

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, 6/20/2023 6:00 p.m.**

PRESENT:	Jason Coppieters	Commissioner- Chair
	Scott Mildenhall	Commissioner
	Dean Lester	Commissioner
	Cindy McConkie	Commissioner
	Roger Manning	Commissioner
	Solomon Smith	Commissioner
EXCUSED:	Steve Barsuhn	Commissioner
	Mandi Richens	Commissioner
	Kristen Bogue	Commissioner
ALSO PRESENT:	Mark Bradley	City Planner
	Sarah-Jane Martin	Administrative Assistant
	Riley Baur	Applicant

AGENDA

Pledge of Allegiance

Approval of Minutes

Application #23-054 / Conditional Use Permit ¹ / Towing and Impound Yard / 1140 N. Watery Lane / Riley Baur

Training:

- Legislative Update and Training

REGULAR MEETING

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

APPROVAL OF MINUTES

Commissioner Lester made a motion to approve the minutes with corrections as noted for June 6, 2023 meeting. The motion was seconded by Commissioner Manning passed unanimously.

Application #23-054 / Conditional Use Permit ¹ / Towing and Impound Yard / 1140 N. Watery Lane / Riley Baur

The applicant is seeking approval for a towing and impound yard located at the Francis Trucking property at 1140 N. Watery Lane. The proposed yard is 80 ft x 100 ft. The applicant would like to have multiple lots within the yard. The yard location in Brigham City will be on the Utah Highway Patrol rotation for Southern Box Elder County.

The Planning Commission is the land use authority for the conditional use permit and is subject to the standards in City Code Chapter 29.33 for Towing and Impound Yards. There are 16 standards and four special regulations that apply to this use.

The applicant addressed the following Staff comments:

- The tow office will be located inside Francis Trucking.
- Signage will follow Utah State Code with a 4x8 sign with the Company Name, Address, Phone Number, Hours of Operation, and Yard Number. There will be one sign at the entrance of Francis Trucking, with an additional sign on the chainlink fence surrounding the tow yard.
- Spill kits will collect all spilled fluids as per towing regulations. All fluids will be picked up and disposed of by Safety Clean.
- The tow yard will have an eight-foot chainlink fence with slats for privacy. There will be three strands of barbed wire atop the fence. It will be a total coverage of 80 ft x 100 ft.
- Francis Trucking has two tall light poles that light up the property. Solar flood lights will also be attached to the fence that will light up the tow yard. The floodlights will be positioned to light inside the tow yard and down so as not to bother the surrounding area.
- The yard will be setback 10 ft. from the easement.
- The fire department will supply a lockbox for access in case of a fire.

Questions and comments from the Planning Commission:

1. Will they store semi trucks?
Response from applicant: Yes, semi trucks will be towed and stored at the tow yard.
2. Do you have to go through the Francis Trucking gate to access the tow yard?
Response from applicant: Yes.

Motion: Commissioner Mildenhall made a motion that the Planning Commission, acting as the Land Use Authority, approve application #23-054 subject to Staff comments, Findings of Fact, stipulations as noted, and compliance with State law. It was seconded by commissioner Manning and passed unanimously.

Training:

Legislative Update and Training

Motion to adjourn

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

The motion passed unanimously and the meeting was adjourned at 7:33 pm.

This certifies that the regular meeting minutes of June 20, 2023 , is a true and accurate copy as approved by the Planning Commission on July 18, 2023

Signed: _____

Sarah-Jane Martin, Administrative Assistant