

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, 8/18/2026 6:00 p.m.**

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

AGENDA

Pledge of Allegiance

Approval of Minutes

Application #26-076 / Permitted Use Permit / Brigham City Fueling Center / 1560 North 2400 West / Colin Jube and Andrew Laing, BC Fuel Center Holding LLC

Training

REGULAR MEETING

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

APPROVAL OF MINUTES

Commissioner Crane moved to approve the minutes of the August 4, 2026, meeting as presented. Commissioner Herbert seconded the motion and it passed unanimously.

Application #26-076 / Permitted Use Permit / Brigham City Fueling Center / 1560 North 2400 West / Colin Jube and Andrew Laing, BC Fuel Center Holding LLC

Staff Presentation

City Planner Mark Bradley explained that the property was annexed into Brigham City in April 2026 and reviewed the proposed site plan, which includes gasoline and diesel fueling facilities, a convenience store, quick-service restaurant, drive-through and associated site improvements.

Mr. Bradley reviewed the proposed vehicle circulation, including separate access and circulation for automobiles and semi-trucks, and noted that a cross-access agreement with the adjacent Skidmore Trucking property would be required. He identified parking as an issue requiring further review, particularly because the parking requirement depends on how the quick-service restaurant functions in relation to the convenience store and designated EV charging stalls do not count toward required parking.

Mr. Bradley also discussed the proposed improvements to 2400 West, coordination with UDOT, retaining walls, landscaping, outdoor lighting, and other outstanding staff review comments. Staff supported the application subject to addressing the staff comments and stipulations, including dedication of 20 feet of right-of-way along 2400 West, execution of the cross-access agreement with Skidmore Trucking, and compliance with UDOT requirements.

Applicant Presentation

Russell Skuse and Eric Villalobos of Kampfire Partners, Jim Ames, and applicant Andrew Laing introduced themselves to the Commission.

Mr. Skuse stated that the applicants agreed with the staff stipulations and had been working closely with City staff on the project. He explained that a tenant had not yet been selected for the quick-service restaurant and that the relationship between the restaurant and convenience store would be considered as the parking plan was finalized.

Mr. Skuse explained that earlier site designs provided additional parking, but some of that area was converted to stormwater detention as the plans were revised. He described the proposed truck circulation and stated that signage would be used to direct semi-trucks through the northern portion of the site and keep truck traffic separate from automobile traffic.

Eric Villalobos of Kampfire Partners, engineer of record, explained that high groundwater and limited drainage required the site to be raised approximately three to five feet and necessitated the proposed detention basins. He stated that the site was designed to detain stormwater while maintaining positive drainage so the basins would not retain standing water year-round.

Planning Commission Discussion

Commissioners discussed the proposed parking and the five designated EV charging stalls, which do not count toward the required parking. Mr. Villalobos explained that the parking requirement would depend in part on whether the quick-service restaurant

operates as part of the convenience store or as a stand-alone restaurant. The applicants identified potential locations for additional stalls and stated that the number of EV charging stalls could also be reduced as the site plan is revised.

Commissioner Coppieters expressed concern about the limited parking available for semi-trucks, particularly for drivers who may need to leave their trucks while using the convenience store or restaurant. The applicants explained that additional truck parking had been included in earlier designs but was removed when the stormwater basins were enlarged. The site is intended primarily for trucks to fuel and leave, with signage and circulation designed to keep semi-trucks separate from automobile traffic.

City Planner Bradley asked about safety along the retaining wall where the proposed site would be approximately three to five feet higher than the adjacent property. Mr. Villalobos stated that safety fencing would be added along the retaining wall to prevent vehicles from driving over the edge.

Commissioner Crane asked about future traffic access from 2400 West to Highway 13 and the possibility of a traffic signal. Mr. Bradley explained that, with future development of the Reeder Ranch Industrial Park, 2400 West is planned to become the main access into the area and could become a traffic-controlled intersection. He stated that the intersection has been discussed with UDOT and the railroad and that, until future improvements occur, vehicles entering Highway 13 would need to wait for gaps in traffic.

Mr. Bradley stated that the applicants would need to revise the plans to address the required parking and other staff comments.

Motion: Commissioner Coppieters moved that the Planning Commission, acting as the Land Use Authority, approve Application #26-076 based upon staff recommendations, stipulations and Findings of fact. With emphasis to follow Brigham City standards especially when it comes to parking and the storm drain areas. Commissioner Herbert seconded the motion and it passed unanimously.

Training: Staff Evaluations & Motions

City Planner Mark Bradley provided training on staff evaluations and Planning Commission motions. He reviewed the purpose and organization of staff evaluations, the Commission's role in legislative and administrative applications, and the relationship between staff comments, recommendations, stipulations, and Findings of Fact. Mr. Bradley also discussed the importance of making motions that clearly reflect the Commission's action and any additional stipulations or clarifications.

Motion to adjourn

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

The meeting was adjourned at 7:13 p.m.

This certifies that the regular meeting minutes of August 18, 2026, is a true and accurate copy as approved by the Planning Commission on September 15, 2026.

Signed: Destry Larsen

Destry Larsen, Administrative Assistant