

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, April 3, 2018 6:00 p.m.**

PRESENT:	Reed Hancey	Chair
	Stephen Barsuhn	Commissioner
	Scott Mildenhall	Commissioner
	Bill Frye	Commissioner
	Cindy McConkie	Commissioner
	Brian Owens	Commissioner
	Bonnie Mortensen	1 st Alternate
	Zachary Roberts	2 nd Alternate
ALSO PRESENT:	Mark Bradley	City Planner
	Christina Boss	Administrative Assistant
EXCUSED:	Dean Lester	Vice-Chair
	Tony Ekins	Associate Planner

AGENDA

Approval of Minutes

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

Public Hearing² / Application #18-022 / Amend Title 29 Zoning, Chapter 29.13 Commercial Districts / Allow Use of Storage Units in the GC General Commercial District / Todd Williams

Discussion Items: Conditional Use Permits

REGULAR MEETING

APPROVAL OF MINUTES

Commissioner Frye made a motion to approve the minutes from the February 6, 2018 meeting. The motion was seconded by Commissioner Mildenhall and passed unanimously.

PUBLIC COMMENT There was no public comment.

Public Hearing² / Application #18-022 / Amend Title 29 Zoning, Chapter 29.13 Commercial Districts / Allow Use of Storage Units in the GC General Commercial District / Todd Williams

Todd Williams was invited to the table and Mr. Bradley introduced the item. He stated that the use of storage units was removed from the General Commercial (GC) district in the 2009 Chapter 29.13 amendment. In 2011, a new City Code chapter was created for self-

service enclosed storage facilities as a conditional use in the industrial district.

Mr. Bradley displayed the site on the screen pointing out the property boundaries. Staff would not be in support of the Planning Commission making a recommendation to forward the Application to the City Council with approval unless standards were created. The Fire Department would need to review plans for the project pertaining to access and egress for fire trucks. As an alternative to creating a turn around on the property to accommodate Fire, Commissioner Frye suggested access from the cul-de-sac on 1st West and egress behind businesses and out to Main Street via the Carr property.

Mr. Williams feels that the zoning language could be changed to allow for unique land locked properties like his. His property access is not on Main Street and the motel and other buildings restrict the view of his property from Main Street. He would build a block wall along the east boundary and would have an office front facing north at the cul-de-sac. There would be a business view from 1st West and 7th South rather than a storage bay view. He may include living quarters for security personnel above or behind the office. All storage would be enclosed. One of the houses on Mr. Williams' property is abandoned and the other is occupied. Both of the houses would be demolished.

The Planning Commission asked Mr. Bradley for some guidance. Mr. Bradley stated that the Planning Commission should be looking at the use and whether it is appropriate in the GC district. If the Planning Commission wanted to recommend approval, they would have to define specific standards as to where storage units would be allowed. Their options include making a recommendation to City Council for approval or denial. Or, if they want to approve with standards, the Planning Commission would have to continue the item to work on the standards.

Commissioner Hancey stated that this use would not employ people or bring people into the GC district for the purpose of commerce. Also, this use does not meet the City's objective for the area. Commissioner Owens agreed stating that the use does not add value to the community. The group discussed residential uses for the property and there was overall support for residential. Other uses for the property were also suggested such as a strip mall or a doctor's office. The Planning Commission expressed concern over transient people using storage facilities as living quarters. Mr. Williams stated that he could put a barbed wire fence on top of the block wall and would install security cameras and a card access gate.

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

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

Motion: Commissioner Barsuhn made a motion to continue Application #18-022 until the May 1, 2018 meeting to allow for research and further discussion.

The motion was seconded by Commissioner Mildenhall and passed unanimously.

DISCUSSION:

Conditional Use Permits

The discussion led to the following conclusions:

- Model Home/Temporary Sales Office – permitted use with conditions
- Nursing Home – permitted use with standards
- Private education institution – conditional use with standards
- Private recreation grounds not open to public – possibly remove; discuss with Consultant
- Protective Housing Facility – Mr. Bradley will review definition; discuss with Consultant
- Cemetery – Mr. Bradley will come back to this
- Churches – permitted use with standards
- Essential service facilities – permitted use with standards
- Golf courses – leave as a conditional use
- Public Building – modify language; keep as conditional use
- Substations – Mr. Bradley will review
- Social services building – needs to be defined; leave as a conditional use
- Transitional Housing Facility – conditional use
- Vacation Rental – permitted use with standards

Mr. Bradley stated that the Planning Consultant will hold interviews with the Planning Commissioners and City Council members. They will look at the City Code chapters and identify problems.

MOTION TO ADJOURN

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

The meeting was adjourned at 7:38 p.m.

This certifies that the regular meeting minutes of April 3, 2018 are a true and accurate copy as approved by the Planning Commission on April 17, 2018.

Signed: _____

Christina Boss, Administrative Assistant