**BRIGHAM CITY PLANNING COMMISSION**

**BRIGHAM CITY COUNCIL CHAMBERS**

### Tuesday, May 17, 2016 6:00 p.m.

PRESENT: Eve Jones Chairperson

Debbie Manning Vice Chair

Reed Hancey Commissioner

Bill Frye Commissioner

Dean Lester Commissioner

Scott Mildenhall Commissioner

 Steven Barsuhn Alternate Commissioner

ALSO PRESENT: Mark Bradley City Planner

Christina Boss Administrative Assistant

Kevin Noorda Applicant

Chad Noorda Applicant

Travis Taylor Applicant’s Representative

EXCUSED: Larry Jensen 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 # 3695 / Development Agreement / Leo’s Auto Service / 1540 W. Forest Street / Kevin and Chad Noorda

Application # 3668 / Conditional Use Permit - Brigham Place Apartments Phase 2 / 850 South and 200 East / Alliance Capital, LLC

Discussion

**REGULAR MEETING**

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

**APPROVAL OF MINUTES**

Commissioner Manning made a motion to approve the minutes from the May 3, 2016 meeting as written. The motion was seconded by Commissioner Lester and passed unanimously.

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

**Application # 3695 / Development Agreement / Leo’s Auto Service / 1540 W. Forest Street / Kevin and Chad Noorda**

Mr. Bradley suggested that the Applicants come to the table. Mr. Bradley stated that the Applicant, the City Attorney, the City Administrator and the Director of Public Works reviewed the Development Agreement and addressed all of the items from the Staff Review. The Applicants agree with the terms of the Development Agreement.

**Motion:** A motion was made by Commissioner Hancey to forward Application #3695 to the City Council with a recommendation for approval together with the findings that the proposed draft Development Agreement is in harmony with the April 19, 2016 Planning Commission approval of the permitted use permit application and its conditions for approval.

The motion was seconded by Commissioner Manning.

The motion passed unanimously.

Mr. Bradley stated that the Development Agreement would go before City Council at the June 2, 2016 meeting. In the meantime, the Applicant can work on the revised site plan to incorporate Staff’s comments to the show the east parking lot and driveway.

**Application # 3668 / Conditional Use Permit - Brigham Place Apartments Phase 2 / 850 South and 200 East / Alliance Capital, LLC**

Mr. Bradley presented the application stating that USU has agreed to sell to Brigham Place 16 ½ feet of the north side of their parcels. A plat amendment will be required as noted in the Staff Comments. USU will not require Brigham Place to participate in the extension of the future Aggie Boulevard. Notices were sent to residents within 300 feet of proposed site with no response. The Applicant’s Representative approached the table as Mr. Bradley showed the proposed site and plans on the screen. Phase 2 will consist of two buildings: an east building and a west building. The elevation for Phase 2 will be the same as Phase 1. Phase 2 will have one covered parking stall per unit. The key issues are the location of the parking areas and drive approaches. Mr. Bradley stated that there are standards regarding the distance between a drive approach and intersections based on the width of the right of way. A drive approach coming off of a 60 foot right of way requires a distance of 100 feet between the approach and the intersection. The Applicant can petition the Public Works Director for a modification to the standards. City Code states the minimum off street parking cannot be located within the minimum required front yard setback which is 25 feet. On corner lots the setback is 20 feet. Mr. Taylor is questioning whether the area is considered a side yard or a front yard. Mr. Bradley will be taking this issue to the City Attorney to review the Code.

Staff is recommending that the Applicant show connectivity between Phase 1 and 2. Staff has suggested that the west building be turned from an east/west direction to a north/south direction to accomplish connectivity.

Commissioner Jones suggested that a cross walk be put across 200 E for the residents of the east building so that they can safely access the recreation building.

Commissioner Hancey questioned the plan for the area west of the Aldersgate Methodist Church parking lot. Mr. Taylor stated there are no plans for that area at this time.

Mr. Bradley stated that in developments with 40+ units, the Planning Commission can reduce the parking ratio based on the number of bedrooms in each unit. Commissioner Hancey questioned whether the Applicant expects that students will be renting the units. Mr. Taylor stated that he is hopeful residents will be mostly families as opposed to students. Commissioner Lester stated that he would be hesitant to approve less than two parking stalls per unit.

Mr. Taylor stated that the existing clubhouse will be expanded to the south. Mr. Bradley stated that the Applicant can submit an application to amend the plat and can include information on the clubhouse.

**Motion**: A motion was made by Commissioner Hancey to continue Application #3668 until the Applicant has further information and is ready to discuss the application in detail.

**DISCUSSION**

Mr. Bradley stated that the Orange Grove Escrow Agreement has been signed by the Mayor and will be recorded. The developer has laid asphalt at Phase I and Phase II. They will be working on the Phase II plat soon.

Commissioner Hancey opened a discussion regarding an owner’s responsibility to develop a road where the owner has no value in the road. He feels that the majority of the costs to develop a roadway should be paid by the person who will benefit most. Mr. Bradley stated that throughout the state of Utah, road development is handled uniformly and that the standard is roadway improvements are development driven.

**Motion to adjourn**

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

The motion was seconded by Commissioner Manning.

The motion passed unanimously and the meeting was adjourned at 6:57 p.m.

*This certifies that the regular meeting minutes of May 17, 2016 are a true and accurate copy as approved by the Planning Commission on July 5, 2016.*

*Signed:*

 *Christina Boss, Administrative Assistant*