

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
ELECTRONIC MEETING
Tuesday, 8/3/2021 6:00 p.m.**

PRESENT:	Steve Barsuhn	Commissioner- Chair
	Scott Mildenhall	Commissioner- Vice Chair
	Dean Lester	Commissioner
	Curtis Hoehn	Commissioner
	Jason Coppieters	Commissioner
	Holly Bell	Commissioner

EXCUSED:	Cindy McConkie	Commissioner
	Roger Manning	Commissioner

ALSO PRESENT:	Mark Bradley	City Planner
	Sarah-Jane Martin	Administrative Assistant
	Mike Jensen	Consultant

AGENDA

Pledge of Allegiance

Approval of Minutes

Application #21-075 / Conditional Use Permit ¹ / Cell Tower / 912 N. Main / Andy Cockell,
Maverick Towers LLC

Discussion Item:

- Application #21-065 / Concept Plan – Site and Subdivision / 747 South Main /
Greg Hansen

Training

REGULAR MEETING

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

APPROVAL OF MINUTES

Commissioner Lester made a motion to approve the minutes with corrections as noted for the July 20, 2021 meeting. Commissioner Coppieters seconded the motion, and it passed unanimously.

Application #21-075 / Conditional Use Permit ¹ / Cell Tower / 912 N. Main / Andy Cockell, Maverick Towers LLC

The appicate withdrew the agenda item to address Staff comments.

Discussion Item:

Application #21-065 / Concept Plan – Site and Subdivision / 747 South Main / Greg Hansen

The applicant would like to subdivide the old Shopko property and create a new parcel at the southwest corner of the lot by Main Street and 800 South. The proposed use is a fast-food restaurant (Taco Bell). The City has requested an overall master plan for the property to see how the new proposed use will interface with the existing building and required parking. There are several considerations:

1. An overall master site plan of existing and proposed:
 - Parking, circulation, and landscaping.
 - Site data that includes current conditions and standards and suggested, at a minimum, include:
 - Parcel area (acreage and square feet)
 - Impervious surface
 - Landscape area
 - Required Parking
 - Provided Parking
2. A new plat that cleans up the non-approved division of land and establishes a new lot with proper access easements and shared parking.

The Taco Bell plans are conceptual and fluid. The latest concept plat reduces the proposed size of the Taco Bell parcel. Cross access and a shared parking agreement should be established between the two entities, with a new subdivision plat illustrating this agreement.

Questions and comments from the Planning Commission:

1. What is the peninsula's purpose?
Response from applicant: To address the grading into 800 South.
2. If the peninsula is removed, would that cause a problem with stormwater drainage?

Response from applicant: They do not believe there would be a problem with stormwater drainage.

3. Pedestrians crossing the two-lane drive-thru was a concern.
Response from applicant: The site plan is only one of many options for the parking layout and the building placement. When the application comes before the Planning Commission, they can work with the applicant to find the land's best use and configuration.
4. The Planning Commission would like to see a shared parking easement agreement between Taco Bell and the property owner.

Training Topic:

Land Use Power and Duties

Motion to adjourn:

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

The motion passed unanimously and the meeting was adjourned at 7:58 pm.

This certifies that the regular meeting minutes of August 3, 2021, is a true and accurate copy as approved by the Planning Commission on August 17, 2021

Signed: _____

Sarah-Jane Martin, Administrative Assistant