

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, 6/4/2024 6:00 p.m.**

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

AGENDA

Pledge of Allegiance

Approval of Minutes

Application #24-052 / Subdivision Combined Preliminary & Final Plat / Boyer Brigham Lot 1 Subdivision / 1200 North and 2400 West / Aaron Austad, Boyer Company

Training:

REGULAR MEETING

Regular session opened at 6:02 p.m. by Commissioner Coppieters and the Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Commissioner Lenderman moved to approve the minutes for the May 21, 2024, meeting. Commissioner Constantineau seconded the motion, and it passed unanimously.

Application #24-052 / Subdivision Combined Preliminary & Final Plat / Boyer Brigham Lot 1 Subdivision / 1200 North and 2400 West / Aaron Austad, Boyer Company

The application is a one-lot industrial subdivision with road dedication. The plat name and application plat name are not consistent. In speaking with the applicant, he desires to use Boyer Brigham Lot 1 Subdivision rather than Brigham City Commercial Subdivision – Phase 1. The concept plan application (#24-050) went through Staff Review and was discussed with the Planning Commission on May 21, 2024. Lot 1 consists of 44.479 acres and is the future site of Project Brittany (Bridor). Staff is in support of this application with all staff review comments being resolved.

Key discussion points:

- A roundabout is best for large truck access
- Sweeping roads are better than 90-degree roads for industrial areas
- Roughly 4 feet of fill dirt will be added to the site
- Piers will be used so construction can begin without a long settling period

Motion: Commissioner Manning moved that the Planning Commission recommend approval of application #24-052 subject to Staff comments, Findings of Fact, and stipulations as noted. Commissioner Waldron seconded the motion and passed it unanimously.

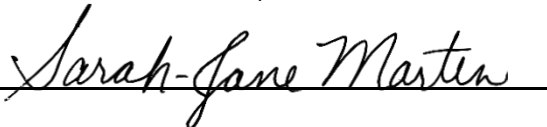
Training: Diversity & Moderate Income Housing

Motion to adjourn

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

The meeting was adjourned at 6:53 p.m.

This certifies that the regular meeting minutes of June 4, 2024, is a true and accurate copy as approved by the Planning Commission on June 18, 2024.

Signed: 

Sarah-Jane Martin, Administrative Assistant