

**BRIGHAM CITY PLANNING COMMISSION  
BRIGHAM CITY COUNCIL CHAMBERS  
Tuesday, 9/21/2021 6:00 p.m.**

|          |                  |                     |
|----------|------------------|---------------------|
| PRESENT: | Scott Mildenhall | Commissioner- Chair |
|          | Curtis Hoehn     | Commissioner        |
|          | Jason Coppieters | Commissioner        |
|          | Cindy McConkie   | Commissioner        |
|          | Roger Manning    | Commissioner        |

|          |               |              |
|----------|---------------|--------------|
| EXCUSED: | Steve Barsuhn | Commissioner |
|          | Dean Lester   | Commissioner |
|          | Holly Bell    | Commissioner |

|               |                   |                          |
|---------------|-------------------|--------------------------|
| ALSO PRESENT: | Mark Bradley      | City Planner             |
|               | Sarah-Jane Martin | Administrative Assistant |
|               | David Sommer      | Applicant                |
|               | Nick Wecker       | Applicant                |
|               | Josh Harlan       | Applicant                |
|               | Dan Richardson    | Applicant                |
|               | Dustin Henion     | Applicant                |
|               | Omar Garzon       | Applicant                |
| Brianna Uy    | Applicant         |                          |

## **AGENDA**

Pledge of Allegiance

Approval of Minutes

Application #21-089 / Conditional Use Permit <sup>1</sup> / Major Home Occupation - Laser Engraving / 436 South 500 West / David Sommer

Application #21-091 / Permitted Use Permit / Dutch Bros Coffee / 485 W. Westland Drive / Dan Richardson, Milk Crate Development

## **REGULAR MEETING**

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

## **APPROVAL OF MINUTES**

Commissioner Coppieters made a motion to approve the minutes for the September 7, 2021 meeting. The motion was seconded by Commissioner Hoehn passed unanimously.

**Application #21-089 / Conditional Use Permit <sup>1</sup> / Major Home Occupation - Laser Engraving / 436 South 500 West / David Sommer**

The applicant would like to use the detached shed on the property to conduct a home laser engraving business specializing in producing and distributing acrylic LED keychains. The applicant will be the only employee at this time, and no additional parking is needed. The applicant does not anticipate customers will be visiting the property because all products will be shipped to the customer. The Planning Commission is the Land Use Authority for this application.

Questions and comments from the Planning Commission:

1. What are the hours of operation?

**Response from applicant:** The applicant plans to operate the business when he is not at his full-time job. He would start around 5:30 am, then stop to go to work and pick it back up around 8:00 pm.

2. Would you need to use a saw to cut the blanks, or do they come sized?

**Response from applicant:** The blanks are received already sized. He can buy sheets, but he would use the laser to cut them, not a saw.

3. What is the plan for signage?

**Response from applicant:** The business is online, and there is no plan to have signage at his home.

**Motion:** Commissioner Coppieters made a motion that the Planning Commission, acting as the Land Use Authority, approve application #21-089 subject to Staff comments, Findings of Fact, and stipulations as noted. It was seconded by Commissioner McConkie and passed unanimously.

**Application #21-091 / Permitted Use Permit / Dutch Bros Coffee / 485 W. Westland Drive / Dan Richardson, Milk Crate Development**

The applicants desire to develop the site with a double drive-through stand-alone coffee establishment. The 950 square foot building includes a walk-up window. The applicants request a reduction of parking requirements and has provided a study for the City's consideration.

Questions and comments from the Planning Commission:

1. How much parking is needed?

**Response from applicant:** They are requesting 10 parkings spots. Seven parking spots are needed for employees which leaves three spots open for

customers who wish to order at the walk-up window. However, the walk-up window will primarily be used by pedestrians from the surrounding area. The majority of customers will use the drive-through. There is no inside or outside space for customers to stay and dine on-site, so additional parking is not needed.

2. What are the peak times?

**Response from applicant:** 7:00–9:00 am and 3:00-5:00 pm.

3. What are the hours of operation?

**Response from applicant:** 5:00 am – 11:00 pm

4. How quickly are cars moving through the drive-through lane?

**Response from applicant:** Cars will be moving through the drive-through lane every 45 to 60 seconds.

5. The Planning Commission was concerned about the additional traffic on Medical Drive and the possibility of an increase in car accidents.

**Motion:** Commissioner McConkie made a motion that the Planning Commission, acting as the Land Use Authority, approve application #21-091 subject to Staff comments, Findings of Fact, and stipulations as noted. It was seconded by Commissioner Coppieters and passed unanimously.

#### **Motion to adjourn:**

**Motion:** A motion was made by Commissioner Hoehn to adjourn. The motion was seconded by Commissioner Manning and passed unanimously.

The motion passed unanimously and the meeting was adjourned at 6:42 pm.

*This certifies that the regular meeting minutes of September 21, 2021 , is a true and accurate copy as approved by the Planning Commission on November 2, 2021*

*Signed:* \_\_\_\_\_

*Sarah-Jane Martin, Administrative Assistant*