

BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, August 4, 2015 6:00 p.m.

PRESENT: Lynn Duce Chairperson
 Eve Jones Vice Chair
 Larry Jensen Commissioner
 Bill Frye Alternate
 Dean Lester Commissioner
 Reed Hancey Commissioner

EXCUSED: Debbie Manning Commissioner
 Lynda Berry Commissioner

ALSO PRESENT: Mark Bradley City Planner
 Brad Wilkes Applicant
 Afton Jacobsen
 Larry Larsen

AGENDA

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 #3635/Amend Silver Pointe PRUD Phase 1/ 966 West 1075 South (Georgia Drive)/Brad Wilkes

REGULAR MEETING

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

APPROVAL OF MINUTES

Commissioner Lester mentioned that at line 21 the Motion should state that Commissioner Frye made the motion, not Commissioner Lester.

Motion: Commissioner Lester made a motion to approve the minutes as corrected, the motion was seconded by Commissioner Jensen and approved unanimously.

PUBLIC COMMENT There was no public comment.

Motion: Commissioner Jensen made a motion to defer Application 3643 until later in the agenda to give the applicant time to arrive. The motion was seconded by Commissioner Jones and approved unanimously.

Application #3644/Project Signage Plan/Approximately 1600 W Forest/Dave Pierson, Galloway, representing Love's Travel Stops

The applicant has submitted a sign package for consideration by City Staff and the Planning Commission. Mark Bradley showed the members the different signage options with the signage areas. When the building plan comes in there will be more specific

information provided regarding signs. Commissioner Frye asked how the directional signs and other signs figure into the total allowable sign area. Mr. Bradley explained that it is all included in the total allowable sign area. Staff is supportive of the plan options.

Dave Pierson with Galloway representing Love's came forward. Commissioner Jones asked if the sign along Forest Street would have the stone base. Mr. Pierson said that he would take that recommendation into account. Commissioner Duce inquired about the City sign and whether Love's would be putting the sign in or if Brigham City would do that. Mr. Pierson stated that if we provide the copy of what is wanted on the sign they would build it into the sign. It is easier for them to design the electric system around the sign. The City Council would make the final determination on what the Brigham City portion of the sign would look like. Commissioner Manning asked about how the determination is made on how high a sign is. Mr. Pierson stated that it is a function of speed on the highway and legibility of the sign to give drivers time to move over and safely leave the freeway.

Motion: Commissioner Jensen made a motion to forward application 3644 to the City Council with recommendation for approval with the stipulations and staff recommendations that (1) Sign permits are still required prior to any installation and not exempt based on approval of the overall sign plan. The sign plan would be referenced as part of the sign permit application and permit; (2) The project still requires site plan approval. The site plan used for the overall sign plan is considered a concept plan; and (3) Any significant change to the overall sign plan should require review by the Planning Commission and approval by the City Council; (4) Staff supports an overall combined sign with multiple businesses rather than multiple individual signs to reduce clutter; (5) All freestanding signage be a double pole design and that the Forest Street sign have a base that is consistent with the exterior of the building and subject to approval by the City Staff when fully designed; (6) The community sign representation of Brigham City be in harmony with the City Council and City Staff desires with the findings of fact that (1) City Code, Section 29.27.080 Sign/District Regulations Table states, "Additional sign area and height may be approved by the City Council for an on premise free-standing sign in the GC District within 1,000 ft. of an Interstate Interchange measured from the edge of UDOT right-of-way. Prior to the City Council consideration, an overall signage plan must be submitted to the Planning Commission for their review and recommendation to the City Council." (2) The proposed overall signage plan takes into consideration Interstate Interchange area development and typical businesses that service the users of the Interstate. (3) Such plan aids in economic development and growth for the City. (4) Such plan 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. Commissioner Jones seconded the motion and approved unanimously.

Motion: Commissioner Jones made a motion to proceed with Application 3643 for discussion. The motion was seconded by Commissioner Manning, approved unanimously.

3643/Condition Use Permit/Assisted Living Facility – Increase Number of Licensed Beds/997 South 800 West/The Gables of Brigham City

Mr. Bradley indicated that this is an existing assisted living facility and was originally approved for 21 licensed beds and then was converted to a rehab facility. The present owners have now returned it to its original function as an assisted living facility. They are requesting up to 30 licensed beds so they have the ability to put 2 beds in a room. Based on the calculations the parking would be maximized at 30 beds. After the packet was sent out comment was received from the fire department indicating that the sprinkler system is sufficient for the facility. Staff supports the application.

The applicant representative, Rachel Jones came forward. The goal is to keep the residents in the building and they are finding that there is a need in the community for couples to stay in the same room. Commissioner Lester asked about non-couples being allowed in the facility. Ms. Jones indicated that the intent is for couples/spouses and there is no intent for doubling up residents. Commissioner Jones asked if they would hire additional staff. Ms. Jones stated that as occupancy increases, staff will also increase. The ratio of patient to caregiver is 2 aids, 24/7, the administrator and the cook. When they are full there will be 3 CNAs per shift. There are both furnished and unfurnished rooms and it is up to the residents which they prefer. Commissioner Manning asked which rooms would be used for couples. Presently, room number 11, 21 and 22 are the larger rooms. All rooms are large enough for two beds. There is capability to separate the memory assisted area from the other areas of the facility. There is a full scale kitchen with a chef and cook on staff. The dining area is designed to bring all patrons together for congregate meals. The state requires an agreement to be signed by the families of the people who will be living at the center agreeing to double occupancy. That is documentation that the State checks for during yearly inspections.

Motion: Commissioner Lester made a motion that we approve application #3643 with the staff recommendations that: (1) the application is subject to compliance with staff review comments and minimal impact on the neighborhood; (2) the applicant obtain approval from the Utah Department of Health regarding the increase of beds from 21 to 30; (3) Update the emergency evacuation plan to reflect “couples rooms” and proposed increase of patrons from 21 to 30; (4) Install KNOX box for fire department “emergency” access. KNOX Box application can be obtained from Fire Marshal or Fire Chief. Also subject to the findings of fact that: (1) The number of licensed beds allowed per City Code is based on minimum parking requirements. (2) Per Utah Code, a conditional use permit “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. (3) Such use with the noted conditions and stipulations should not under the circumstances of the particular care, be detrimental to the health, safety or general welfare of persons residing in the vicinity, or injurious to property or improvements in the vicinity. The motion was seconded by Commissioner Hancey and approved unanimously.

OTHER: Commissioners Duce and Jones were both invited and attended the interviews of firms for consulting on the general plan. The Civil Solution Group has been awarded the bid. There has been a conference call and coordination on the scope of the project. They were thinking of using Peach Days to start getting input from the public.

Commissioner Duce expressed some concern about non-residents giving input. Commissioner Jones stated that perhaps a box could be included asking if the person filling out the form is a resident or non-resident. We will be contacting them to schedule a date for them to come meet with the Planning Commission. When the general plan is changed the zoning ordinance needs to change with it. This is something that the Civil Solutions Group will help with.

The tenant finish on the Academy restaurant went out for bid today.

The Orange Grove subdivision will be starting within the next week or two.

There have been a lot of calls about possible developments in town, but nothing solid has come in as yet.

MOTION TO ADJOURN

Motion: A motion was made by Commissioner Jensen to adjourn the meeting. The motion was seconded by Commissioner Jones. The motion passed unanimously.

This certifies that the regular meeting minutes of August 4, 2015 are a true and accurate copy as approved by the Planning Commission on _____.

Signed: _____
Donna Pett, Administrative Assistant