

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, 4/1/2025 6:00 p.m.**

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

AGENDA

Pledge of Allegiance

Approval of Minutes

Application #25-015 / Subdivision Amendment / Wayneco Subdivision Phase 1, Amending Lot 5R / 1372 West 600 North / Ryan Thurgood, RJT Excavating

Application #25-016 / Permitted Use Permit / Excavating Office, Shop, and Yard / 1372 West 600 North / Ryan Thurgood, RJT Excavating

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 with corrections as noted for March 4, 2025, meeting. Commissioner Waldron seconded the motion and it passed unanimously.

Application #25-015 / Subdivision Amendment / Wayneco Subdivision Phase 1, Amending Lot 5R / 1372 West 600 North / Ryan Thurgood, RJT Excavating

Lot 5R is being amended to dedicate the 1450 West extension. This application is a requirement for developing Lot 5R and is associated with application #25-016 for RJT Excavating office, shop, and yard. A note (see Note #4) on the recorded subdivision plat states: "Lot 5R. Site improvements for Lot 5 include the extensions and dedication of 1450 West Street from 300 North Street to the north property line of Lot 5. All utilities and roadway improvements are to be installed with said extension." Lot 5R is being amended to dedicate the 1450 West extension.

Discussion centered on how to handle the fire code requirement for a turnaround, as the road extension is approximately 300 feet. Options included placing a temporary turnaround on adjacent properties (with consent), placing it on the applicant's property, or potentially avoiding the turnaround altogether by using jersey barriers if approved by the fire marshal.

The applicant explained that two small wetland fingers had been filled by previous owners prior to his acquisition of the property and that the remainder of the wetland would require mitigation. He explained that credits would likely need to be purchased and outlined how the mitigation and site use would evolve over time.

Commissioners asked about access, retention plans, and site development timelines. Most favored the jersey barrier solution due to the limited development in the area and the nature of the site.

Motion: Commissioner Lenderman moved that the Planning Commission recommend approval of application #25-015 subject to Staff comments, Findings of Fact, and stipulations as noted. Commissioner McConkie seconded the motion and passed it unanimously.

Application #25-016 / Permitted Use Permit / Excavating Office, Shop, and Yard / 1372 West 600 North / Ryan Thurgood, RJT Excavating

The applicant would like to develop the lot for his excavation company. A concept plan was submitted in November 2024, which identified the requirement to amend the subdivision (see application #25-015 Wayneco Subdivision Phase 1, Amending Lot 5R) to extend and dedicate 1450 West Street. Two proposed buildings with paved parking are proposed. The yard area is proposed as a road base.

Proposed Buildings:

- Truck/Equipment Shop: 15,000 sq. ft.
- Office: 2,467 sq. ft.

Parking calculations were discussed, noting that 40 employees currently work for the company, many of whom go directly to job sites. Commissioners viewed the large number of parking stalls positively, especially for future growth and events. Three ADA-compliant parking spaces, including a van-accessible stall, were provided, and staff agreed to verify that all federal ADA requirements were met based on the total parking count.

Stormwater management was a key topic, with the applicant planning to install underground storm tech chambers to handle runoff. Staff emphasized that the stormwater plan must meet both city and state standards. The applicant confirmed that revised plans were in progress and would be submitted for final engineering review. Lighting was also addressed, with confirmation that downward-shielded, dark-sky-compliant fixtures would be used. Landscaping along the property's south side and around the fence was discussed with Commissioners, encouraging consistency with nearby properties, and emphasizing water-wise planting, especially along the street frontage.

Additional discussion included the required oil/sediment separator inside the shop to prevent contamination of the sewer system. Ryan noted that spill kits would be kept in vehicles and around the site to manage potential leaks.

Motion: Commissioner Coppieters moved that the Planning Commission, acting as the Land Use Authority, approve application #25-016 subject to Staff comments, Findings of Fact, stipulations as noted and with confirmation that ADA compliance and stormwater details would be verified. Commissioner Waldron seconded the motion and it passed unanimously.

Motion to adjourn

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

The meeting was adjourned at 6:38 p.m.

This certifies that the regular meeting minutes of April 1, 2025, is a true and accurate copy as approved by the Planning Commission on May 6, 2025.

Signed: _____ *Sarah-Jane Martin*

Sarah-Jane Martin, Administrative Assistant