

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, 7/2/2024 6:00 p.m.**

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

AGENDA

Pledge of Allegiance

Approval of Minutes

Application #24-056 / Subdivision Preliminary Plat / Blue Heron Crossing / 1075 South 1100 West / Brigham Land LLC

Training: Private Property Rights in Utah

REGULAR MEETING

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

APPROVAL OF MINUTES

Commissioner Smith moved to approve the minutes for the June 18, 2024, meeting.
Commissioner Lenderman seconded the motion and it passed unanimously.

Application #24-056 / Subdivision Preliminary Plat / Blue Heron Crossing / 1075 South 1100 West / Brigham Land LLC

This is a proposed 8-lot mixed-use subdivision plat. The site is part of the newly established 1100 South 1100 West Street Planned District adopted by the City Council on May 2, 2024, along with

the rezone approval from A-5 and G-C to P-GC (Planned –General Commercial). This plat will subdivide the property and provide roadway dedication.

In time, Lot 1 (townhomes and mixed commercial/residential) and possibly Lots 3, 4, or 5 (flex space) will have a new plat to replace the established lot with this plat for the creation of individual ownership of the space and establishing common area and association bylaws and regulations.

Discussion Points:

- Access agreement from 1100 West Street. Once a proper turnaround is established, the currently constructed street will have its own roadway dedication plat. This is the same requirement for the JIB Subdivision.
- This plat needs to dedicate the portion of 1100 West Street, which still needs to be constructed, to the north end of the development along the northeast side of Lot 1.
- A participation agreement or payback agreement should be established for the portion of 1075 South Street currently owned by Joe Siggard. This section needs to be improved with the overall 1075 South Street.
- Any observed wetlands on the site must be properly permitted by the US Army Corps of Engineers, and evidence of approval must be submitted to the City.
- Utility phasing.
- Secondary access to 1100 West through JIB Subdivision and timing.
- Cross access easements.

Motion: Commissioner Smith moved that the Planning Commission recommend approval of application #24-056 subject to Staff comments, Findings of Fact, and stipulations as noted. Commissioner McConkie seconded the motion and passed it unanimously.

Training:

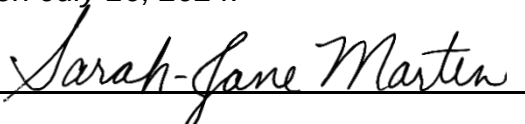
Private Property Rights in Utah

Motion to adjourn

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

The meeting was adjourned at 7:09 p.m.

This certifies that the regular meeting minutes of July 2, 2024, is a true and accurate copy as approved by the Planning Commission on July 16, 2024.

Signed: 

Sarah-Jane Martin, Administrative Assistant