

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, 5/5/2026 6:00 p.m.**

PRESENT:	Garl Waldron Jason Coppieters Donny Constantineau Isaac Herbert Vince Crane Wayne McConkie Rachel Ekman Jake Barker	Commissioner – Vice Chair Commissioner Commissioner Commissioner Commissioner Commissioner Commissioner Commissioner
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EXCUSED:	Roger Manning	Commissioner – Chair
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ALSO PRESENT:	Mark Bradley Zane Billings Destry Larsen Derek Oyler Tom Kotter	City Planner Assistant Planner Administrative Assistant City Administrator Community & Economic Development Director
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AGENDA

Pledge of Allegiance

Approval of Minutes

Public Hearing ¹ / Application #26-036 / Amend Brigham City Code Chapter 156 Zoning / To not allow self-service enclosed storage facility and self-service outside storage facility west of 1200 West Street AND clarify that storage of containers, including shipping containers are not allowed within City limits / Brigham City Corporation

Application # 26-040 / Permitted Use Permit / Taco Bell / 481 W. Westland Drive / Kira E. Ogle, Legends Studio

REGULAR MEETING

Regular session opened at 6:05 p.m. by Vice Chair Waldron and the Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Commissioner Crane moved to approve the minutes for April 21, 2026, meeting. Commissioner Herbert seconded the motion and it passed unanimously.

Public Hearing ¹ / Application #26-036 / Amend Brigham City Code Chapter 156 Zoning / To not allow self-service enclosed storage facility and self-service outside storage facility west of 1200 West Street AND clarify that storage of containers, including shipping containers are not allowed within City limits / Brigham City Corporation

Vice Chair Waldron introduced the next agenda item and then turned the time over to City Planner Mark Bradley for presentation.

City Planner Mark Bradley explained that the application was initiated at the direction of the Mayor's Office and would require a recommendation from the Planning Commission to the City Council. He reviewed the current code, noting that self-service enclosed storage units and outdoor storage areas are currently conditional uses within the MD and MG industrial districts. Mr. Bradley stated that the proposed amendment would limit those uses to a more defined area rather than throughout all industrial zones. He clarified that the proposed boundary included both 1200 West Street and Watery Lane and explained that the amendment also sought to clearly prohibit large-scale storage or sales operations involving shipping containers, while still allowing individual containers as accessory structures if they met applicable requirements. He noted that the intent was to provide clear "black and white" language in the code and presented zoning and general plan maps illustrating the affected industrial areas.

Motion: Commissioner Coppieters moved to open the public hearing for Application #26-036. Commissioner Crane seconded the motion, which passed unanimously.

Thomas Peterson, a Brigham City resident, expressed appreciation for the Commission's service and stated that he initially misunderstood the proposal but gained clarity during the meeting. Mr. Peterson suggested applying the ordinance to both sides of 1200 West to preserve the corridor's future commercial potential. He also expressed concern that the restriction extended west to the Bear River, noting that future annexation areas could include appropriate locations for such uses and suggesting flexibility for future amendments. Mr. Peterson further stated that while he understood limiting shipping container uses in commercial zones, he was concerned about restricting them in industrial areas where they could support business activity. He also sought clarification regarding residential applicability and acknowledged understanding that individual containers would still be permitted as accessory structures. He concluded by thanking the Commission.

Motion: Commissioner McConkie moved to close the public hearing for Application #26-036. Commissioner Barker seconded the motion, which passed unanimously.

Commissioner Barker sought clarification on whether the proposed language applied to residential areas. Mr. Bradley confirmed that individual shipping containers would still be allowed as accessory structures in residential zones if they met applicable standards, noting that the amendment applied only to industrial and commercial districts. Commissioner Coppieters then asked about the effect of the "not allowed" designation west of 1200 West and Watery Lane. Mr.

Bradley confirmed that the amendment would prohibit the specified storage uses in that area, though he noted the language could be restructured for additional clarity. He further confirmed that industrial uses would still occur west of 1200 West, but that storage facility uses would be restricted.

City Administrator Derek Oyler provided additional context on behalf of the Mayor's Office, explaining that the amendment was driven by ongoing annexation activity and infrastructure considerations, particularly limitations in power capacity for industrial development. Mr. Oyler stated that storage facilities typically require minimal power and that the City wished to preserve industrial land for higher-value, job-producing uses rather than allowing large expanses of storage units. He acknowledged that while there is a need for storage within the community, the intent was to direct such uses to more appropriate locations and avoid overconcentration in key industrial growth areas west of I-15.

Commissioners also discussed the interpretation of the proposed shipping container language. Commissioner Barker and Commissioner Crane expressed concern that the wording could unintentionally restrict legitimate temporary or operational business uses. Mr. Bradley and Mr. Oyler clarified that the intent was not to prohibit incidental or temporary use of containers, but rather large-scale storage or sales operations. Mr. Oyler suggested adding clarifying language specifying that the prohibition applied to wholesale or retail sales of containers, which several Commissioners indicated addressed their concerns. Additional discussion addressed existing nonconforming uses, with Mr. Bradley confirming that current facilities west of 1200 West would remain grandfathered but could not expand beyond previously approved plans.

Motion: Commissioner Coppieters moved that the Planning Commission, acting as the recommending body to the City Council, recommend approval of application #26-036 with the clarification that not allowed west of 1200 West Street also includes west of Watery Lane. And the additional verbiage change of storage containers, including shipping containers, not allowed for wholesale and retail sales. Based on staff recommendations, stipulations, and findings of fact. Commissioner Herbert seconded the motion and it passed unanimously.

Application # 26-040 / Permitted Use Permit / Taco Bell / 481 W. Westland Drive / Kira E. Ogle, Legends Studio

Assistant City Planner Zane Billings presented Application #26-040. He explained that the property is zoned General Commercial and reviewed the proposed site plan, which included a roughly 2,500-square-foot restaurant with a drive-through, two access points from Westland Drive, 34 parking stalls, utility plans, building elevations, and landscaping plans.

Kira Ogle, representing the applicant, stated that the project included construction of the Taco Bell building along with associated parking and infrastructure improvements. She explained that the site layout was designed to separate drive-through traffic from parking areas to improve circulation and pedestrian safety.

Commissioner Crane asked whether the two access points could safely accommodate both entering and exiting traffic. Ms. Ogle responded that both accesses met required widths for two-way traffic and explained that the drive-through and parking circulation were largely separated. Commissioner Crane also raised concerns regarding congestion near the Medical Drive and 1100 South intersection and asked whether a traffic study had been completed. Ms. Ogle stated that a traffic study was underway, and Mr. Billings added that the City was evaluating possible traffic improvements in the area, including medians, roundabouts, and other options. Commissioner Constantineau commented on the challenges associated with traffic flow near the intersection and later asked for clarification regarding the drive-through circulation pattern, which Ms. Ogle explained would generally move east to west through the site.

Commissioner Barker asked whether sidewalks were included in the project, and Mr. Billings confirmed that sidewalks would continue through the site consistent with adjacent properties. Commissioner Crane also asked about landscaping and water usage. Ms. Ogle stated that xeriscape options could be considered, while City Planner Mark Bradley explained that City code encourages landscaping that balances aesthetics with reduced water use. Commissioner McConkie noted that the submitted landscaping plan already used water-wise materials with little or no turf, which Ms. Ogle confirmed, adding that the use of crushed rock, mulch and drought-tolerant landscaping also helped reduce rodent habitat around the building.

Commissioner Coppieters asked whether the applicant had reviewed all staff comments and whether there were any concerns with the proposed conditions. Ms. Ogle confirmed that the applicant had reviewed the comments and had no concerns.

Motion: Commissioner Coppieters moved that the Planning Commission, acting as the Land Use Authority, approve application #26-040 based upon staff recommendations, stipulations, and findings of fact. Commissioner Ekman seconded the motion and it passed unanimously.

Motion to adjourn

Motion: Commissioner Crane moved to adjourn the meeting. Commissioner Herbert seconded the motion, which passed unanimously.

The meeting was adjourned at 7:11 p.m.

This certifies that the regular meeting minutes of May 5, 2026, is a true and accurate copy as approved by the Planning Commission on June 2, 2026.

Signed: Destry Larsen

Destry Larsen, Administrative Assistant