BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, 5/21/2024 6:00 p.m.

PRESENT:	Jason Coppieters	Commissioner- Chair
	Roger Manning	Commissioner- Vice Chair
	Cindy McConkie	Commissioner
	Mandi Richens	Commissioner
	Solomon Smith	Commissioner
	Kristina Lenderman	Commissioner
	Donny Constantineau	Commissioner
EXCUSED:	Kristen Bogue	Commissioner
	Garl Waldron	Commissioner
ALSO PRESENT:	Mark Bradley	City Planner
	Tony Ekins	Associate Planner
	Sarah-Jane Martin	Administrative Assistant
	Aaron Austad	Applicant

AGENDA

Pledge of Allegiance

Approval of Minutes

Public Hearing [1] / Amend Brigham City Code Title XV Land Usage, Chapter 155 Subdivisions, Section 155.263 Street Design Requirements / Include an exception provision for the length of a cul-de-sac when located in an industrial development / Brigham City Corporation

Discussion Item:

- Application #24-050 / Concept Plan / Boyer Brigham Lot 1 Subdivision / 1200 North and 2400 West / Aaron Austad, Boyer Company

REGULAR MEETING

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

APPROVAL OF MINUTES

Commissioner Richens moved to approve the minutes with corrections as noted for May 7, 2024, meeting. Commissioner Lenderman seconded the motion and it passed unanimously.

Public Hearing [1] / Amend Brigham City Code Title XV Land Usage, Chapter 155 Subdivisions, Section 155.263 Street Design Requirements / Include an exception provision for the length of a cul-de-sac when located in an industrial development / Brigham City Corporation

In working with the Boyer Company on the Reeder Ranch Industrial Park, the City has identified a need to allow a cul-de-sac to extend further than the current limit of 650 feet. City Code states, “If allowed, cul-de-sac streets shall serve no more than 20 lots or parcels or 30 dwelling units. No cul-de-sac shall exceed 650 feet in length.” The proposed exception would only be allowed in industrial developments and would require approval by the City Fire Marshal, City Engineer, and City Public Works Director.

Questions and comments from the Planning Commission:

1. Would this impact planned districts?
   Response from city planner: The code change is only for industrial uses. There is a check and balance to keep this length of street out of residential areas, with required approval from the Fire Marshal, City Engineer, and City Public Works Director.

Public Hearing:

Motion: Commissioner Manning moved to open the public hearing. Commissioner Richens seconded the motion, which passed unanimously.

Aaron Austin- the street length isn’t long when dealing with an industrial site.

Motion: Commissioner McConkie moved to close the public hearing. Commissioner Smith seconded the motion, which passed unanimously.

Motion: Commissioner Lenderman moved that the Planning Commission recommend approval of application #24-046, subject to Staff comments, Findings of Fact, and stipulations as noted. Commissioner Richens seconded the motion and passed it unanimously.

Discussion Item:

Application #24-050 / Concept Plan / Boyer Brigham Lot 1 Subdivision / 1200 North and 2400 West / Aaron Austad, Boyer Company

The applicant/property owner filed a concept subdivision plan application for the Bridor project (AKA Project Brittany) located at the Reeder Ranch site. The concept

subdivision plan proposes to create a one (1) lot subdivision containing 44.479 acres and a public roadway dedication. This will be the first project in the Reeder Ranch Industrial Park. The Permitted Use Permit (land use) application for the development of the newly created lot for the Bridor project, a bakery facility will follow. Specific site prep and grading will take place before the land use application submission to address phase 1 ground improvement work for the settlement period.

Discussion Points:

- Proposed road system
- The type of railroad crossing at 2400 West
- Sidewalks and trail systems required
- Timing of the railroad crossing
- Clarification of the three parcel numbers
- Lighting

Motion to adjourn

Motion: Commissioner Richens moved to adjourn the meeting. Commissioner Lenderman seconded the motion, which passed unanimously.

The meeting was adjourned at 6:49 p.m.

This certifies that the regular meeting minutes of May 21, 2024, is a true and accurate copy as approved by the Planning Commission on June 4, 2024.

Signed: _____

Sarah-Jane Martin, Administrative Assistant