

APPROVED
BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
August 16, 2011

PRESENT:	Barbara Poelman	Chairperson
	Larry Jensen	Vice Chair
	Joan Peterson	Commissioner
	Lynda Berry	Commissioner
	Rob Munns	Commissioner
ALSO PRESENT:	Mark Bradley	City Planner
	Julie Jeppsen	Administrative Assistant
EXCUSED:	Deon Dunn	Commissioner
	Eve Jones	Commissioner
	Lynn Duce	Alternate Commissioner

AGENDA

Work Session - Cancelled

Pledge of Allegiance

Approval of Minutes

Public Comment¹ (*Per Utah Code, will receive input only, no decision can be made*) for items not listed on the agenda.*

Discussion:

1. Application # 3332 / Regulations and Standards for Towing Services, Impound Lots, Junk Yards, and Self Storage Facilities

REGULAR MEETING

Regular session opened at 6:30 PM by Barbara Poelman and Lynda Berry led the Pledge of Allegiance.

APPROVAL OF MINUTES

Motion: A motion was made by Larry Jensen to accept the **July 5, 2011** Regular Meeting minutes with as stated. The motion was seconded by Lynda Berry and passed unanimously.

Motion: A motion was made by Rob Munns to accept the **November 2, 2010** Work Session Meeting minutes as stated. The motion was seconded by Joan Peterson and passed unanimously.

Motion: A motion was made by Larry Jensen to accept the **October 5, 2010** Work Session minutes as stated. The motion was seconded by Lynda Berry and passed unanimously.

Motion: A motion was made by Joan Peterson to accept the **June 1, 2010** Regular Meeting minutes as stated. The motion was seconded by Larry Jensen and passed unanimously.

Motion: A motion was made by Lynda Berry to accept the **June 1, 2010** Work Session minutes as stated. The motion was seconded by Joan Peterson and passed unanimously.

Motion: A motion was made by Larry Jensen to accept the **May 4, 2010** Work Session minutes with corrections as noted. The motion was seconded by Joan Peterson and passed unanimously.

Motion: A motion was made by Rob Munns to accept the **April 20, 2010** Regular Meeting minutes as stated. The motion was seconded by Lynda Berry and passed unanimously.

PUBLIC COMMENT There was no public comment.

DISCUSSION

The Commissioners discussed a request from the City Council for comment regarding whether or not the City would allow a change via new ordinance for an existing commercial building or vacant site that was a commercial site to become a residential dwelling site.

Linda Berry expressed concern that the Commission should consider the intent regarding why the change is being requested. More specifically, that there were two reasons. One was to tear down and build another home. The second one was to build on lots that are vacant. There was really nothing about going into the Central Business District and changing the intent of what should be there.

Barbara Poelman said that it was partly to allow residential construction or buildings facing those streets and agreed with granting a request.

Mark Bradley agreed, however, stated that the questions for example, is if on an existing commercial site you were to remove old gas storage containers – would you want a dwelling to be there? Typically, commercial construction on commercial zoned property is the highest and best use of the land. They are not going to switch over unless there is a demand in the market. For example if someone is ready to make some quick money.

The Commissioners discussed specifics of the areas that might be included. There is a need to clarify what part of the Central Business District would be affected as we go

forward. The Commissioners will discuss it and give Mark Bradley their opinions and the item will be placed on the agenda for the next meeting. Language will need to be added to clarify the intent of the Commission.

Lynda Berry stated that she would not vote in favor of a change in the ordinance.

Application #3332 – Regulations and Standards for Towing Services, Impound Lots, Junk Yards, and Self Storage Facilities

Mark Bradley presented suggestions for specific wording and explained definitions etc. used in the Draft offering two approaches that could be used. He offered options similar to those that West Valley City had used. He asked if there is a preference of styles to approach for the industrial zone ordinance?

Rob Munns, Lynda Berry and Larry Jensen discussed specifically the definitions or categories and duplication. They liked the combination of impound Yard and Towing yard for instance.

Mark Bradley explained that his preference depends on how much ordinance and description we have with it and that if it gets lengthy it would be best to use another approach. West Valley only has three pages. We have four. As with the Chicken Ordinance it needs to be fairly simple. There is some subjective language that is hard to enforce etc. But, for the most part it needs to be simple for applicant and staff.

Questions were raised on the nature of towing services and whether or not all towing service business needs an impound lot.

Brett Reeder of RC Towing stated that it could be that a business is on crash rotation and not take impounds. They are now trying to make it so that you would be required to take impounds and have an impound yard to be on crash rotation. The policy is not set in stone with the police department yet.

Lynda Berry stated that a salvage yard or recycling facility may not do impounding and towing. Their core business could be something different. As it could also be with the storage facility. An owner may not be able to tow. He may have to call someone else to do the towing service for him to get the vehicle to the salvage yard.

Mark Bradley explained that he would like the Planning Commission to Number One, see if we are moving in the right direction and Number Two, identify if some of these standards should apply to Brigham City as with other communities? Naturally we need to look at definitions which we can come back to at another meeting. Right now we only have a definition for Junk yard and Towing Services. So we clearly need to add some definitions which are applicable to Brigham City.

Further discussion took place regarding the uses and standards.

Lynda Berry asked the question if all the criteria listed applies to every use in the same way?

The Commission discussed how a matrix system could work and **Commissioner Jensen** gave a brief explanation on how staff should prepare the ordinance draft using a matrix system categorizing the standards and use types.

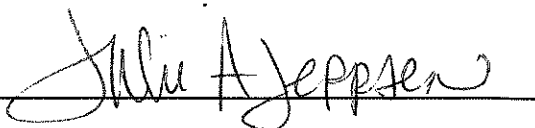
Consensus on the format was agreed upon by the Commission.

MOTION TO ADJOURN

Motion: A motion was made by Larry Jensen to adjourn. The motion was seconded by Joan Peterson and the meeting was adjourned at 7:42 PM.

This certifies that the regular meeting minutes of August 16, 2011 are a true and accurate copy

as approved by the Planning Commission on September 6, 2011.

Signed: 

Julie A. Jeppsen, Administrative Assistant