the job out to bid. He will come back with metal samples and colored elevation plans.

Mr. Bradley suggested trees spaced every 30 feet would break up the length of the building. Commissioner Mildenhall pointed out the downspouts on the drawings and Mr. Hunt suggested using the downspouts to offset different colors. Commissioner Jensen suggested using the downspouts to create either a random or repeating metal pattern.

Motion: A motion was made by Commissioner Jensen that the Planning Commission, acting as the land use authority, approve Application #3700 with the stipulation to meet the Staff comments and Staff recommendations with the findings of facts that: 1) Such use with noted conditions and compliance should not under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; 2) The design of the site will be consistent with City standards subject to compliance with noted Staff review comments and Planning Commission stipulations; 3) The land use is a permitted accessory use in the M-D zoning district; and 4) Such use is in compliance with the Brigham City General Plan. Recognizing that the Planning Commission will support a metal building that is consistent in color and design with the original property subject to the Applicant returning or providing to the Planning Commission additional design specifics on the south side of the building in such a way that it breaks it up and provides different aesthetics to the building and that the Applicant provides landscaping plans.

The motion was seconded by Commissioner Mildenhall.

The motion passed unanimously.

Mr. Bradley confirmed with the Applicant that there will be a horizontal band around the building.

## **DISCUSSION**

## **MOTION TO ADJOURN**

**Motion:** A motion was made by Commissioner Lester to adjourn.

The motion was seconded by Commissioner Frye.

The motion passed unanimously and the meeting was adjourned at 6:58 p.m.

*This certifies that the regular meeting minutes of April 5, 2016 are a true and accurate copy as approved by the Planning Commission on April 19, 2016.*

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

*Christina Boss, Administrative Assistant*