

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, 4/16/2024 6:00 p.m.**

PRESENT:	Jason Coppieters	Commissioner- Chair
	Cindy McConkie	Commissioner
	Kristen Bogue	Commissioner
	Kristina Lenderman	Commissioner
	Garl Waldron	Commissioner
	Donny Constantineau	Commissioner
EXCUSED:	Mandi Richens	Commissioner
	Roger Manning	Commissioner- Vice Chair
	Solomon Smith	Commissioner
ALSO PRESENT:	Mark Bradley	City Planner
	Tony Ekins	Associate Planner
	Sarah-Jane Martin	Administrative Assistant
	Bret Findlay	Applicant
	Emma Lloyd	Applicant

AGENDA

Pledge of Allegiance

Approval of Minutes

Public Hearing ¹ / Application #24-028 / Amend Brigham City Zoning Map / Rezone from A-5 (Agricultural District) to M-D (Manufacturing-Distribution District) on 5.31 acres / Approximately 480 North 1200 West / Bret Findlay, Royalane Trucking LLC

Discussion Item:

Tattoo services in the CBD (Central Business District) and GC (General Commercial District) when part of a beauty salon facility or wellness center / Emma Lloyd

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 Bogue motioned to approve the minutes with corrections as noted for the March 19, 2024, meeting. Commissioner Lenderman seconded the motion, which passed unanimously.

Commissioner McConkie motioned to approve the April 2, 2024, meeting minutes. Commissioner Waldron seconded the motion, which passed unanimously.

Public Hearing ¹ / Application #24-028 / Amend Brigham City Zoning Map / Rezone from A-5 (Agricultural District) to M-D (Manufacturing-Distribution District) on 5.31 acres / Approximately 480 North 1200 West / Bret Findlay, Royalane Trucking LLC

The applicant desires to develop their property for a Tractor Trailer Dispatch, Parking, and Repair Facility and has filed a rezone application to change the zoning district on their property parcel located at 480 North and 1200 West from A-5 (Agricultural) to M-D (Manufacturing-Distribution) on approximately 5.31 acres. The rezone request is consistent with the General Plan land use "Manufacturing."

Key Discussion Points:

- Wetlands – The applicant does not believe there are wetlands on this property but is aware that he will need to have this verified with a wetlands specialist. If wetlands are found at this site, the applicant must follow all wetlands requirements through the Army Corps of Engineers.
- Improvements to the road – The applicant plans a 60-80 foot entranceway along with the required improvements to 1200 West. This will be addressed with a separate application.
- Site Improvements – The applicant admitted to starting site improvements before approval from the city with regards to stormwater and site plan approval. At this point, they have a SWPPP permit but still need to complete this rezone and make site improvements.
- Rezone – A trucking operation is not allowed in A-5 and requires a rezone to M-D to operate.

Public Hearing:

Motion: Commissioner Lenderman moved to open the public hearing. Commissioner McConkie seconded the motion, which passed unanimously.

Julianna Larsen

- This application will affect her property in the future.
- Believes the property has wetlands.
- The applicant started doing site improvements before a permit was issued.

Motion: Commissioner McConkie moved to close the public hearing. Commissioner Bogue seconded the motion, which passed unanimously.

Motion: Commissioner McConkie moved that the Planning Commission recommend approval of application #24-028 subject to Staff comments, Findings of Fact, and stipulations as noted. Commissioner Bogue seconded the motion and it passed unanimously.

Discussion Item:

Tattoo services in the CBD (Central Business District) and GC (General Commercial District) when part of a beauty salon facility or wellness center / Emma Lloyd

Emma Lloyd currently runs her business in the Logan area and would like to be here in Brigham City. She knows tattoo establishments are only allowed in the industrial districts through a conditional use permit. She expressed interest in providing a more comfortable environment for those who would like to seek a tattoo. She understands that a stand-alone tattoo establishment would not be supportive in the CBD or GC with a code amendment but would like feedback from the planning commission if there would be consideration for tattoo services if it was a service associated with a beauty salon or wellness center and tied to services provided with those facilities. The following is from Emma Lloyd:

My intention in coming before the Planning Committee is to offer an alternate perspective or deeper understanding on why a good portion of people seek a tattoo. In sharing this, my goal is to amend the language of the zoning codes in order to support offering tattooing services in Brigham City under or within a wellness business/institution. As a tattoo artist, I saw a need for individuals to have an intentional experience in receiving their tattoo. This usually came from a desire to express the things words cannot do justice for, a miscarriage, a loved one lost to suicide, surviving a tragedy, or a celebration of new life. I grew up and still live in Box Elder County, and would love to be a part of the local business & wellness community, as well as, the evolution within the tattoo industry. I offer reiki along with my tattoo services as a means to support whole body wellness and energy healing within the tattoo process. This approach for receiving a tattoo and permanently altering your body is aligned within a wellness institution. The service of tattooing is ever evolving and the best way to help the evolution move in a positive direction is to be a part of the change you want to see. It's my desire to be a part of this positive change.

Key Discussion Items:

- There was concern about combining tattooing with a wellness center/beauty salon.
 - Noise from the tattoo pen
 - Privacy
 - Co-tenant issues
- This type of tattoo establishment could possibly be handled with a conditional use permit or permitted use permit with established conditions.
- The planning commission is open to the possibility of a stand-alone establishment.

Training:

Website

Motion to adjourn

Motion: Commissioner Bogue moved to adjourn the meeting. Commissioner Waldron seconded the motion, which passed unanimously.

The motion passed unanimously, and the meeting was adjourned at 7:53 p.m.

This certifies that the regular meeting minutes of April 16, 2024, is a true and accurate copy as approved by the Planning Commission on May 7, 2024.

Signed: *Sarah-Jane Martin*

Sarah-Jane Martin, Administrative Assistant