

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, 3/4/2025 6:00 p.m.**

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

AGENDA

Pledge of Allegiance

Approval of Minutes

Public Hearing ¹ / Application #25-009 / Amend Brigham City Zoning Map / Rezone from A-1 (Agricultural District) to R-M-7 (Multiple Residential District) on approximately 4.5 acres / 1255 N. Main / Heritage Land Development

Discussion Item:

- Application #25-012 / Subdivision Concept Plan / Cardamine Village / 1255 N. Main / Heritage Land Development

Training:

REGULAR MEETING

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

APPROVAL OF MINUTES

Commissioner Coppieters moved to approve the minutes for the February 4, 2025, meeting. Commissioner McConkie seconded the motion and it passed unanimously.

Public Hearing¹ / Application #25-009 / Amend Brigham City Zoning Map / Rezone from A-1 (Agricultural District) to R-M-7 (Multiple Residential District) on approximately 4.5 acres / 1255 N. Main / Heritage Land Development

The applicant desires to rezone the property in preparation for developing the property (see Application #25-012 Subdivision Concept Plan). The rezone request is consistent with both the current and proposed General Plan Update land use "Medium Density Residential". Medium density zones include R-1-6 and R-M-7 districts.

Public Hearing:

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

There was no public comment.

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

Motion: Commissioner McConkie moved that the Planning Commission recommend approval of application #25-009 subject to Staff comments, Findings of Fact, and stipulations as noted. Commissioner Lenderman seconded the motion and it passed unanimously.

Discussion Item:

Application #25-012 / Subdivision Concept Plan / Cardamine Village / 1255 N. Main / Heritage Land Development

The applicant would like to develop the site with townhomes. They have provided two concepts to discuss with the Staff DRT and Planning Commission. A petition has been filed to rezone the subject property to R-M-7 (see Application #25-009), which allows for various housing types including townhomes. A townhome home development would require a Planned Unit Development subdivision to allow for flexibility in setbacks and address common area.

A key issue is access to the site, as the Utah Department of Transportation (UDOT) has denied direct access from the main street, requiring an easement agreement for connectivity. The city staff has emphasized the importance of linking the development to 1100 North while considering constraints like access points, a future power substation, and existing infrastructure. The proposed layout has been adjusted based on staff reviews, including road width and design modifications to accommodate city standards and emergency vehicle access.

The project proposes a mix of front-loaded and rear-loaded townhomes, with design considerations to optimize open space and neighborhood aesthetics. The substation location is under review, with preferences for a site along Main Street to minimize disruptions to residential areas. Developers are also addressing concerns regarding parking, garbage collection, and connectivity to existing trails, particularly linking to Discovery Elementary.

The Planning Commission members provided feedback, expressing support for the evolving design while emphasizing the importance of integrating the development with existing infrastructure and ensuring compliance with city regulations. Further refinements are expected, including finalizing access easements, road layouts, and substation placement before an official application is submitted.

Training:

- General Plan Future Land Use Map & Designation
- Brigham City Code – Title XV: Land Usage

Motion to adjourn

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

The meeting was adjourned at 7:07 p.m.

This certifies that the regular meeting minutes of March 4, 2025, is a true and accurate copy as approved by the Planning Commission on March 18, 2025.

Signed: Sarah-Jane Martin

Sarah-Jane Martin, Administrative Assistant