

**BRIGHAM CITY PLANNING COMMISSION  
BRIGHAM CITY COUNCIL CHAMBERS  
Tuesday, 11/5/2024 6:00 p.m.**

|               |                                                                                                    |                                                                                                                                                |
|---------------|----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| PRESENT:      | Jason Coppieters<br>Cindy McConkie<br>Kristina Lenderman<br>Garl Waldron                           | Commissioner- Chair<br>Commissioner<br>Commissioner<br>Commissioner                                                                            |
| EXCUSED:      | Roger Manning<br>Solomon Smith<br>Mandi Richens<br>Donny Constantineau<br>Kristen Bogue            | Commissioner- Vice Chair<br>Commissioner<br>Commissioner<br>Commissioner<br>Commissioner                                                       |
| ALSO PRESENT: | Mark Bradley<br>Tony Ekins<br>Tyler Pugsley<br>Sarah-Jane Martin<br>Gary Zurawski<br>Jacob Jerrett | City Planner<br>Associate Planner<br>Public Works Director<br>Administrative Assistant<br>Applicant Representative<br>Applicant Representative |

**AGENDA**

Pledge of Allegiance

Approval of Minutes

Public Hearing<sup>1</sup> / Application #24-097 / Amend Brigham City Code, Chapter 155 Subdivisions and Chapter 156 Zoning / Secondary Irrigation Water Requirements and Definition for Water Entitlements / Brigham City Corporation

Public Hearing<sup>1</sup> / Application #24-102 / Amend Brigham City Zoning Map / Rezone from A-5 (Agricultural District) to M-G (General Industrial District) on approximately 40 acres / Approximately 800 N. Watery Lane (Parcel No. 03-075-0056) / Nucor Corporation

Application #24-104 / Conditional Use Permit 1 / New Industrial Facility / Manufacture Fabrication of Steel / Approximately 800 N. Watery Lane / ARCO Design/Build

Training

**REGULAR MEETING**

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

## APPROVAL OF MINUTES

Commissioner McConkie moved to approve the minutes for the October 15, 2024, meeting. Commissioner Lenderman seconded the motion and it passed unanimously.

### **Public Hearing<sup>1</sup> / Application #24-097 / Amend Brigham City Code, Chapter 155 Subdivisions and Chapter 156 Zoning / Secondary Irrigation Water Requirements and Definition for Water Entitlements / Brigham City Corporation**

As the City advances its plans for a secondary irrigation water system, its goal is to create a unified system that uses secondary water for irrigation rather than relying on culinary water. To achieve this, the proposed City Code updates and regulations mandate that new developments either install secondary irrigation systems or provide sufficient water entitlements specifically for secondary irrigation in proportion to the scale of the development.

The Commission reviewed updates to city code chapters on subdivisions and zoning, focusing on water entitlements and secondary irrigation systems. Mark introduced these proposed changes, emphasizing that the updates aim to conserve potable water for indoor use, designating secondary irrigation water for outdoor purposes. Tyler Pugsley, the Public Works Director, expanded on this by explaining the requirement for new developments to allocate water shares to support the secondary irrigation system. He also highlighted that by preparing the necessary infrastructure now, the city intends to conserve water and reduce future expenses for taxpayers.

Public Hearing:

**Motion:** Commissioner Lenderman moved to open the public hearing. Commissioner McConkie seconded the motion, which passed unanimously.

**Stephanie Tugaw-Madsen:** asked questions to clarify water allocation in new developments. She was also curious about the city's "first right of refusal" to purchase unused water shares. She asked about options for developers lacking water rights and speculated whether the city might end up with sole ownership of water rights.

**Julianne Larsen:** expressed concern about preserving traditional irrigation methods for community members who rely on open irrigation ditches and have longstanding water rights. She urged consideration for these residents, who value their existing water practices, even though water supply issues are understood. She emphasized the importance of working with water masters to respect and support the community's preferred irrigation methods.

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

**Motion:** Commissioner McConkie moved that the Planning Commission recommend approval of application #24-097 subject to Staff comments, Findings of Fact, and stipulations as noted with the added stipulation that the proposed text amendments be included for approval. Commissioner Lenderman seconded the motion and passed it unanimously.

**Public Hearing <sup>1</sup> / Application #24-102 / Amend Brigham City Zoning Map / Rezone from A-5 (Agricultural District) to M-G (General Industrial District) on approximately 40 acres / Approximately 800 N. Watery Lane (Parcel No. 03-075-0056) / Nucor Corporation**

The applicant desires to rezone parcel 03-075-0056, located at approximately 800 North Watery Lane, from agricultural to general industrial for a proposed steel manufacturing facility. A couple of applications are tied to this property (#24-103 Lot Alteration and #24-104 Conditional Use Permit). The rezone request is consistent with the General Plan land use designation "Manufacturing."

Public Hearing:

**Motion:** Commissioner Waldron moved to open the public hearing. Commissioner McConkie seconded the motion, which passed unanimously.

**Julianne Larsen:** urged city planners to consider the upcoming general plan before approving multiple applications that could prematurely impact it. She expressed concerns about losing agricultural land to development, emphasizing that such changes can lead to denser living conditions, reducing open spaces essential for community well-being. While supportive of property owners using their land responsibly, she encouraged a balanced approach to meet the community's needs.

She emphasized the importance of upholding commitments between the city and developers as planned to avoid unplanned changes. Additionally, she requested that any development consider agricultural practices, such as using roads for cattle movement, and ensure necessary infrastructure, like fencing, remains in place to support these activities. Although not opposed to the current application, she asked for conscientious planning to maintain harmony between agricultural and developed areas.

**Motion:** Commissioner Lenderman moved to close the public hearing. Commissioner Waldron seconded the motion, which passed unanimously.

**Motion:** Commissioner Lenderman moved that the Planning Commission recommend approval of application #24-102 subject to Staff comments, Findings of Fact, and stipulations as noted. Commissioner McConkie seconded the motion and passed it unanimously.

**Application #24-104 / Conditional Use Permit 1 / New Industrial Facility / Manufacture Fabrication of Steel / Approximately 800 N. Watery Lane / ARCO Design/Build**

The commission reviewed a conditional use permit for a new steel manufacturing facility. Representatives from ARCO outlined the facility's layout, operations, and noise and lighting control measures to reduce neighborhood impact.

Three applications are running concurrently in preparation for this new project and are to be approved sequentially:

- Rezone application (#24-102) to change the zoning district from A-5 (Agricultural) to M G (General Industrial).
- Lot Alteration application (#24-103) to adjust the property line between parcels 03-075 0056 and 03-075-0017 to expand parcel 03-075-0056 in preparation of this application.

This application is for a conditional Use Permit (#24-104) to develop the proposed altered and expanded parcel.

**Motion:** Commissioner McConkie moved that the Planning Commission, acting as the Land Use Authority, approve application #24-104 subject to Staff comments, Findings of Fact, and stipulations as noted with the following additions:

- parking reduction with a condition for additional spaces if demand increases
- architectural adjustments for aesthetic improvements.

Commissioner Waldron seconded the motion and it passed unanimously.

**Training:** the City Attorney conducted training on meeting procedures and decorum. This included guidance on handling contentious public meetings, managing discussions, and maintaining a clear record.

Motion to adjourn

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

The meeting was adjourned at 7:45 p.m.

*This certifies that the regular meeting minutes of November 5, 2024, is a true and accurate copy as approved by the Planning Commission on November 19, 2024.*

Signed: *Sarah-Jane Martin*

*Sarah-Jane Martin, Administrative Assistant*