

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, 2/15/2022 6:00 p.m.**

PRESENT:	Steve Barsuhn	Commissioner- Chair
	Scott Mildenhall	Commissioner- Vice Chair
	Dean Lester	Commissioner
	Jason Coppieters	Commissioner
	Roger Manning	Commissioner

EXCUSED:	
Holly Bell	Commissioner
Cindy McConkie	Commissioner
Mandi Richens	Commissioner

ALSO PRESENT:	Paul Larsen	C&ED Director
	Mark Bradley	City Planner
	Tony Ekins	Associate Planner
	Christina Boss	City Recorder
	Guy Larsen	
	Braden Saunders	
	Jared Johnson	
	Jennifer Schnurstein	

AGENDA

Pledge of Allegiance

Approval of Minutes

Continued / Application #21-112 / Amend Brigham City Code Title 29 Zoning, Chapter 29.27 Sign Regulations / Digital Signs and Billboards / Brigham City Corporation

Discussion Item:

- A. General Plan – Area West of I-15
- B. General Plan – Area West of I-15

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 Coppieters made a motion to approve the minutes for January 18, 2022 meeting. The motion was seconded by Commissioner Mildenhall passed unanimously.

Continued / Application #21-112 / Amend Brigham City Code Title 29 Zoning, Chapter 29.27 Sign Regulations / Digital Signs and Billboards / Brigham City Corporation

The application was brought to the Planning Commission on January 18, 2022. The application was continued for greater discussion among billboard/digital sign companies. A meeting was held on February 10th with all interested parties.

Key changes:

- Language was altered for better clarity on 29.27.080, #6:
A digital sign shall not exceed a maximum illumination of three-tenths (0.3) footcandles above the ambient light level when measured from a distance equal to the square root of the square footage of the sign multiplied by one hundred (100). All digital signs shall have ambient light monitors installed, which automatically adjust the brightness level based on ambient light conditions.
- All digital signs will be subject to this standard. There will be no discrimination between on-premise and off-premise signs.
- An additional restriction was added to 29.27.110, Sign/District Regulations Table: Back to back or Vshaped configurations are permitted when the following apply:
 - a. For relocation or conversion of a legal nonconforming billboard the existing billboard has a back to back or V-shaped configuration.
 - b. For a billboard located in a zoning district that permits billboards, in all instances.
 - c. The angle between the faces shall not exceed 90 degrees.

Questions and comments from the Planning Commission:

1. Who created the math calculation for the billboard illumination?
Response from Guy Larsen: It was developed by the Illuminating Engineering Society and adopted by the Outdoor Advertising Association.
2. Will the ambient light measurements be taken during the day and night?
Response from Guy Larsen: It will be measured at night only.

3. Does the City have information regarding regulations from the FFA?

Response from Paul Larsen: Yes. If a billboard within a certain distance from an airport exceeds a specified height, then a red light is required to be placed on the billboard.

4. The Planning Commissioners discussed if a standard should be added to the ordinance allowing a single-sided, legal, non-conforming billboard being relocated within a non-conforming area to be allowed to upgrade to a two-sided billboard. They decided that they did not have enough information to add this standard to the current ordinance amendment.

Motion: Commissioner Lester made a motion that the Planning Commission recommend approval of application #21-112 subject to Staff comments, Findings of Fact, and stipulations as noted. It was seconded by Commissioner Coppieters and passed unanimously.

Discussion Item: Both items would addressed together

A. General Plan – Area West of I-15

This discussion item is an opportunity to go over the Land Use Chapter of the updated General Plan adopted in 2017 and review the land use definitions with the land use map. The primary focus is on the area west of I-15. As updates to the General Plan occur, there is more detail and focus on immediate and anticipated growth within the next 5 - 7 years with the expectation that there will be a future round of planning with the next update. We are now approaching five years in May.

Based upon the comments provided by residents and property owners along West Forest Street, the following items should be considered:

1. Amend Chapter 29.11 Multiple Use, Agricultural, And Rural Residential Districts to bring uses more in line with desired agricultural uses that are appropriate with residential uses on the same lot.
2. Amend the Rural Residential definition in Chapter 2 Land Use to include Agricultural A-1 and A-5 zoning districts. However, there is a separate definition for Agricultural Lands, which includes the A-1 and A-5 zoning districts. The concern with this option is potential inconsistencies with the zoning of Agricultural and Rural Residential districts. This may or may not be an issue or concern. That is how it looks toward where agricultural zones are slowly being rezoned to Rural Residential districts. Generally, the City likes to see some type of pattern, uniformity, and transition with the zoning districts.
3. The minimum lot sizes in the A-1 or RR-1 zoning districts are one (1) acre. There is no restriction on a maximum lot size. A cluster subdivision is an option. The standards and requirements are in Title 25 Subdivisions, Chapter 25.06 Cluster Subdivision Options.

There appear to be inconsistencies with the “cluster subdivision of single-family dwellings” use category in Chapter 29.11 Multiple Uses, Agricultural, and Rural Residential Districts and the subdivision provisions in Chapter 25.06.

B. City Code Chapter 29.11. Multiple Use, Agricultural, and Rural Residential

This is an opportunity to review the differences between Rural Residential and Agricultural Districts and continue the discussion associated with the General Plan. Ultimately, this chapter needs to be amended and updated. The following are summarized comments from the residents and property owners within the West Forest Street area that attended the rezone application public hearing:

- Agricultural Protection
- Would like to see A-1 rather than RR-1
- Would like to see 5 acres rather than 1 acre
- Would like to subdivide their property into 1 acre lots for children
- Would like to see low-impact development standards
- Concern with current code cluster subdivision
- Inconsistencies with uses between Agricultural and Rural Residential zoning districts
- Inconsistencies with uses identified in Rural Residential zoning districts
- Home occupations
- Noise and light pollution
- Water concerns
- Changes to agricultural area and impact on irrigation ditches
- Buffering from bird refuge and bird hunting properties

Chapter 25.06 Cluster Subdivision Options is a new provision in Title 25 Subdivisions with its recent update in March 2020. However, there are inconsistencies with the “cluster subdivision of single family-dwellings” use category in Chapter 29.11 Multiple Uses, Agricultural, and Rural Residential Districts and the subdivision provisions in Chapter 25.06.

Questions and comments from the Planning Commission on both discussion items:

- Both Agricultural and Rural Residential zones should be kept in the code.
- The differences between Agricultural and Rural Residential should be clarified.
- A-5 makes more sense than A-1 for the purpose of agricultural uses. RR-1 makes sense for a rural residential life style.
- Inconsistencies should be addressed.
- Rural Residential should be more compatible with agricultural uses.
- Rural Residential should include more animal rights.

Training: Annexation & Agricultural Protection Areas

Motion to adjourn

Motion: A motion was made by Commissioner Lester to adjourn. The motion was seconded by Commissioner Manning and passed unanimously.

The motion passed unanimously and the meeting was adjourned at 7:59 pm.

This certifies that the regular meeting minutes of February 15, 2022 , is a true and accurate copy as approved by the Planning Commission on March 1, 2022

Signed: _____

Sarah-Jane Martin, Administrative Assistant