

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, December 4, 2018 6:00 p.m.**

PRESENT:	Reed Hancey	Chair
	Dean Lester	Vice-Chair
	Bonnie Mortensen	Commissioner
	Stephen Barsuhn	Commissioner
	Cindy McConkie	Commissioner
	Scott Mildenhall	Commissioner
ALSO PRESENT:	Mark Bradley	City Planner
	Christina Boss	Administrative Assistant
	Joe Siggard	Applicant
EXCUSED:	Zachary Roberts	1 st Alternate
	Bill Frye	Commissioner
	Holly Bell	2 nd Alternate

AGENDA

Approval of Minutes

Public Hearing 3 / Application #18-113 / Rezone of Property from A-5 (Agricultural) and GC (General Commercial) to all GC (General Commercial) on approximately 4.66 acres / Parcel of land located at the northwest corner of the intersection of 1100 West and 1100 South Street (Parcel No. 03-151-0022) / Joe Siggard

REGULAR MEETING

APPROVAL OF MINUTES

Commissioner Barsuhn made a motion to approve the minutes from the November 20, 2018 meeting. The motion was seconded by Commissioner McConkie and passed unanimously.

PUBLIC COMMENT There was no public comment.

Public Hearing ³ / Application #18-113 / Rezone of Property from A-5 (Agricultural) and GC (General Commercial) to all GC (General Commercial) on approximately 4.66 acres / Parcel of land located at the northwest corner of the intersection of 1100 West and 1100 South Street (Parcel No. 03-151-0022) / Joe Siggard

Mr. Bradley introduced the item and stated that two-thirds of the property is zoned GC. The remaining portion is zoned A-5. Mr. Siggard is requesting that the entire property be zoned GC. Mr. Bradley noted that the rezone is consistent with the General Plan.

Mr. Siggard was invited to the table. He commented on the property access being changed from 200 to 250 feet. Mr. Bradley stated that UDOT regulated the access and required it be at 250 feet.

Motion: Commissioner Lester made a motion to open the Public Hearing. The motion was seconded by Commissioner Barsuhn and passed unanimously.

There were no public comments.

Mr. Bradley stated that notices were mailed out to adjacent property owners. Kirk Nelsen called in and is in support of the rezone.

Motion: Commissioner Lester made a motion to close the Public Hearing. The motion was seconded by Commissioner Mildenhall and passed unanimously.

Motion: Commissioner Lester made a motion that the Planning Commission, acting as the recommending body to the City Council, recommend approval of Application #18-113 subject to the Staff Comments and Findings of Fact that: 1) The proposed GC (General Commercial) district for the entire parcel is consistent with the General Plan Land Use designation of Commercial; 2) The applicant's parcel currently consists of two zoning districts. Roughly, two-thirds of the property is currently zoned GC; 3) Notice procedures were followed per Utah Code and City Policy; and 4) The legislative body may not make any amendment authorized by this subsection (Utah Code, Section 10-9a-503) unless the amendment was proposed by the planning commission or was first submitted to the planning commission for its recommendation.

The motion was seconded by Commissioner Barsuhn and passed unanimously.

Mr. Bradley updated the Planning Commissioners on current and upcoming applications.

MOTION TO ADJOURN

Motion: A motion was made by Commissioner Mildenhall to adjourn, seconded by Commissioner McConkie and unanimously carried.

The meeting was adjourned at 6:16 p.m.

This certifies that the regular meeting minutes of December 4, 2018 are a true and accurate copy as approved by the Planning Commission on January 15, 2019.

Signed: _____

Christina Boss, Administrative Assistant