



NOTICE AND AGENDA BRIGHAM CITY PLANNING COMMISSION

Tuesday, January 20, 2026, 6:00 PM
City Council Chambers, 20 North Main

- 6:00 Pledge of Allegiance
- 6:02 Election of Chairperson for the 2026 Calendar Year
- 6:06 Approval of Minutes
- 6:08 Public Hearing ¹ / Application #25-105 / Amend General Plan Map / Change land use map designation from Agriculture to Office/Light Industrial on 15.1 acres / Located south of SR-13 at approximately 900 West and 975 North / Shane Barthlome
- 6:25 Public Hearing ¹ / Application #25-106 / Amend Brigham City Zoning Map / Rezone property from A-5 (Agricultural) to M-D (Manufacturing-Distribution) on 15.1 acres / Located south of SR-13 at approximately 900 West and 975 North / Shane Barthlome

¹ Each individual is limited to 3 minutes.

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids or services for this meeting should contact Destry Larsen (435-734-6604) at least 48-hours in advance of the meeting.

CERTIFICATE OF POSTING

The above notice and agenda were posted in three places within Brigham City Limits. A copy was also provided to the Box Elder News Journal and posted on the City Website and the State Public Meeting Notice website on January 7, 2026.

BRIGHAM CITY, UTAH
PLANNING COMMISSION
STAFF EVALUATION

APPLICANT: Shane Barthlome

PROPERTY OWNERS: Krone Valene TTEE

PROPERTY SITE: 900 West and 975 North

PARCEL NO: 03-076-0004, 03-076-0003, 03-076-0006,
03-076-0019

APPLICATION NO.: 25-105

AREA: ~15.1 acres

ZONING DISTRICT: Agriculture

DATE: January 15, 2026

PLANNING COMMISSION MEETING: January 20, 2026

APPLICATION TYPE: Legislative

PLANNING COMMISSION ROLE: Recommending Body to City Council

NATURE OF REQUEST:

Amend General Plan Map – Change land use designation from Agricultural to Office/Light Industrial.

OVERVIEW:

An application was filed to amend the General Plan Land Use Map from Agriculture to Office/Light Industrial in preparation for future development. The applicant would like to construct and operate a truss manufacturing facility on the referenced properties. The properties are adjacent to two railroad corridors and SR-13. A rezone application is being processed concurrently under application #25-106 seeking a change from A-5 (Agricultural) to M-D (Manufacturing-Distribution).

STAFF COMMENTS:

Community and Economic Development Department:

1. Staff support the proposed General Plan Amendment based on the subject property's location adjacent to existing railroad corridors and its proximity to existing and planned industrial uses along SR-13. The proposed change to the General Plan Land Use Map supports the logical expansion of future land use designations in this area and is consistent with the surrounding land use context.

Engineering Department:

1. Our office has no concerns and supports the proposed land use change and rezoning of the property.
2. For your knowledge, the City would like to redesign the road location for the connection of 1000 West to 900 West to not have a frontage road along SR-13. Please work with the City and City Engineers in the development of this new roadway alignment.
3. The nearest public waterline is an existing 12" water main that terminates at the intersection of SR-13 and 1000 West. This line will need to be extended to this development and a proposed load will need to be supplied to ensure that the required fire flows and pressures can be met or exceeded.

Fire Department:

1. No concerns at this time, there is a potential for site hydrants and/or sprinklers and alarms for buildings and lumber pile limitations.

Police Department:

1. No Comment

Public Power Department:

1. No power readily available at this location. Will need to go over RR with permitting and upgrade to 3 phase or upgrade to 3 phase on the north and come across SR-13. The structures on the north side belong to RMP and there is a permitting process to gain approval for that work.
2. Requesting a load sheet be completed to determine amount of capacity being requested. Attaching a copy of this sheet.

Public Works Department:**(Culinary Water, Street, and Wastewater Treatment/ Storm Drain Divisions)**

1. Support amendment.
2. Things to consider for development.
 - a. Roadway realignment will be required.
 - b. Because of a shallow sewer depth, sewer pumping may be required.
 - c. Storm drain is in SR-13, may require UDOT approval for connection.
 - d. Water main line will need to be extended to the site by the developer. There are two options to do this. Please communicate with Public Works and our City Engineer.

PLANNING COMMISSION RESPONSIBILITY:

1. The Planning Commission holds the required public hearing.
2. The Planning Commission may recommend approval, disapproval, or request additional information in order to make a recommendation to the City Council.

STAFF RECOMMENDATIONS:

1. Support the proposed General Plan Amendment to change the land use designation of the subject properties from Agriculture to Office/Light Industrial on the General Plan Land Use Map

STIPULATIONS:

1. N/A

FINDINGS OF FACT:

1. The applicant, Shane Bartholome, has submitted a request for a General Plan Amendment to change the land use designation of the subject properties from Agriculture to Office/Light Industrial on the General Plan Land Use Map.
2. The subject properties are currently zoned A-5 (Agricultural). A concurrent rezone application (Application No. 25-106) has been submitted to rezone the properties to M-D (Manufacturing-Distribution District), which would be consistent with the proposed Office/Light Industrial land use designation..

3. The subject properties are located adjacent to railroad corridors and SR-13, and are situated near existing and planned transportation and industrial infrastructure.
4. Public notice of the proposed rezone and General Plan Amendment was provided in accordance with Utah State Code and Brigham City requirements.

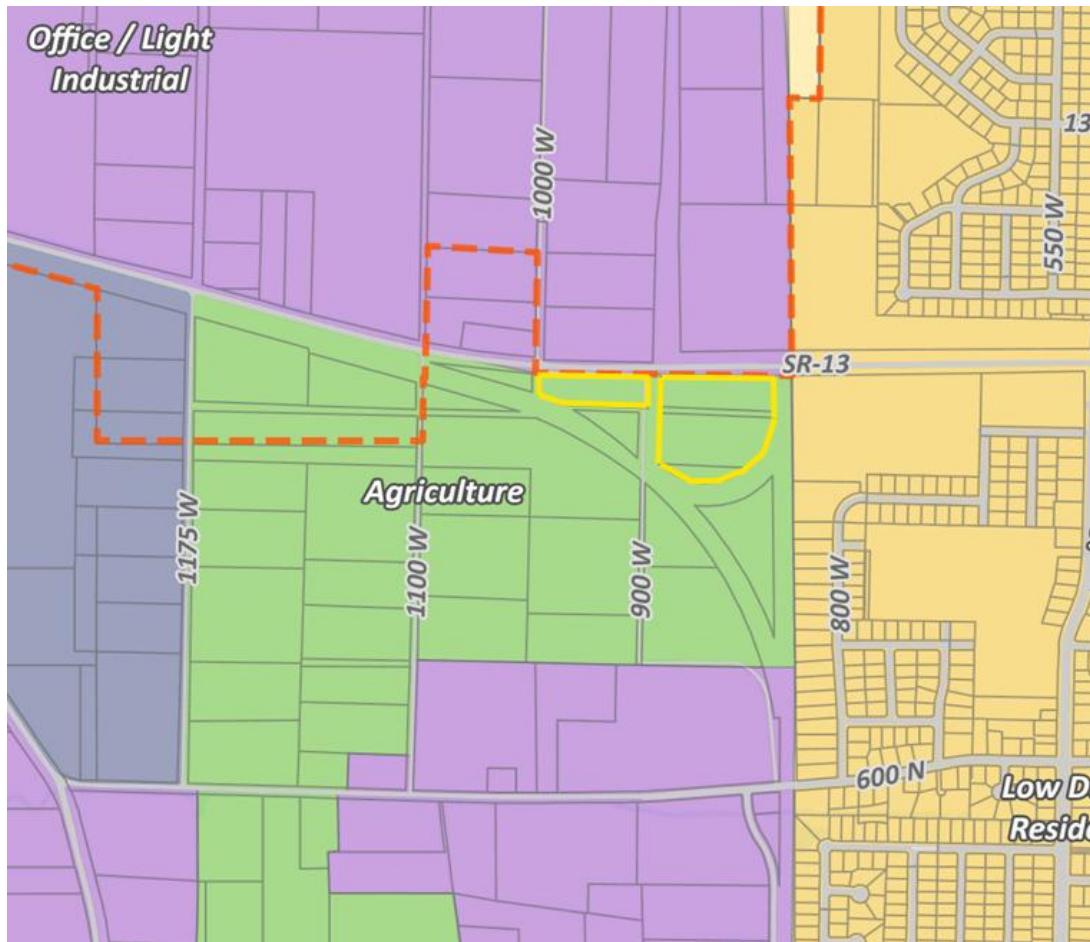
ATTACHMENTS:

1. Locator and Parcel Map
2. Zoning Map
3. General Plan Map
4. Transportation Master plan Map

Locator / Parcel Map



General Plan



Transportation Master Plan

Legend

Intersections	
	200 S & US-89 Interchange
	SR-13 & Main Intersection
	4000 N & I-15 Interchange
	900 W & SR-13
	East Bench Connection to Perry
Proposed Functional Class	
	Interstate
	Principal Arterial
	Minor Arterial
	Proposed Minor Arterial
	Collector
	Proposed Collector
	Local
	Proposed Local
	Potential Transload Facility
	Annexation Boundary
	City Boundary
Future UTA Station	
	1100 South
	200 South

SR-13 / Main Intersection

The intersection of SR-13 (900 North) and Main Street (SR-38) is an offset intersection that requires better functionality and City-entrance presence. Studies are being conducted to determine if a roundabout is a feasible solution for the future.

200 S / US-89 Interchange

Gravel pit trucking operations currently impact that function, maintenance, and feel of 200 South and Main Street. Brigham City is hopeful for construction of an interchange at 200 South and US-89 to provide direct access for trucking operations at US-89 to avoid the trucking presence in the center of the City.

4000 N / I-15 Interchange

An additional interchange on I-15 is planned at 4000 N to allow access to the Interstate for future growth in northern Brigham City.

900 W / SR-13

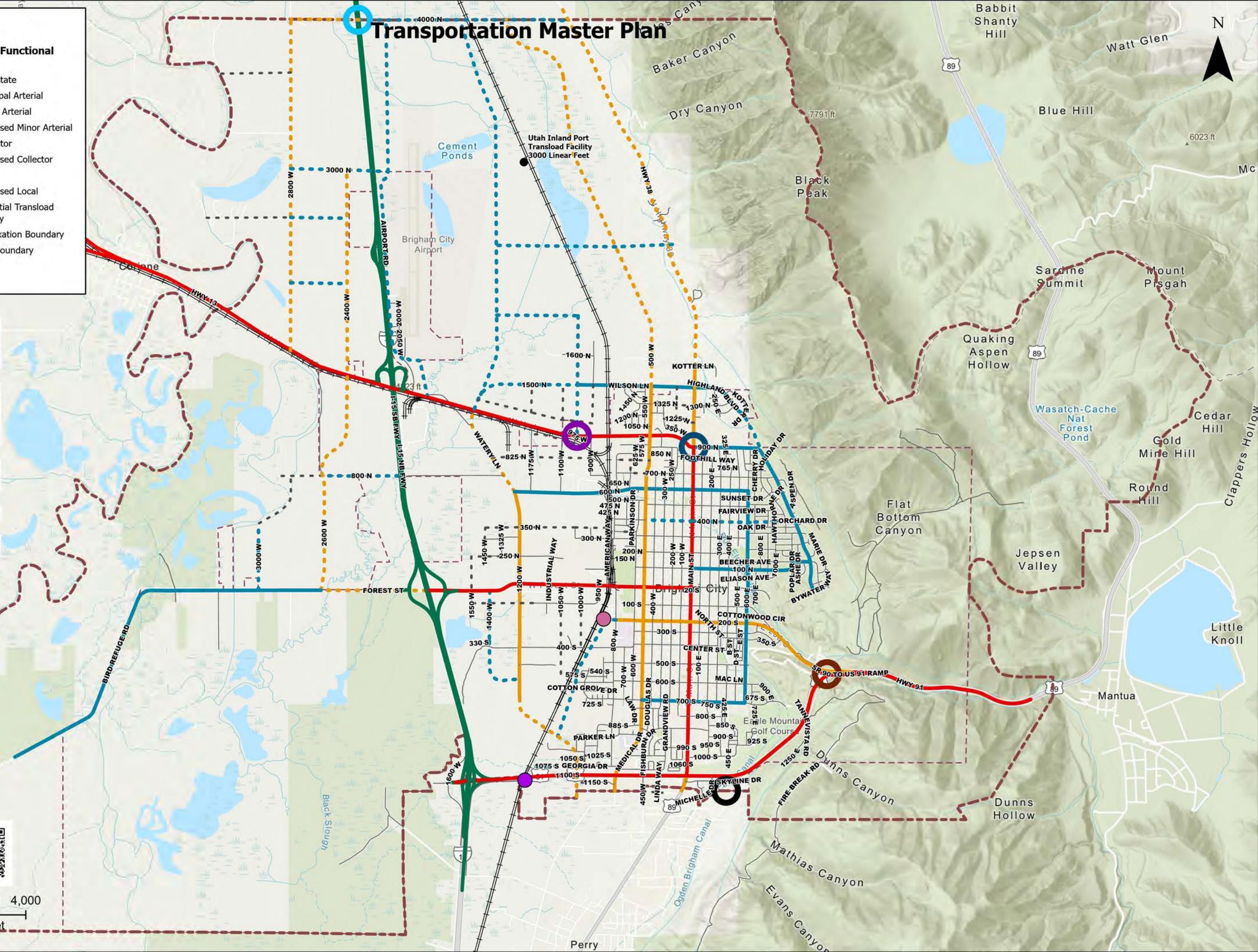
Realign 900 W to accommodate truck traffic.

East Bench Connection to Perry

Future Connection on the east bench to Perry near the Ogden-Bingham Canal.



0 2,000 4,000
US Feet



**BRIGHAM CITY, UTAH
PLANNING COMMISSION
STAFF EVALUATION**

APPLICANT: Shane Barthlome	APPLICATION NO.: 25-106
PROPERTY OWNERS: Krone Valene TTEE	AREA: ~15.1 acres
PROPERTY SITE: 900 West and 975 North	ZONING DISTRICT: A-5
PARCEL NO: 03-076-0004, 03-076-0003, 03-076-0006, 03-076-0019	DATE: January 15, 2026

PLANNING COMMISSION MEETING:	January 20, 2026
APPLICATION TYPE:	Legislative
PLANNING COMMISSION ROLE:	Recommending Body to City Council

NATURE OF REQUEST:

Rezone – Change of zoning district from A-5 (Agricultural) to M-D (Manufacturing-Distribution District).

OVERVIEW:

The applicant, Shane Barthlome, has submitted an application to rezone approximately 15.1 acres of property from A-5 (Agricultural) to M-D (Manufacturing-Distribution District) in effort to construct and operate a truss manufacturing facility on the referenced properties. A rezone would amend the City Zoning Map.

The subject properties are currently designated as Agriculture on the General Plan Land Use Map and zoned A-5 (Agricultural). Due to the property's unique location adjacent to the railroad corridors and SR-13, the applicant feels the proposed M-D zoning would be a more appropriate long-term land use and better aligned with surrounding infrastructure and industrial uses along the north side of SR-13. A General Plan Amendment is being processed concurrently under application #25-105, which proposes to amend the land use designation from Agriculture to Office/Light Industrial so the rezone request would be consistent with the General Plan.

STAFF COMMENTS:

Community and Economic Development Department:

1. Staff support the proposed rezone based on the subject property's location adjacent to existing railroad corridors and its proximity to existing and planned industrial uses along SR-13. The proposed zoning change supports the logical expansion of industrial zoning in this area and is consistent with existing and anticipated development patterns.
2. Attached is the Transportation Master Plan referenced in the Engineering Department's comments.

Engineering Department:

1. Our office has no concerns and supports the proposed land use change and rezoning of the property.
2. For your knowledge, the City would like to redesign the road location for the connection of 1000 West to 900 West to not have a frontage road along SR-13.

Please work with the City and City Engineers in the development of this new roadway alignment.

3. The nearest public waterline is an existing 12" water main that terminates at the intersection of SR-13 and 1000 West. This line will need to be extended to this development and a proposed load will need to be supplied to ensure that the required fire flows and pressures can be met or exceeded.

Fire Department:

1. No concerns at this time, there is a potential for site hydrants and/or sprinklers and alarms for buildings and lumber pile limitations.

Police Department:

1. No comment / concerns

Public Power Department:

1. No power readily available at this location. Will need to go over RR with permitting and upgrade to 3 phase or upgrade to 3 phase on the north and come across SR-13. The structures on the north side belong to RMP and there is a permitting process to gain approval for that work.
2. Requesting a load sheet be completed to determine amount of capacity being requested. Attaching a copy of this sheet.

Public Works Department:

(Culinary Water, Street, and Wastewater Treatment/ Storm Drain Divisions)

1. Support amendment.
2. Things to consider for development.
 - a. Roadway realignment will be required.
 - b. Because of a shallow sewer depth, sewer pumping may be required.
 - c. Storm drain is in SR-13, may require UDOT approval for connection.
 - d. Water main line will need to be extended to the site by the developer. There are two options to do this. Please communicate with Public Works and our City Engineer.

PLANNING COMMISSION RESPONSIBILITY:

1. The Planning Commission holds the required public hearing.
2. The Planning Commission determines whether the request is in harmony with the General Plan.
3. The Planning Commission recommends approval, disapproval, or request additional information in order to make a recommendation to the City Council.

STAFF RECOMMENDATIONS:

1. Support rezoning the subject properties from A-5 (Agricultural) to M-D (Manufacturing-Distribution District) as shown on the proposed Zoning Map Amendment

STIPULATIONS:

1. A land use application for site, utility, and roadway improvements is required prior to filing applications for a building permit and business license.

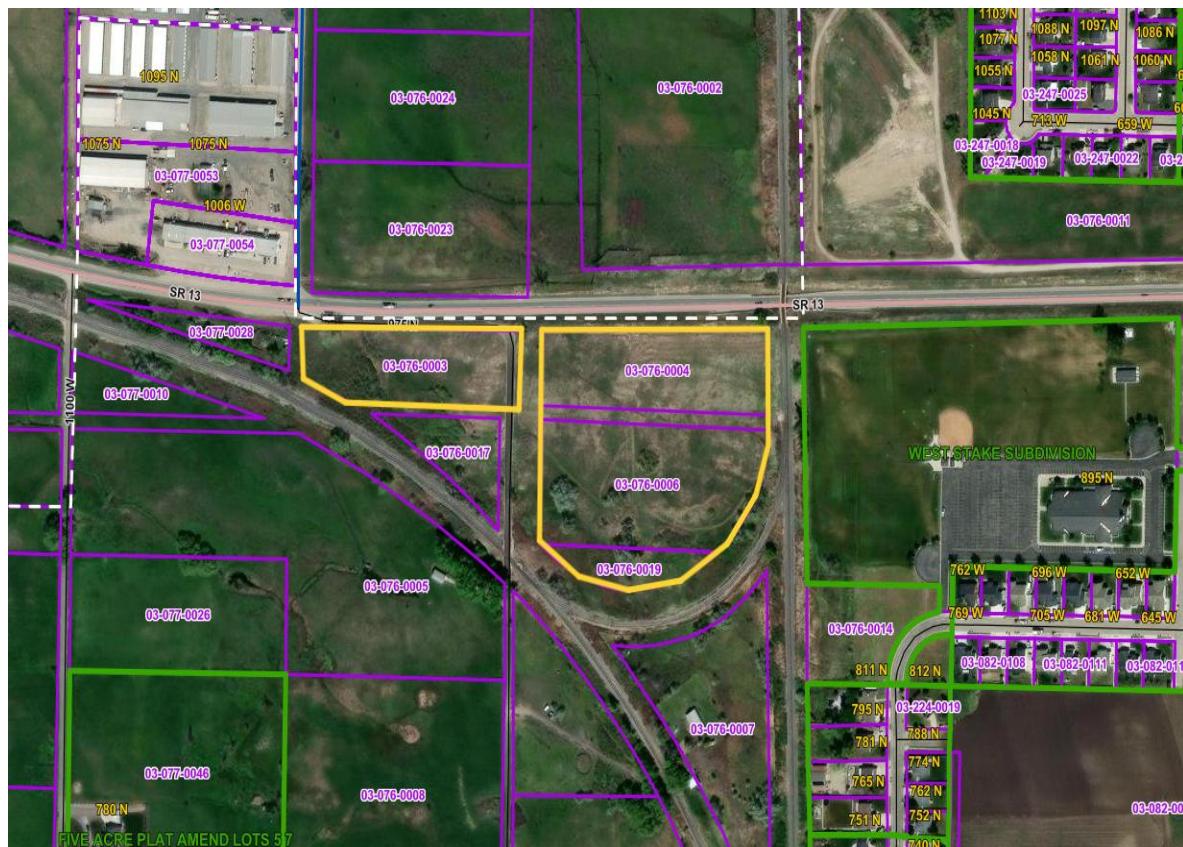
FINDINGS OF FACT:

1. The applicant, Shane Barthlome, has submitted a request to rezone the subject properties from A-5 (Agricultural) to M-D (Manufacturing-Distribution District), which would amend the City Zoning Map.
2. The subject properties are currently designated Agriculture on the General Plan Land Use Map. A concurrent General Plan Amendment (Application No. 25-105) has been submitted to amend the land use designation to Office/Light Industrial, which would make the proposed rezone consistent with the General Plan.
3. The subject properties are located adjacent to railroad corridors and SR-13, and are situated near existing and planned transportation and industrial infrastructure.
4. Public notice of the proposed rezone and General Plan Amendment was provided in accordance with Utah State Code and Brigham City requirements.
5. The City Council is the only body authorized to amend the zoning map pursuant to Utah Code § 10-9a-503(1).
6. The City Council may not adopt a zoning map amendment without first receiving a recommendation from the Planning Commission pursuant to Utah Code § 10-9a-503(2).

ATTACHMENTS:

1. Locator and Parcel Map
2. Zoning Map
3. General Plan Map
4. Transportation Master Plan

Locator / Parcel Map



Zoning Map

