

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, June 4, 2019 6:00 p.m.**

PRESENT:	Stephen Barsuhn Cindy McConkie Reed Hancey Scott Mildenhall Holly Bell	Vice-Chair Commissioner Commissioner Commissioner 2 nd Alternate
ALSO PRESENT:	Mark Bradley Christina Boss Jeff Randall John Hansen	City Planner Administrative Assistant Applicant's Representative
EXCUSED:	Dean Lester Bonnie Mortensen Zachary Roberts Bill Frye	Chair Commissioner 1 st Alternate Commissioner

AGENDA

Approval of Minutes

Application #19-043 / Conditional Use Permit / High Profile Permanent Off-Premise Shopping Center Sign and Eagle Landing Master Sign Plan / 1124 South 450 West / Jake Tate, AWA representative for Mtn. View Land LLC and America First Federal Credit Union

Discussion Item:

Brigham City Planning Commission By-Laws

REGULAR MEETING

APPROVAL OF MINUTES

Commissioner McConkie stated that Commissioner Hancey was listed as both PRESENT and EXCUSED. Commissioner Hancey confirmed his absence. His name will be removed from those that were PRESENT. Also, Page 2, line 59 should read *actual* square footage instead of actually.

Commissioner Bell made a motion to approve the minutes from the May 21, 2019 meeting as corrected. The motion was seconded by Commissioner McConkie and passed unanimously.

PUBLIC COMMENT There was no public comment.

Application #19-043 / Conditional Use Permit / High Profile Permanent Off-Premise Shopping Center Sign and Eagle Landing Master Sign Plan /

1124 South 450 West / Jake Tate, AWA representative for Mtn. View Land LLC and America First Federal Credit Union

Mr. Bradley reviewed the master sign plan for Eagle Landing. The proposed high profile sign is 32 feet 6 inches high and would be at the corner of 1100 South and 450 West. Mr. Bradley displayed the clear view triangles on the screen. City Code allows for two different measurements; either a 50 foot clear view from the curb or 30 feet from property line, whichever is least restrictive. The Applicant has also proposed a 6-foot high monument sign with an electronic message board. In addition, there would be three Eagle Landing monument signs.

The water line was previously relocated away from the building. Mr. Bradley explained that if UDOT widens 1100 South, there is concern as to where the sign would be moved to because of the water line. Public Works would like a 15-foot clearance between the sign foundation and the water line. The Applicant proposed another shift in the water line and Public Works is agreeable to an 8-10 foot clearance from the water line if the ductile pipe is upgraded to PVC.

The Commissioners had a brief discussion about the Eagle Landing development sidewalks and future trails. Jeff Randall came to the table and explained that there will be some internal sidewalks going east to west but nothing external on 1100 South.

Mr. Randall explained that Byron Hansen has not made a final decision on the height of the sign. If he decided to reduce the height, the sign would have the same look with a reduction in the stone columns and the panels. John Hansen came to the table.

Mr. Randall agreed to the Staff Comments but wanted to clarify the Public Works comment about the sign foundation being 15 feet from water line. It should now read that it could be 8-10 feet. Mr. Bradley reiterated that the line type would be changed from ductile to PVC.

Motion: Commissioner Hancey made a motion that the Planning Commission, acting as land use authority, approve Application #19-043 subject to the Staff Comments and Stipulations and subject to the Public Works comment number 1 that the change in the water line has allowed for an 8 foot distance between the sign and water line and that the 35 foot maximum height on the sign may be reduced as desired by the Applicant, and with the 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 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; 4) The purpose of the high profile Eagle Landing Development pylon sign (shopping center sign) and location is to direct traffic to the primary access, which is 450 West Street. There is no direct access into the development from 1100 South (Hwy 91); 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 and passed unanimously.

Discussion Item:

Brigham City Planning Commission By-Laws

Mr. Bradley displayed the By-Laws on the screen and recited 5. Consideration of Agenda Items, Letter G. If the language were removed and someone wanted to make a public comment they would simply make a request in writing to be on the next agenda as a discussion item. The Commissioners discussed adding clarification in Letter D to allow comments only on an application or on an agenda item as allowed by the Chair.

The language in D. Order of Business Number 3, Minutes was discussed. Mr. Bradley will check with the City Attorney and the City Recorder to see if a Commission member must be in attendance in order to make corrections, a motion or second a motion.

Mr. Bradley will make the changes as discussed, have a legal review and put the item on next Planning Commission agenda.

MOTION TO ADJOURN

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

The meeting was adjourned at 7:06 pm.

This certifies that the regular meeting minutes of June 4, 2019 are a true and accurate copy as approved by the Planning Commission on June 18, 2019.

Signed: _____

Christina Boss, Administrative Assistant