

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, 9/19/2023 6:00 p.m.**

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

AGENDA

Pledge of Allegiance

Approval of Minutes

Application #23-087 / Conditional Use Permit ¹ / Storage Units and Outside Storage / 130 South 1100 West / Kenny Hendricks

Application #23-090 / Conditional Use Permit ¹ / Major Home Occupation – Laser Engraving / 146 South 500 West / Zachary Clark

Application #23-074 / Subdivision Preliminary Plat / Brigham City YAG Subdivision / 1100 West and 1150 South / Chandler Obray, Stokes Stevenson

Application #23-075 / Permitted Use Permit / Young Ford Auto Dealership / 1100 West and 1150 South / Chandler Obray, Stokes Stevenson

REGULAR MEETING

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

APPROVAL OF MINUTES

Commissioner Manning made a motion to approve the minutes with corrections as noted for September 5, 2023, meeting. The motion was seconded by Commissioner Lester passed unanimously.

Application #23-087 / Conditional Use Permit ¹ / Storage Units and Outside Storage / 130 South 1100 West / Kenny Hendricks

The applicant wants to build storage units and use the remaining portion for outside storage. The use categories are “Self-Service Enclosed Storage Facilities” and “Self-Service Outside Storage Facilities,” which are a conditional use permit in the M-D industrial district and subject to the standards and regulations outlined in City Code Chapter 29.33.

The site is Lot 6, K.E.B. Subdivision No. 3. The buildings will be charcoal gray and burnished slate with red cedar doors. There is a 15-foot-wide public utility easement (PUE) along 1100 West Street and a 15-foot-wide PUE & Drainage Easement along the rear west side.

The applicant hopes to do zero-scape landscaping with trees and bushes but no grass. However, the Staff comments indicate that the detention basin should be landscaped with sod and a sprinkler system.

Questions and comments from the Planning Commission:

1. Is there any concerns with the outdoor storage remaining permanently?
Response from city planner: There is no concern about permanent outside storage, but If they were doing R.V. or car storage, they would need to address fluid capturing on site.
2. What is the long-term plan for the outdoor storage?
Response from applicant: The long-term plan is to turn the outdoor storage into covered storage.
3. What is the plan for fencing?
Response from applicant: They will use wrought Iron fencing along the front with chain link and privacy panels around the remainder.
4. How will the lighting work?
Response from applicant: They are motion-detected. They will stay at 30% when no motion is detected and then brighten to 100% for a predetermined time before returning to 30%.
5. Will the facility be gated for security?

Response from applicant: A gate for the Fire Department will have a padlock on the south side. The general public will enter through the main entrance with an electronic keypad. There will also be cameras set up for security.

Motion: Commissioner Barsuhn made a motion that the Planning Commission, acting as the Land Use Authority, approve application #23-087 subject to Staff comments, Findings of Fact, and stipulations as noted. It was seconded by Commissioner Lester and passed unanimously.

Application #23-090 / Conditional Use Permit ¹ / Major Home Occupation – Laser Engraving / 146 South 500 West / Zachary Clark

The applicant wants to conduct a home-based business producing laser engraved crafts inside his detached garage. The sale of the products would be primarily online. The workspace and storage area are minimal. The use of an accessory structure or an attached or detached garage, or yard space is a major home occupation. It requires Planning Commission approval per City Code, Chapter 29.30 Home Occupations.

The operation of the business will be a few hours throughout the week. Hours will not occur outside 9 am – 9 pm, Monday through Sunday.

There will be no signage or advertising at the home.

Questions and comments from the Planning Commission:

1. What safety precautions are in place for smoke?
Response from applicant: The laser has a sensor to shut down if more smoke than normal is detected. The engraver is housed inside a container, and the smoke is collected within that container.
2. How will waste be disposed of?
Response from applicant: All waste will fit inside the residential trash can.
3. Will there be a fire extinguisher or other firefighting tools in the garage?
Response from applicant: He will have a fire extinguisher.
4. Is the garage heated?
Response from applicant: It is not. He can use a small space heater in the garage if it gets too cold.

Motion: Commissioner Manning made a motion that the Planning Commission, acting as the Land Use Authority, approve application #23-090 subject to Staff comments, Findings of Fact, and stipulations as noted. It was seconded by Commissioner Smith and passed unanimously.

Application #23-074 / Subdivision Preliminary Plat / Brigham City YAG Subdivision / 1100 West and 1150 South / Chandler Obrey, Stokes Stevenson

This proposed three-lot commercial subdivision will connect 1150 South to 1100 West. The primary purpose of this subdivision is preparation for the development of the new Young Ford Auto Dealership (see Application #23-075). The roadway section will be a public dedicated street connecting to the existing private drive (1150 South), with future efforts to work with Walmart and adjacent property owners to convert the private drive to a public street. The conversion will require significant improvements and widening of the roadway to improve the traffic flow and general use of the road (turn lanes and on-street parking).

The southerly portion of the plat lies within Perry City limits. This application and the Permitted Use Permit Application #23-075 for the dealership were presented to the Joint Advisory Board for their recommendation to the Planning Commission on September 12, 2023. The application was approved subject to both city's public works departments working together along with Staff Comments, Findings of Facts, and Stipulations.

Questions and comments from the Planning Commission:

1. Are both sides of the road along 1100 West going to be developed?
Response from City Administrator: The road will be fully development with a pioneering agreement created to reimburse the applicant once the area is developed.
2. Should we be concerned that there will not be a stop light at 1100 West?
Response from City Planner: The infrastructure is already in place for a light. However, the timing of the light will be up to UDOT.

Motion: Commissioner Manning made a motion that the Planning Commission recommend approval of application #23-074 subject to Staff comments, Findings of Fact, and stipulations as noted. It was seconded by Commissioner Barsuhn and passed unanimously.

Application #23-075 / Permitted Use Permit / Young Ford Auto Dealership / 1100 West and 1150 South / Chandler Obrey, Stokes Stevenson

This is a proposed development for the new Young Ford Dealership on Lot 1 of the submitted Brigham City YAG Subdivision application (see Application #23-074). The southerly portion of the lot lies within Perry City limits. This application and the referenced subdivision application were presented to the Joint Advisory Board for their recommendation to the Planning Commission on September 12, 2023.

Questions and comments from the Planning Commission:

1. In previous applications, the Planning Commission discussed UDOT's setbacks for this area and that UDOT will not enforce those setbacks. Does that affect this application ?

Response from City Administrator: Brigham City is in litigation about a different location regarding setbacks with UDOT. We are working with UDOT to remove the setback requirement.

2. Why is Brigham City allowing the applicant to use gravel rather than grass?

Response from City Planner: The retention basin must be grass unless given a variance.

Motion: Commissioner Lester made a motion that the Planning Commission, acting as the Land Use Authority, approve application #23-075 subject to Staff comments, Findings of Fact, and stipulations as noted. With the added stipulations:

1. Subject to application #23-074 being approved by City Council.
2. Brigham City entering into an agreement with UDOT for 1100 West.
3. The stormwater basin and swell shall be grass unless otherwise approved by public works.

It was seconded by Commissioner Smith and passed unanimously.

Motion to adjourn

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

The motion passed unanimously and the meeting was adjourned at 7:12 p.m.

This certifies that the regular meeting minutes of September 19, 2023, is a true and accurate copy as approved by the Planning Commission on October 17, 2023.

Signed: _____

Sarah-Jane Martin, Administrative Assistant