

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, 2/17/2026 6:00 p.m.**

PRESENT:	Jason Coppieters Garl Waldron Isaac Herbert Vince Crane	Commissioner Commissioner – Vice Chair Commissioner Commissioner
EXCUSED:	Roger Manning Donny Constantineau	Commissioner – Chair Commissioner
ALSO PRESENT:	Mark Bradley Destry Larsen Tom Kotter	City Planner Administrative Assistant Community & Economic Development Director

AGENDA

Pledge of Allegiance

Approval of Minutes

Public Hearing ¹ / Application # 26-001 / Amend Brigham City Zoning Map / Land Associated with Annexation Petition / Zoning District Consideration is GC (General Commercial) / Located at the northeast corner of the intersection of 2400 West and SR-13 / Drew Laing, Superchill Properties

Public Hearing ¹ / Application # 26-002 / Amend Brigham City Zoning Map / Land Associated with Annexation Petition / Zoning District Considerations are M-D (Manufacturing-Distribution) and A-5 (Agricultural) / Located at approximately 1200 West and SR-13 and the north side of the Brigham City Airport / Brigham City Corporation

Training

REGULAR MEETING

Regular session opened at 6:00 p.m. by Vice Chair Waldron and the Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Commissioner Coppieters moved to approve the minutes for January 20, 2025, meeting. Commissioner Herbert seconded the motion and it passed unanimously.

Public Hearing ¹ / Application # 26-001 / Amend Brigham City Zoning Map / Land Associated with Annexation Petition / Zoning District Consideration is GC

(General Commercial) / Located at the northeast corner of the intersection of 2400 West and SR-13 / Drew Laing, Superchill Properties

Mark Bradley, City Planner, presented the request to amend the zoning map to expand the General Commercial (GC) area. He reviewed the zoning map and General Plan map, stating the proposed zoning is consistent with the General Plan designation for commercial use.

Commissioner Crane asked about the curved boundary shown on the General Plan map. Mr. Bradley explained that during the most recent update, generalized “bubble” boundaries were created rather than exact parcel lines. Some boundaries follow roads or barriers, while others are more conceptual. He noted the annexation plat includes the road and railroad corridor and reminded the Commission that their action pertains to zoning, not annexation.

Commissioner Coppieters asked whether zoning approval would require road or sidewalk improvements. Mr. Bradley stated improvements are not required at the zoning stage, but would be addressed after annexation when a land use application is submitted. He noted the applicant would be responsible for their half of improvements on 2400 West. He further explained that SR-13 is under UDOT jurisdiction and additional access would not be permitted due to its proximity to the intersection. The applicant has met with UDOT.

Drew Laing, property owner, stated the property was purchased several years ago with the intent of future commercial development and has been studied as a potential fuel station site. He explained that due diligence and a site study were completed within the past year. Mr. Laing stated the project is currently working through annexation and that power service remains an item under review. He indicated members of the development team were participating via Zoom and available for questions.

Mr. Bradley noted a conceptual plan for a fuel station with a convenience store has been discussed. He stated the property is not yet within City jurisdiction, so formal approvals are not being processed. Preliminary discussions have occurred with City departments, including evaluation of two potential power service options.

Commissioner Coppieters confirmed the sequence of zoning amendment, annexation, and subsequent land use review. Mr. Bradley confirmed that is correct and stated the City would serve power upon annexation. Mr. Bradley also confirmed that notices were mailed to property owners within 300 feet and no responses were received.

Commissioner Coppieters asked the applicant to confirm awareness of staff comments. Mr. Laing stated the development team has been working with staff and understands the requirements moving forward. Russell Skuse, via Zoom, confirmed coordination with staff, UDOT, and utility providers and stated they understand the next steps.

Motion: Commissioner Coppieters moved to open the public hearing for Application #26-001. Commissioner Crane seconded the motion, which passed unanimously.

No public Comments.

Motion: Commissioner Herbert moved to close the public hearing for Application #26-001. Commissioner Coppieters seconded the motion, which passed unanimously.

Motion: Commissioner Coppieters moved that the Planning Commission, acting as the recommending body to the City Council, recommend approval of application #26-001 subject to Staff comments, Findings of Fact, and stipulations as noted. Commissioner Herbert seconded the motion and it passed unanimously.

Public Hearing ¹ / Application # 26-002 / Amend Brigham City Zoning Map / Land Associated with Annexation Petition / Zoning District Considerations are M-D (Manufacturing-Distribution) and A-5 (Agricultural) / Located at approximately 1200 West and SR-13 and the north side of the Brigham City Airport / Brigham City Corporation

Mark Bradley, City Planner, stated that Tyler Pugsley, Airport Manager, has been working with the City Administration to bring additional City parcels into the City limits and that an annexation petition has been submitted.

Mr. Bradley explained that the request includes two zoning districts due to multiple future land uses shown on the General Plan:

- M-D (Manufacturing-Distribution) for the north side of the airport and along SR-13
- A-5 (Agricultural) for the area shown in green on the map

He stated the proposed zoning represents consistency with the General Plan.

Mr. Bradley noted that there is only a narrow gap between the airport and agricultural portions, which does not result in the creation of an island. Some parcels are not included at this time because those property owners are not ready to annex. He stated County Commissioners are not required to be involved under this configuration.

Mr. Bradley indicated Mr. Pugsley has been working with the surveyor on the annexation plat and asked our office to process the application.

Commissioner Coppieters asked whether notices were sent to neighboring property owners and whether any responses were received. Mr. Bradley confirmed that notices were mailed and that no responses had been received.

Commissioner Coppieters noted that the property involved is already owned by Brigham City. Mr. Bradley confirmed that is correct and stated the City plans to retain and manage the property in connection with the airport.

Motion: Commissioner Herbert moved to open the public hearing for application #26-002. Commissioner Crane seconded the motion, which passed unanimously.

No public Comments.

Motion: Commissioner Coppieters moved to close the public hearing for application #26-002. Commissioner Herbert seconded the motion, which passed unanimously.

Motion: Commissioner Crane moved that the Planning Commission, acting as the recommending body to the City Council, recommend approval of application #26-002 subject to Staff comments, Findings of Fact, and stipulations as noted. Commissioner Coppieters seconded the motion and it passed unanimously.

Training: Consideration of Agenda Items, Motions and Voting

Mark Bradley reviewed key provisions from the Planning Commission bylaws regarding meeting procedure, motions, and voting. He summarized the typical agenda flow—chair introduction, staff presentation, applicant comments, public hearing (if applicable), Commission discussion, and action—and noted it is generally preferable to allow the applicant to speak before extended questioning. He emphasized that once a public hearing is closed, additional comment should not be taken unless the hearing is reopened.

Mr. Bradley stressed that motions should include findings of fact and receive a second before discussion continues. He noted that motions may be amended to reflect discussion and that recommendations for denial should clearly state supporting reasons, particularly when differing from staff recommendations.

Commissioner Coppieters commented to the Commission that City Council may accept, modify, reverse, or return a recommendation.

Mr. Bradley advised commissioners to avoid one-on-one discussions with applicants outside of public meetings to ensure all information is presented to the full Commission during the meeting.

Motion to adjourn

Motion: Commissioner Crane moved to adjourn the meeting. Commissioner Herbert seconded the motion, which passed unanimously.

The meeting was adjourned at 6:46 p.m.

This certifies that the regular meeting minutes of February 17, 2026, is a true and accurate copy as approved by the Planning Commission on March 3, 2026.

Signed: Destry Larsen

Destry Larsen, Administrative Assistant