



**Commission member Stimpson made a motion to approve** the minutes from the meeting December 10, 2025. **Commission member Smith** seconded the motion.

**AYES** – Chair Reed, Commission member Stimpson, Commission member LaMar, Commission member Smith, Commission member Streker, and Commission member Jenson.

**NAYS** –

**ABSENT/EXCUSED** – Vice-Chair Reyna was transitioning from Zoom to In-person and was not present for the voting.

**4. REPORTS** – Actions taken by City Council on Planning Commission

*\*Stephen updated the Commission with a few items. The Amendment to the General Plan that was presented to the Commission on 12/10/2025 to change the property by Hinckley to a higher density multi-family withdrew their application right after Planning Commission so it did not go the City Council for consideration.*

*\*The rezone for the Donaldson property was approved by City Council with conditions with them adjusting the boundary. As of today, they have not yet met the conditions.*

*\*Grand Haven Assisted Living facility was approved.*

*\*Stephen wanted to inform the commission that it use to be where the General Plan was adopted by ordinance, that is typically not what you want to do with planning documents because ordinances are more prescriptive and they have higher degree of legal authority and weight, and where the General Plan is a policy document, so they have removed that from adoption by ordinance and now it is just a policy document.*

*\*Mayoral dinner reminder to RSVP with Marilyn.*

**5. APPOINTMENTS** -

Nomination and Selection of Chair & Vice-Chair

**Commission member LaMar made a motion to nominate** Chair Reed as Chair for the upcoming year. **Commission member Stimpson seconded the motion.**

**AYES** – Chair Reed, Vice-Chair Reyna, Commission member Stimpson, Commission member LaMar, Commission member Smith, Commission member Streker, and Commission member Jenson.

**NAYS** –

**ABSENT/EXCUSED** –

**Commission member Stimpson made a motion to nominate** Vice-Chair Reyna as Vice-Chair for the upcoming year. **Chair Reed seconded the motion.**

**AYES** – Chair Reed, Vice-Chair Reyna, Commission member Stimpson, Commission member LaMar, Commission member Smith, Commission member Streker, and Commission member Jenson.

**NAYS** –

**ABSENT/EXCUSED** –

6. **PRESENTATION ON PUBLIC HEARING** - To consider a change to Title XV Land Usage, including Chapter 157.004 Definitions, Chapter 157.294 Uses, Chapter 157.331 Permitted Uses, The Repeal of 157.335 Storage Unit Restrictions, The Repeal of 157.355 Storage Unit Restrictions, and The Creation of Chapter 157.619 Self-Storage Facility Restrictions.

*\*Damian presented. This is a legislative action to amend the Zoning Ordinance. This is staff-initiated proposal, but has been motivated by local property owners specifically about the setback that is required for storage facilities currently which is 800 feet from the center line of the road. Storage units are only permitted in M-1, M-2, and Mixed-use zones.*

*The 800-foot setback precludes most all of the properties within the city that are zoned M-1, M-2, or Mixed-use from taking advantage of that as being a permitted use. This amendment aims to do is to provide a more reasonable setback standard. It also will limit development to just the M-1 and M-2 zones and not permitted within Mixed-use zones. Development will only be allowed north of 3300 South. This will also create parking standards which were not included in the code prior, and we will need to add/modify restrictions to improve these developments within the city. It will consolidate the restrictions into one unified code instead of 2 sub chapters. We need to increase clarity and we will do that by modernizing the language in the code and defining some of the terms.*

*\*157.004 Definition - would include self-storage facilities, know prior as storage units which is used in the code but hasn't been defined as well as open self-storage.*

*\*157.294 Uses - would primarily been for the commercial zones. Previously storage units have been listed as not permitted in all 3 zones. There is no proposal to change that, just propose to update the language to call them self-storage facilities.*

*\*Stephen indicated currently in C-3 it has recreational vehicles and trailer storage as conditional, so we have removed that due to the definition has changed from open storage to now be defined as self-storage facility.*

*\*157.331 Permitted Use - For the M-1 zone we would add self-storage facilities to the permitted. It would not be updated in the M-2 zone because the M-2 zone already permits everything in the M-1 zone.*

*\*157.335 & 157.355 (Storage Unit Restrictions) – Staff proposes to rescind both codes in lieu of the adoption of 157.619 which is the newly proposed self-storage facility restrictions. It is based off the rescinded code and it would unify and consolidate that code into the supplementary and qualifying regulations section of our code. Everything that is universal throughout all the zones and specific to multiple zones goes into that sub-chapter. That code (if approved) will reduce the setbacks to 250 feet on the major corridors; it would drop the setback only 100 feet off of the main corridors only in the M-1 & M-2 zones. It would explicitly disallow any human or animal habitation. Also, due to the commissions feedback we have made the following changes: We have clarified the perimeter wall requirements, explicitly disallowed habitation of RV, trailers, and boats in the open self-storage facilities. Stephen also indicated that this would also propose that there be no self-storage facilities south of 3300 South.*

7. **PUBLIC HEARING –**

**Commission member Stimpson made a motion to Enter Public Hearing. Commission member Streker** seconded the motion.

**AYES –** Chair Reed, Vice-Chair Reyna, Commission member Stimpson, Commission member LaMar, Commission member Smith, Commission member Streker, and Commission member Jenson

**NAYS –**

**ABSENT/EXCUSED –**

*\*Chair Reed reference the Rules Governing Public Hearings is on the agenda.*

**Public Comments: No Public Comment**

**Commission member Streker made a motion to Leave Public Hearing. Vice-Chair Reyna** seconded the motion.

**AYES** – Chair Reed, Vice-Chair Reyna, Commission member Stimpson, Commission member LaMar, Commission member Smith, Commission member Streker, and Commission member Jensen.

**NAYS** –

**ABSENT/EXCUSED** –

8. **DISCUSSION AND ACTION ON PUBLIC HEARING** - To consider a change to Title XV Land Usage, including Chapter 157.004 Definitions, Chapter 157.294 Uses, Chapter 157.331 Permitted Uses, The Repeal of 157.335 Storage Unit Restrictions, The Repeal of 157.355 Storage Unit Restrictions, and The Creation of Chapter 157.619 Self-Storage Facility Restrictions.

*\*Commission member Stimpson asked why the restriction was changed from south of 4000 South to south of 3300 South.*

*\*Damian stated that there are properties between Hinckley and Midland that are call out for higher density residential and commercial uses. The General Plan and staff don't feel that storage units would be the highest and best use of these properties. Whereas housing units and potential retail options for the city would be.*

**Commission member Streker made a motion to approve** the proposed amendments to Title XV, Chapter 157, by modifying §157.004, §157.294, and §157.331, and rescinding §157.335 and §157.355, and adopting §157.619, find that the proposal is consistent with the purpose of the land use ordinance and does not conflict with the provisions of federal or Utah State law. **Commission member LaMar** seconded the motion.

*\*Stephen clarified that it was Title XV not 14, and that it should have been a motion to recommend approval.*

**Modification to motion - Commission member Streker made a motion to recommend approval** of the proposed amendments to Title XV, Chapter 157, by modifying §157.004, §157.294, and §157.331, and rescinding §157.335 and §157.355, and adopting §157.619, find that the proposal is consistent with the purpose of the land use ordinance and does not conflict with the provisions of federal or Utah State law. **Commission member LaMar** seconded the motion.

**AYES** – Chair Reed, Vice-Chair Reyna, Commission member Stimpson, Commission member Smith, Commission member Streker, Commission member LaMar, and Commission member Jensen

**NAYS** –

**ABSENT/EXCUSED** –

9. **TRAINING** - The Utah Open and Public Meetings Act. Presented by Amy Hugie.

Amy read the Open and Public Meeting Act Title 52, Chapter 4 addressing the following subsections:

**\*Statutory Obligation** §52-4-104

**\*Basic Principles** §52-04-201 (1)

**\*Quorum** §52-4-103 (11)

**\*Public Meeting Requires:**

(a) **Public Notice** §52-04-202

(b) **Orderly Conduct – Disruption of meeting** §52-04-301

**\*Electronic Meeting Allowed** §52-04-207

**\*Minutes and Recording Required of all Meetings** §52-4-203 (1),

(a) **Written Minutes Include** §52-4-203 (2)

(b) **Recording Includes** §52-4-203 (3)

**\*Closed Meetings: Purposes and Record:**

(a) **Closed Meeting** §52-04-204

(b) **Closed Meeting Purpose** §52-4-205

(c) **Prohibitions** §52-4-05 (3)

(d) **Closed Meeting Record** §52-4-206

**\*Emergency Meeting** §52-04-202 (5)

**\*Other Issues**

(a) **Chance Meeting – Social Gathering** §52-04-208

(b) **Electronic Messaging** §52-4-210

(c) **Suit to Void Final Action** §52-4-302

(d) **Action Challenging Closed Meeting** §52-4-304

(e) **Criminal Penalty for Violation** §52-4-305

10. **ADJOURNMENT**

**Commission member Vice-Chair Reyna made a motion to adjourn at 6:40 pm. Chair Reed seconded the motion.**

**AYES** – Chair Reed, Vice-Chair Reyna, Commission member Stimpson, Commission member LaMar, Commission member Smith, Commission member Streker, and Commission Jenson

**NAYS** –

**ABSENT/EXCUSED** –

*Rebyn Van Campen*

Deputy City Recorder

Date Approved: 02/11/2026