

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, 10/15/2024 6:00 p.m.**

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

AGENDA

Pledge of Allegiance

Approval of Minutes

Application #24-094 / Conditional Use Permit ¹ / Amend Application #24-041 Ground Mounted Solar PV Array / 250 North 900 West / Autoliv

Application #24-095 / Conditional Use Permit ¹ / Major Home Occupation – Group Music Lessons / 769 North 500 West / Carolyn Hizer

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 with corrections as noted for October 1, 2024, meeting. Commissioner Manning seconded the motion and it passed unanimously.

**Application #24-094 / Conditional Use Permit ¹ / Amend Application #24-041
Ground Mounted Solar PV Array / 250 North 900 West / Autoliv**

AutoLiv is requesting an amendment to their previous permit (24-041) for a solar photovoltaic (PV) array installation at 250 North 900 West. The original plan featured ground-mounted solar panels, but due to the presence of wetlands, the proposal has been modified to relocate some of the solar arrays to a parking lot. This adjustment moves the panels from the wetland areas to a hard-surfaced location to avoid environmental concerns.

AutoLiv currently meets parking requirements, with 600 spaces needed and 713 spaces available. They discussed how future parking needs could be met by modifying the placement of the solar panels, if necessary. Additionally, road widening near the site was mentioned; though it will not directly affect the solar arrays, it will help improve traffic flow.

Concerns from the public:

A nearby property owner expressed concerns about an irrigation line near the construction area, noting that upstream construction has previously reduced water flow through the line. AutoLiv assured the Commission that their construction activities would not disrupt the irrigation system and that they would be cautious during the process to prevent any impact.

Motion: Commissioner McConkie moved that the Planning Commission, acting as the Land Use Authority, approve application #24-094 subject to Staff comments, Findings of Fact, and stipulations as noted. Commissioner Manning seconded the motion and it passed unanimously.

Application #24-095 / Conditional Use Permit ¹ / Major Home Occupation – Group Music Lessons / 769 North 500 West / Carolyn Hizer

The applicant is proposing to teach music lessons to children at their residence. The initial schedule includes two sessions on Tuesdays: one at 10:00 am and another at 5:00 pm, with a maximum of 8 students per session, totaling 16 students per week. As the program grows, the applicant plans to expand lessons to include Tuesdays, Wednesdays, and Thursdays, eventually accommodating between 30 and 48 students per week. The applicant has proposed four parking spaces on the private property and four additional spaces along the public right-of-way.

To manage parking, the applicant plans to use the driveway for drop-offs and has suggested using nearby Discovery Elementary School for overflow parking if necessary. The Planning Commission emphasized the need to stagger class times to avoid congestion, particularly during school events when traffic could increase.

As the program expands over the next few years, a maximum of 48 students is expected. To address concerns about traffic, the applicant noted that recitals would not be held at the residence but at a separate venue, such as the library, to accommodate larger groups.

Comments and concerns from the Planning Commission:

The Planning Commission expressed support for the program, recognizing its value to the community. However, it also highlighted the importance of maintaining communication with neighbors and effectively managing parking as the program grows. The commission encouraged continued coordination with the nearby school and recommended that the applicant adjust class times to ensure smooth transitions between sessions and minimize traffic issues.

Motion: Commissioner Lenderman moved that the Planning Commission, acting as the Land Use Authority, approve application #24-095 subject to Staff comments, Findings of Fact, and stipulations as noted. Commissioner Constantineau seconded the motion and it passed unanimously.

Motion to adjourn

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

The meeting was adjourned at 6:50 p.m.

This certifies that the regular meeting minutes of October 15, 2024, is a true and accurate copy as approved by the Planning Commission on November 5, 2024.

Signed: 

Sarah-Jane Martin, Administrative Assistant