

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, 6/16/2026 6:00 p.m.**

PRESENT:	Roger Manning	Commissioner – Chair
	Garl Waldron	Commissioner – Vice Chair
	Jason Coppieters	Commissioner
	Donny Constantineau	Commissioner
	Isaac Herbert	Commissioner
	Jake Barker	Commissioner

EXCUSED:	Vince Crane	Commissioner
	Wayne McConkie	Commissioner
	Rachel Ekman	Commissioner

ALSO PRESENT:	Mark Bradley	City Planner
	Destry Larsen	Administrative Assistant
	Tom Kotter	Community & Economic
		Development Director

AGENDA

Pledge of Allegiance

Approval of Minutes

Application #26-055 / Preliminary Plat / American Way Storage Subdivision / 350 North and 900 West (American Way) / Lindee Bess, American Way Storage LLC

Application #26-056 / Conditional Use Permit¹ / Self-Service Enclosed Storage Facility - American Way Storage Units / Proposed Lot 1, American Way Storage Subdivision / 350 North and 900 West (American Way) / Lindee Bess, American Way Storage LLC

REGULAR MEETING

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

APPROVAL OF MINUTES

Commissioner Coppieters moved to approve the minutes for June 2, 2026, meeting. Commissioner Barker seconded the motion and it passed unanimously.

Application #26-055 / Preliminary Plat / American Way Storage Subdivision / 350 North and 900 West (American Way) / Lindee Bess, American Way Storage LLC

Application #26-056 / Conditional Use Permit ¹ / Self-Service Enclosed Storage Facility - American Way Storage Units / Proposed Lot 1, American Way Storage Subdivision / 350 North and 900 West (American Way) / Lindee Bess, American Way Storage LLC

Chairman Manning opened discussion on Applications #26-055 and #26-056, explaining that because the preliminary plat and conditional use permit were closely related, the Planning Commission would hear the presentations together while taking separate action on each application.

City Planner Mark Bradley reviewed the preliminary plat, identifying the two parcels located along American Way and noting that the property had previously been rezoned from Agricultural to Manufacturing-Distribution (MD). He explained that the applicant had been working with the Army Corps of Engineers in preparation for development and reviewed the General Plan Transportation Master Plan, including the future extension of 350 North through the property. He stated that the proposal included curb, gutter, and sidewalk improvements along the existing 900 West roadway and construction of the new 350 North roadway. Mr. Bradley also noted that the plat proposed four lots and requested that the applicant explain the reasoning behind that layout. He explained that the applicant had worked with the Public Works Director on a sidewalk design placing a six-foot sidewalk adjacent to the curb to reduce wetland impacts and noted that the plans also included retaining walls, which would be discussed later in the meeting.

Mr. Bradley then reviewed the conditional use permit application, explaining that enclosed storage facilities are a conditional use within the Manufacturing-Distribution district and that the proposal was consistent with both the zoning and General Plan designations. He reviewed the site plan, landscaping plan, and the applicant's responses to the conditional use standards. He noted that a final outdoor lighting plan would be required before project approval and could be reviewed administratively by staff. He explained that the project consisted of enclosed storage units with paved access drives and no outdoor storage, featuring a variety of unit sizes, including some units approximately 15 feet in height. He also noted that while security fencing is not specifically required by code, applicants commonly provide it and the applicant would discuss the proposed fencing later in the presentation.

Commissioner Coppieters asked about the project's stormwater drainage. Mr. Bradley explained that runoff would be directed to a detention basin northwest of the site before discharging into the existing drainage system.

Representing the applicant, Jim Flint of Hansen & Associates explained that the developable storage facility property was being separated from the adjacent wetland parcels because the latter could not presently be developed. He stated that the revised plat would rename Parcels A and B as Lots 3R and 4R and explained that separating the parcels would simplify financing while distinguishing the non-buildable areas. Mr. Flint also described the proposed

construction of the new 350 North roadway, noting that it would initially terminate with a temporary turnaround.

Chairman Manning confirmed that 350 North would be a new roadway and asked about the land west of the proposed subdivision. Adjacent property owners Lloyd McNeely and Blake Nichols explained that their properties were currently used as pasture land. During the discussion, Mr. Flint noted that the plans would include a temporary half-bulb turnaround at the end of Lot 2. When asked whether 350 North would eventually extend farther west, Mr. McNeely expressed support for the future extension, while Mr. Nichols stated that he opposed extending the roadway through his property.

Mr. Bradley explained that the General Plan envisions extending 350 North westward as surrounding properties develop, with the timing dependent upon future development. He stated that City engineering staff preferred a full temporary turnaround if adjacent property owners were willing to grant the necessary easements, but if not, a half-bulb turnaround within Lot 2 would be an acceptable alternative. He noted that future roadway improvements would be required when the street was eventually extended.

Commissioner Coppieters asked whether the temporary turnaround would prevent development of Lot 2. Mr. Bradley responded that, unlike smaller residential lots, the size of the proposed industrial lot allowed staff to support development with the temporary turnaround in place.

Vice Chair Waldron asked about the staff review's reference to an undeveloped lot. Mr. Bradley explained that the future Lots 3R and 4R were identified as non-buildable because they currently lacked legal access and could not be developed until wetland issues were addressed or mitigated.

Commissioner Barker asked whether Lots 3R and 4R were intended for future development. Mr. Flint responded that the long-term goal was to develop those parcels, although doing so would require significant expense because of the wetland constraints.

Chairman Manning then asked about the retaining walls shown on the plans. Mr. Flint explained that, following discussions earlier that day with the City Engineer and the Army Corps of Engineers, the applicant was proposing to remove the retaining walls and replace them with sloped grading within the wetland area, subject to any required mitigation. Mr. Bradley confirmed that the revised concept eliminated the retaining walls originally shown on the plans, and Chairman Manning expressed appreciation that the applicant and reviewing agencies were working together on the revised design.

During the public comment period, adjacent property owner Blake Nichols expressed concern about the continued loss of wetlands and open space in the area. He described his family's long ownership of their property, the wildlife habitat it provides, and the impacts he believed previous development had already had on the wetlands. Mr. Nichols stated that he believed the community already had an adequate supply of storage units and expressed concern that additional development would diminish the area's privacy and natural character.

Adjacent property owner Lloyd McNeely spoke in support of developing the property, explaining that the vacant parcel had become a source of weeds affecting neighboring properties. He also discussed past irrigation and drainage issues and asked questions regarding future access to his property from the planned extension of 350 North.

Following public comment, Chairman Manning thanked both property owners for sharing their perspectives and reminded those present that the Commission's responsibility was to evaluate the applications based on the City's adopted ordinances and development standards.

Commissioner Barker confirmed that the property was appropriately zoned for the proposed use and asked whether the City's ordinances permitted the development. Mr. Bradley explained that enclosed storage facilities are an allowed conditional use within the Manufacturing-Distribution (MD) district, provided the applicable standards and conditions are met.

Commissioner Herbert asked about drainage across the site and fire apparatus access. Mr. Bradley explained that stormwater would be directed to the proposed detention basin and that the Fire Marshal would review the turning radii and hydrant placement during the engineering review process.

Commissioner Constantineau asked whether the proposed six-foot sidewalk adjacent to the curb would extend beyond the immediate frontage. Mr. Bradley explained that continuing the same sidewalk configuration could help minimize wetland impacts and provide consistency as future roadway improvements occur.

Commissioner Coppieters asked additional questions regarding the extent of the wetlands, the future development potential of Lots 3R and 4R, drainage, staff review comments, lighting requirements, and remaining project issues. Mr. Flint confirmed that the wetlands were primarily located within the future Lots 3R and 4R, stated that signage remained the primary outstanding issue, and indicated the applicant had received helpful direction from City staff.

At Mr. Bradley's request, Mr. Flint described the proposed security features, explaining that decorative wrought-iron fencing would be installed along 350 North and that the entrance location had been planned to accommodate future development on the adjacent parcel. Commissioner Barker asked why an additional storage building was not proposed on the eastern portion of the site, and Mr. Flint responded that the layout was designed to maintain symmetry.

Chairman Manning asked whether the taller storage units would accommodate recreational vehicles and boats. Applicant Lindee Bess responded that some units were intended to accommodate larger vehicles, noting that similar storage options were limited in the surrounding communities.

Commissioner Barker asked why an on-site office was not proposed. Mr. Flint explained that sanitary sewer service was not currently available to support an office building. Ms. Bess

added that the facility would utilize mobile technology, remote monitoring, and security cameras, with nearby company offices available to assist customers as needed.

Commissioner Herbert asked about electrical service to the site. Mr. Bradley explained that power would be extended from existing utilities along 900 West, with final utility design completed during the engineering review process.

Motion: Commissioner Herbert moved that the Planning Commission acting as the recommending body to the City Council recommend approval of Application #26-055 subject to Staff comments, Findings of Fact, and stipulations as noted. And Discussion regarding extending the six-foot sidewalk through the wetland area. Commissioner Coppieters seconded the motion and passed it unanimously.

Motion: Before making the motion, Commissioner Coppieters stated that while the Commission carefully considers the concerns of neighboring property owners, it must also apply the City's adopted ordinances and cannot deny a use that complies with the applicable zoning regulations.

Commissioner Coppieters moved that the Planning Commission, acting as the Land Use Authority, approve Application #26-056, subject to City Council Approval of Application #26-055 and all Staff recommendation, stipulations, and findings of fact. Commissioner Herbert seconded the motion and it passed unanimously.

Motion to adjourn

Motion: Commissioner Barker moved to adjourn the meeting. Commissioner Constantineau seconded the motion, which passed unanimously.

The meeting was adjourned at 6:50 p.m.

This certifies that the regular meeting minutes of June 16, 2026, is a true and accurate copy as approved by the Planning Commission on July 21, 2026.

Signed: Destry Larsen

Destry Larsen, Administrative Assistant