

APPROVED
BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, February 21, 2012 6:00 p.m.

PRESENT: Barbara Poelman Chairperson
 Larry Jensen Vice Chair
 Eve Jones Commissioner
 Joan Peterson Commissioner
 Rob Munns Commissioner
 Lynn Duce Commissioner
 Michael Bott Alternate Commissioner
 Reed Hancey Alternate Commissioner

ALSO PRESENT: Mark Bradley City Planner
 Julie Jeppsen Administrative Assistant

EXCUSED: Lynda Berry Commissioner

AGENDA

Pledge of Allegiance

Approval of Minutes

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

Public Hearing / Application # 3371 / Amend Chapter 29.26 Off-Street Parking Requirements, Section 29.26.100(A) Access drives for single family or two-family dwellings / Brigham City Corporation

Presentation on Brigham City Parking Study 2011: Downtown Central Business District / Buck Swaney – Logan Simpson Design Inc. / Bear West Company

Discussion

REGULAR MEETING

Regular session opened at 6:00 PM by Barbara Poelman and Reed Hancey led the Pledge of Allegiance.

APPROVAL OF MINUTES

Motion: A motion was made by Larry Jensen to accept the February 7, 2012 Regular Meeting minutes as written. The motion was seconded by Joan Peterson and passed unanimously.

PUBLIC COMMENT There was no public comment.

PUBLIC HEARING / Application # 3371 / Amend Chapter 29.26 Off-Street Parking Requirements, Section 29.26.100(A) Access drives for single family or two-family dwellings / Brigham City Corporation

Mr. Bradley presented a proposal to amend Chapter 29.26 with regard to access drives for single family or two-family dwellings. This would allow applicants to go directly through Public Works instead of the Appeal Authority if there are necessary modifications. The same guidelines that are currently in force would remain in force. The process would be simplified by this change.

Mr. Bradley detailed the changes that are proposed item by item and displayed the final result of the changes.

There was discussion regarding the role of inspectors and various commissioners requested clarification of the process and the affect, if any, on size or measurement of standards etc.

Mr. Bradley stated that there would be no change in requirements for cut permits. He explained further that the administrative role and duties of the Public Works Department have changed over the years. The Mayor and City Administrator have requested that Public Works take on a different role regarding the Public Right of Way in terms of inspection and administration. They have now been relocated as well. While Public Works coordinates with Planning and Zoning, things have evolved over time and it is logical to update the Chapter to reflect that evolution and needed change.

There was additional discussion regarding how conflict or appeal including changes to existing standards would be handled.

Mr. Bradley clarified that any requests for exception would go before the Planning Commission and then on to the City Council. Mr. Bradley was not sure how a change to the Public Works standards would be accomplished. He will check into it and get back to the commission.

Reed Hancey asked if the Public Works Department could violate their own standards or if they had to come before the commission regarding any variations.

Eve Jones stated that it seemed that the change in the ordinance would not affect any authorities only procedures as they relate to Public Works.

Mr. Bradley agreed except for some minor exceptions to policy. He explained that the changes are designed to limit the reliance on the City Engineer and the Appeal Authority where possible.

Barbara Poelman asked if this would open the door to sidewalks etc. no longer being looked at by the Planning Commission.

Mr. Bradley explained that the Planning Commission currently is not involved in the drive approach and cut permit approvals with the exception of Essential Service Facilities.

Robb Munns asked for clarification regarding Cut Permits – specifically if they have to be applied for separately. He expressed concern over the citizens having to go through separate processes to apply, to have inspections done etc. He was concerned that another inspector would go out etc. His experience has been negative and he wouldn't want to see the City get into a situation where the processes become cumbersome.

Mr. Bradley explained that Cut Permits are currently picked up at Public Works, they are currently inspected by Public Works and would continue to be. This would not change.

Larry Jensen clarified that it was their intent to re-notice the Application. With that in mind there are a few items that the commission would like to see addressed.

1– What will the documents look like? Including limitations to variances or exceptions by Public Works.

2 – What is appeals process for individuals if they disagree with the Public Works Director etc.

Motion: A motion was made by Larry Jensen that with regard to Application 3371 the commission defer to a future date at the request of City staff to re-issue the Public Hearing to reflect the changes made since the Public Hearing was Noticed.

Amendment to Motion: An amendment to the motion was proposed by Joan Peterson to set March 6, 2012 as the date for the meeting. The amendment to the motion was accepted by Larry Jensen.

The motion was seconded by Eve Jones and passed unanimously.

PRESENTATION on Brigham City Parking Study 2011: Downtown Central Business District / Buck Swaney – Logan Simpson Design Inc. / Bear West Company

Presentation was made by Buck Swaney regarding the parking study which was performed in September and October of 2011. They based the current study on a comparison – baseline to a 2001 study. The presentation included a parking supply baseline of 1078 spaces. On and off street there are actually 1409 adjusted parking spaces. In every case the City Code is in line with ITE standards. Based on Land Uses in the City 2316 spaces are required. Adjusted to 1800 for peak and off-peak an additional 444 parking spaces are needed in the Central Business District.

There was discussion regarding the new Davis and Bott Building and the Temple. Specifically how construction of those buildings have or will impact the parking situation.

Nationwide there is a movement to reduce the number of required parking stalls. This is primarily due to the expensive nature of construction of parking per stall.

Generally, the findings were that communal/shared parking would have a positive impact on the potential crowded areas.

A block by block review was provided of the study including suggestions were provided to resolve specific issues on the individual blocks.

Issues of getting businesses together to resolve the problems were discussed.

Clarification was provided regarding the study and its application to the City's parking situation and future planning.

The purpose of the report was to provide the City with a tool to manage existing and future development.

DISCUSSION

Planning and Zoning has received several inquiries related to animal rights. Mr. Bradley presented the issues specific to a foreclosure at approximately 200 E and 900 N. Zoning in that area does not allow for horses. Lots in this area are all Zoned R-1-10. They are all large lots 2 – 5 acres. They are narrow and deep and would not allow for flag lots. There are at least 3 or 4 other lots close to this subject lot that currently have animals because of grandfathering.

In trying to accommodate the calls the question has come up if the commission would be open to an overlay area or would they prefer to leave as is.

There was discussion about opening a door that would be problematic with future development. Conversely the option of the overlay was discussed with the possibility of amortizing the animal right etc. There are similarities to the process that the commission went through with Chicken Permits.

Eve Jones likes overlay idea revisited after a period of time with a non-grandfathering clause and restriction for type of animal etc.

Rob Munns No

Larry Jensen No

Lynn Duce No

Barbara Poelman agrees with the overlay with restricted language

Joan Peterson agrees with overlay with restricted language

Reed Hancey agrees with overlay with restricted language

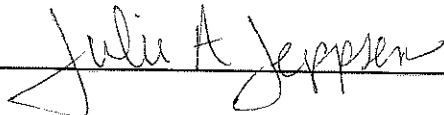
Michael Bott would agree with overlay idea revisited after a period of time with a non-grandfathering clause and restriction for type of animal etc.

There was a general discussion about development in the City.

MOTION TO ADJOURN

Motion: A motion was made by Eve Jones to adjourn. The motion was seconded by Joan Peterson and the meeting was adjourned at 7:33 p.m.

This certifies that the regular meeting minutes of are a true and accurate copy as approved by the Planning Commission on March 6, 2012.

Signed:  _____

Julie A. Jeppsen, Administrative Assistant