

**BRIGHAM CITY PLANNING COMMISSION  
BRIGHAM CITY COUNCIL CHAMBERS  
Tuesday, 4/19/2022 6:00 p.m.**

|               |                                                                                                     |                                                                                                     |
|---------------|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| PRESENT:      | Steve Barsuhn<br>Dean Lester<br>Jason Coppieters<br>Holly Bell<br>Roger Manning<br>Mandi Richens    | Commissioner- Chair<br>Commissioner<br>Commissioner<br>Commissioner<br>Commissioner<br>Commissioner |
| EXCUSED:      | Scott Mildenhall<br>Cindy McConkie                                                                  | Commissioner- Vice Chair<br>Commissioner                                                            |
| ALSO PRESENT: | Mark Bradley<br>Sarah-Jane Martin<br>Janie McBee<br>Ryan Alvarez<br>Antonio Flores<br>Christ Evertz | City Planner<br>Administrative Assistant<br>Applicant<br>Applicant<br>Applicant<br>Applicant        |

**AGENDA**

Pledge of Allegiance

Approval of Minutes

Application #22-042 / Conditional Use Permit <sup>1</sup> / Major Home Occupation – Licensed Family Group Child Care Provider (9 - 16 children) / 696 South 850 East / Janie McBee, Little Bee Daycare

Application #22-038 / Subdivision Amendment / Amend and Extend Lot 1, Wal-Mart Subdivision Plat B / 1120 S. Commerce Way / Ryan Alvarez, Kimley-Horn

Application #22-037 / Permitted Use Permit / Walmart Fuel Station / 1120 S. Commerce Way/ Ryan Alvarez, Kimley-Horn

Training

**REGULAR MEETING**

Regular session opened at 6:00 pm by Commissioner Barsuhn and the Pledge of Allegiance was recited.

**APPROVAL OF MINUTES**

Commissioner Lester made a motion to approve the minutes with corrections as noted for April 5, 2022 meeting. The motion was seconded by Commissioner Bell passed unanimously.

**Application #22-042 / Conditional Use Permit <sup>1</sup> / Major Home Occupation – Licensed Family Group Child Care Provider (9 - 16 children) / 696 South 850 East / Janie McBee, Little Bee Daycare**

The applicant is currently licensed as a minor home occupation (1-8 children) and would like to care for 9-16 children with her sister-in-law. The age of the children varies in range up to 12 years of age. The hours of operation are Monday through Friday, 6 am to 6 pm. The applicant has provided a written drop-off/pick-up procedure and parking plan, information on hours of operation, site plan, and impact on neighbors. The property is a corner lot located at 850 East and 700 South. The front of the house faces 850 East Street.

Questions and comments from the Planning Commission:

1. How many employees are allowed under this application?  
Response from city planner: A total of 2 employees is allowed. The Planning Commission can stipulate that the applicant be allowed two backup employees.
2. Have any of the neighbors brought concerns to the applicant?  
Response from applicant: No, there have been no complaints from neighbors.

**Motion:** Commissioner Coppieters made a motion that the Planning Commission, acting as the Land Use Authority, approve application #22-042 subject to Staff comments, Findings of Fact, and stipulations as noted. With the following additional stipulations:

1. Additional state-licensed backup care providers will be allowed.
2. The stated outdoor playtimes will only be typical and are not set times.

It was seconded by Commissioner Lester and passed unanimously.

**Additional back up employees based on state licensure.**

**Application #22-038 / Subdivision Amendment / Amend and Extend Lot 1, Wal-Mart Subdivision Plat B / 1120 S. Commerce Way / Ryan Alvarez, Kimley-Horn**

The lease on Lot 1 is coming to an end soon, and Walmart would like to redevelop the site from the current fuel station (USA Gasoline) to a Walmart Fuel Station and incorporate a convenience store. The site's redevelopment requires the plat amendment to extend Lot 1 to the south along the private frontage road overlapping a portion of Wal-Mart Subdivision Plat "A".

Questions and comments from the Planning Commission:

1. Will there be restrooms in the convenience store?  
Response from applicant: Yes, there will be restrooms.

2. What is the square footage of the convenience store?  
Response from city planner: The convenience store will be 1440 square feet.

**Motion:** Commissioner Coppieters made a motion that the Planning Commission recommend approval of application #22-038 subject to Staff comments, Findings of Fact, and stipulations as noted. It was seconded by Commissioner Bell and passed unanimously.

**Application #22-037 / Permitted Use Permit / Walmart Fuel Station / 1120 S. Commerce Way/ Ryan Alvarez, Kimley-Horn**

The lease on Lot 1, Wal-Mart Subdivision Plat B (1120 S. Commerce), is coming to an end soon. Walmart would like to redevelop the site from the current fuel station (USA Gasoline) to a Walmart Fuel Station and incorporate a 1400 sq. ft. convenience store. The site's redevelopment requires Lot 1 to be amended and extend south along the private frontage road (see Application #22-038). According to the submitted project description, the current site will be returned to an empty lot before construction and building permit. Eight (8) new fuel dispensers will be installed with an overhead canopy and two (2) underground fuel tanks.

Questions and comments from the Planning Commission:

1. Concern about traffic to and from this location.
2. Will the canopy be high enough for RVs?  
Response from applicant: The canopy will be 14 feet high and accessible to RVs. There will also be diesel pumps.

**Motion:** Commissioner Coppieters made a motion that the Planning Commission, acting as the Land Use Authority, approve application #22-037 subject to Staff comments, Findings of Fact, and stipulations as noted. With the following additional stipulations:

1. Approval of application #22-038.
2. A traffic study be completed with Brigham City.
3. A no left turn sign posted at the east entrance.

It was seconded by Commissioner Manning and passed unanimously.

**Training:**

Moderate Income Housing

Motion to adjourn

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

The motion passed unanimously and the meeting was adjourned at 8:04 pm.

*This certifies that the regular meeting minutes of April 19, 2022 , is a true and accurate copy as approved by the Planning Commission on May 3, 2022*

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

*Sarah-Jane Martin, Administrative Assistant*