

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, August 06, 2019 6:00 p.m.**

PRESENT:	Steven Barsuhn	Vice-Chair
	Reed Hancey	Commissioner
	Scott Mildenhall	Commissioner
	Bill Frye	Commissioner
	Holly Bell	Commissioner
	Zachary Roberts	1 st Alternate
	Curtis Hoehn	2 nd Alternate
ALSO PRESENT:	Mark Bradley	City Planner
	Christina Boss	Administrative Assistant
	Arverd Taylor	Applicant's Representative
	John Hansen	Applicant
	Matt Hansen	Applicant
	Byron Hansen	Applicant
EXCUSED:	Dean Lester	Chair
	Cindy McConkie	Commissioner

AGENDA

Approval of Minutes

Application #19-067 / Permitted Use Permit / Multiple Tenant Commercial Building / 1100 South and 450 West / Arverd Taylor, AWA

Application #19-068 / Preliminary Subdivision Plat / Eagle Landing Phase 2 / 1100 South and 450 West / Arverd Taylor, AWA

Application #19-069 / Amend Conditional Use Permit #19-043 / High Profile Permanent Off-Premise Shopping Center Sign and Eagle Landing Master Sign Plan / 1100 South and 450 West / Jake Tate, AWA

REGULAR MEETING

Commissioner Barsuhn invited the Commissioners to introduce themselves to Commissioner Hoehn.

APPROVAL OF MINUTES

Commissioner Hancey made a motion to approve the minutes from the July 16, 2019 meeting. The motion was seconded by Commissioner Roberts and passed unanimously.

Application #19-067 / Permitted Use Permit / Multiple Tenant Commercial Building / 1100 South and 450 West / Arverd Taylor, AWA

Mr. Bradley approached the table and displayed the site on the screen. The multi-tenant building will be to the west of the America First Credit Union. It will front 1100 South and the access will be off 450 West. The main throughway into the property access will be curved to accommodate required parking and emergency response vehicles.

Public Works has requested that the water line go underneath the landscaping instead of the asphalt and curbing. Staff expressed concerns with the width of the island and the drive thru. Additional landscape is required in the interior parking lot.

Mr. Bradley displayed the building elevations on the screen and passed out an updated north facing elevation with a faux window look.

Arverd Taylor came to the table and stated that they will increase the landscape strip to 5 feet as requested by Staff. They will loop the water line taking it north to the right of way and then back to the existing line. They may be moving the pylon sign either north or south to keep the separation from the water line.

The drive-thru is 12 feet from face of curb to face of curb and will be wider at the curves. They may shift the pickup window further down the drive-thru to accommodate larger trucks.

The throughway into the development is 30 feet wide. Commissioner Hancey suggested that they may have to add no parking signs to the throughway until curbing can be installed.

The manholes may have to be moved depending on services coming out of the building. They are working with Jones and Associates on site detention.

Motion: Commissioner Frye made a motion that the Planning Commission, acting as the Land Use Authority, approve Application #19-067 subject to the updated elevation drawings and subject to the Staff comments, Stipulations and the Findings of Fact 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 is consistent with City standards subject to compliance with noted staff review comments; and 3) The land use is a permitted use in the General Commercial zoning district. Such use is in compliance with the Brigham City General Plan.

The motion was seconded by Commissioner Bell and passed unanimously.

Application #19-068 / Preliminary Subdivision Plat / Eagle Landing Phase 2 / 1100 South and 450 West / Arverd Taylor, AWA

Mr. Bradley introduced the item stating that the Applicants will subdivide the property. They will retain ownership of both properties but feel that the subdivision will define the parameters of the building. Boundaries of the plat will widen to 5 feet. Cross-access agreements will be needed and will be recorded with the plat. The plat will need to show easements for the utilities; however, no easement is needed on the south side. The north easement will remain with the water. Mr. Bradley explained that Paul Larsen is the Land Use Authority for this item.

Motion: Commissioner Hancey made a motion that the Planning Commission, acting as the recommending body to the Land Use Authority, recommend approval of Application #19-068 with the understanding that the plat may shift slightly due to the adjustment in landscaping, and subject to the Staff Comments, Stipulations and Findings of Fact that: 1) The property is located within the GC (General Commercial) zoning district; 2) Commercial lots may have access through other parcels as long as there are cross-access agreements recorded with the properties and a minimum 26 foot wide fire access lane; and 3) Such land use application with the noted conditions and stipulations 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.

The motion was seconded by Commissioner Bell and passed unanimously.

Application #19-069 / Amend Conditional Use Permit #19-043 / High Profile Permanent Off-Premise Shopping Center Sign and Eagle Landing Master Sign Plan / 1100 South and 450 West / Jake Tate, AWA

Mr. Bradley displayed the site on the screen. The original approval for the high profile sign was for the northeast end of the property. The Applicant is requesting to move it to the northwest end of Phase 2. The Applicant will work with Public Works on the distance between the sign and the water line. The height will remain the same at 32 feet tall. The maximum height is 35 feet. Monument signs will also remain the same as outlined in the previous application. The high profile sign could be moved either to the west or east side of the Phase 2 project.

There was discussion on the location and the presence of other AFCU signs and high profile signs.

Motion: Commissioner Bell made a motion that the Planning Commission, acting as the Land Use Authority, approve Application #19-069 subject to the Staff Comments and Recommendations, Stipulations and Findings of Fact that: 1) City Code Section

29.27.060(N) Off-premise Signs allows for shopping center signs subject to certain standards and regulations; 2) City Code Section 29.27.060(N) Off-premise Signs allows the Planning Commission to consider high profile permanent off-premise signs through a conditional use application and process. "Free-standing permanent off-premise directional/informational signs shall be designed as low profile signs except that the Planning Commission may consider high profile permanent off-premise directional/informational signs as conditional uses as part of a design review of a shopping center consisting of separately owned or lease properties or pads" Subsection 29.27.060(N)(2)(f); 3) The purpose of the amendment to relocate the proposed high profile Eagle Landing Development pylon sign (shopping center sign) to another site is due to the tight placement with utilities and existing AFCU building and to be more centralized on the overall development of Eagle Landing property; 4) The application is accompanied with a master sign plan for the Eagle Landing development which includes the America First Federal Credit Union (AFCU) property, which is under separate ownership. Agreements have been entered into and between the owner/developer and AFCU. Agreements took place as part of the subdivision of land for certain improvements of land, and also for project signage; 5) A master sign plan creates a well-designed plan establishing a common theme and reduces sign clutter and confusion; and 6) Per Utah Code, "a conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards." Section 10-9a-507(2)(a).

The motion was seconded by Commissioner Mildenhall.

There was discussion on adding language to the motion to include a monument sign on 450 West.

Commissioner Bell amended her motion to include an option for a monument sign on 450 West. Commissioner Mildenhall seconded the amended motion. The motion passed unanimously.

In reference to the approval of the July 16, 2019 minutes, Commissioner Bell noted that on Page 6, Line 234, courtesy is misspelled and on Lines 230 and 233, there are question marks before (4) and (5). Commissioner Hancey amended the motion to include the corrections. Commissioner Roberts seconded the motion. The motion passed unanimously.

Commissioner Bell asked for an update on the SDAT meetings. Mr. Bradley commented on the meetings and stated that there will be a final report on the findings.

Pertaining to North Main Street, Mr. Bradley also informed the Commissioners about the future annexation of the Astle property.

MOTION TO ADJOURN

Motion: A motion was made by Commissioner Bell to adjourn, seconded by Commissioner Roberts and unanimously carried.

The meeting was adjourned at 7:21 pm.

This certifies that the regular meeting minutes of August 6, 2019 are a true and accurate copy as approved by the Planning Commission on August 20, 2019.

Signed: _____

Christina Boss, Administrative Assistant