BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, 6/2/2026 6:00 p.m.

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

AGENDA

Pledge of Allegiance

Approval of Minutes

Application #26-048 / Conditional Use Permit [1] / Self-Service Enclosed Storage Facility / 1177 West 100 South / Brinton Neff

Training

REGULAR MEETING

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

APPROVAL OF MINUTES

Commissioner Crane moved to approve the minutes with corrections as noted for May 5, 2026, meeting. Commissioner Coppieters seconded the motion and it passed unanimously.

Application #26-048 / Conditional Use Permit [1] / Self-Service Enclosed Storage Facility / 1177 West 100 South / Brinton Neff

Chairman Manning opened discussion on Application #26-048. City Planner Mark Bradley reviewed the location of the property, noting that self-service enclosed storage facilities are a conditional use within the Manufacturing-Distribution (MD) zoning district. He explained that the property is located outside of the overlay area prohibiting storage units and reviewed the zoning and future land use maps included in the Planning Commission packet.

Mr. Bradley noted that the City Council recently adopted amendments prohibiting new storage units west of 1200 West and on properties abutting 1200 West. However, because this application was submitted prior to those amendments, the application remains eligible for consideration under the previous regulations.

Mr. Bradley explained that during staff review, applicant Brinton Neff indicated that future phases of the project may include outdoor storage areas. Because staff was not aware of those plans during the initial review, additional standards and requirements would need to be addressed. Staff anticipated recommending a continuation of the application to allow an updated site plan to be reviewed and returned to the Planning Commission.

Mr. Bradley reviewed the proposed three-phase development on the 5.758-acre parcel, including the site plan, landscape plan, building elevations, and architectural renderings. He discussed several items requiring revision, including compliance with lighting standards, access point locations, emergency access, and the corridor improvement requirements along 1200 West, including the required concrete masonry wall.

Following the staff presentation, Chairman Manning invited applicant Brinton Neff to present the proposal.

Mr. Neff explained that the project consists of a phased self-service enclosed storage facility with secured electronic gate access. He acknowledged staff concerns regarding the location of the office and access point near the intersection of 1200 West and 100 South and stated that the site plan would be revised to relocate the entrance farther east along 100 South.

Chairman Manning commented that the property occupies a highly visible location along 1200 West and emphasized the Commission's desire to ensure the development provides an attractive appearance along what will become a major corridor into the City. Mr. Neff stated that he believed the required wall, landscaping, and corridor improvements would address many of those concerns.

Commissioner Ekman asked for clarification regarding the recent City Council amendment restricting storage units along 1200 West. Mr. Bradley explained that because the application was submitted before the amendment was adopted, the City Council had acknowledged that it could continue through the approval process. Commissioner Ekman stated that she had concerns regarding the appearance of development along 1200 West but felt the proposed fencing would fit well with the fencing design discussed for nearby residential development.

Commissioner Herbert asked whether Mr. Neff had reviewed the staff comments and was comfortable addressing them. Mr. Neff indicated that, aside from a remaining storm drainage question requiring clarification, he was comfortable with the staff recommendations.

Vice Chair Waldron asked about the anticipated timeline for the project. Mr. Neff stated that construction would likely begin after the current busy construction season and that future phases would depend on market demand and absorption.

Commissioner Coppieters asked about Fire Department comments regarding building size and emergency access. Mr. Neff explained that firewalls would be installed to meet code requirements and that the project's engineer would ensure adequate turning radii for emergency vehicles.

Commissioner Coppieters also asked about the proposed outdoor storage areas. Mr. Neff explained that outdoor storage would be temporary and located within the footprints of future building phases, primarily for camper or vehicle storage. He confirmed that the outdoor storage would be removed as future phases were constructed and that the completed project would consist entirely of enclosed storage units.

Mr. Bradley explained that additional review was needed regarding screening and setback requirements along the eastern and southern property boundaries, particularly due to anticipated residential development south of the site. Staff recommended a 15-foot setback and a six-foot solid fence along the southern property line. Discussion also occurred regarding fencing along 1200 West, with Commissioner Coppieters suggesting consideration of a gabion-style wall similar to nearby residential developments to create a more consistent appearance along the corridor.

The Commission, staff, and applicant discussed several potential revisions to the site layout, including removing Building 10, lengthening other buildings, adjusting drive aisles, and modifying screening improvements to accommodate setback and buffering requirements.

Commissioner Crane asked whether Mr. Neff owned the property, and Mr. Neff confirmed that he did.

> **Motion:** Commissioner Coppieters moved that the Planning Commission, acting as the Land Use Authority, recommend continuation of Application #26-048 to give the applicant and staff time to go over the new developments that have come up and to discuss the best approach for these buildings that abut the southern property line and also discuss all of the staff comments, stipulations, and findings of fact. Commissioner Herbert seconded the motion and it passed unanimously.

Training:

City Attorney Nicole Cottle provided Planning Commission training as required under recent changes to Utah State law. Ms. Cottle reviewed the role and responsibilities of the Planning Commission, including its function as a recommending body to the City Council on land use matters, zoning amendments, and General Plan updates.

Ms. Cottle discussed the distinction between legislative and administrative land use actions, emphasizing the Commission's role in making recommendations on policy matters while applying adopted regulations during administrative reviews. She also reviewed conditional use permits, vested rights, subdivision approvals, and the importance of maintaining a clear public record.

Additional topics included the Open and Public Meetings Act, public hearing procedures, conflicts of interest, ex parte communications, and the importance of transparency and procedural compliance when conducting public business. Ms. Cottle answered questions from Commissioners regarding code amendment requests, vested rights, disclosure requirements, and communication with applicants.

Ms. Cottle noted that additional training sessions would be provided in the future to address recent state law changes and upcoming code amendments.

Motion to adjourn

> **Motion:** Commissioner Barker moved to adjourn the meeting. Commissioner Coppieters seconded the motion, which passed unanimously.
>
> The meeting was adjourned at 7:30 p.m.

This certifies that the regular meeting minutes of June 2, 2026, is a true and accurate copy as approved by the Planning Commission on June 16, 2026.

Signed: Destry Larsen

Destry Larsen, Administrative Assistant