

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, 7/5/2022 6:00 p.m.**

PRESENT:	Steve Barsuhn Jason Coppieters Holly Bell Cindy McConkie Mandi Richens	Commissioner- Chair Commissioner Commissioner Commissioner Commissioner
EXCUSED:	Scott Mildenhall Dean Lester Roger Manning	Commissioner- Vice Chair Commissioner Commissioner
ALSO PRESENT:	Mark Bradley Joe Rinderknecht Chad Greer Skyler Hartman Allen Peck	City Planner Applicant Applicant Applicant Applicant

AGENDA

Pledge of Allegiance

Approval of Minutes

Continued / Application #22-049 / Permitted Use Permit / Extended Stay Hotel / 38 East 100 South / Joe Rinderknecht

Continued / Application #22-064 / Conditional Use Permit ¹ / Dwellings located in the same building and located above, behind, or beneath a principle commercial use / 68 South Main / Chad Greer

Discussion Item:

- A. Application #22-066 / Concept Plan / Mills Crossing Mixed Use Development Master Plan / 1100 West and 1100 South Intersection NW Quadrant / Skyler Hartman
- B. Application #22-068 / Concept Plan / Canyon Gate Phase 5 Subdivision / 1100 West and 1100 South Intersection SE Quadrant / Allen Peck

REGULAR MEETING

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

APPROVAL OF MINUTES

Commissioner Coppieters made a motion to approve the minutes with corrections as noted for June 21, 2022 meeting. The motion was seconded by Commissioner Richens passed unanimously.

Continued / Application #22-049 / Permitted Use Permit / Extended Stay Hotel / 38 East 100 South / Joe Rinderknecht

The applicant desires to demolish the existing Trailside Building to build a three-story modern-style extended stay hotel with 15 units on 0.35 acres. The hotel units will have kitchens, which will offer the opportunity to serve people who come to Brigham for events and offer extended stays for an out-of-town workforce who reside out of town. The applicant feels this location will serve Brigham City residents and visitors.

During the June 21st meeting, the applicant requested a continuation to explore potential land use applications.

The applicant wishes to proceed with this application.

Motion: Commissioner Coppieters made a motion that the Planning Commission, acting as the Land Use Authority, approve application #22-049 subject to Staff comments, Findings of Fact, and stipulations as noted. It was seconded by Commissioner Richens and passed unanimously.

Continued / Application #22-064 / Conditional Use Permit ¹ / Dwellings located in the same building and located above, behind, or beneath a principle commercial use / 68 South Main / Chad Greer

The applicant would like to build an addition on the west side of the existing building. The expansion will include a new basement, main level garage, and upper level that would connect the upper level of the addition to the upper level of the existing building to complete the overall upper-level owner-occupied residential living space.

Single or Multiple Family Dwellings located in the same building above, behind, or beneath a principle commercial use is an allowable conditional use in the Central Business District. The Planning Commission will be the land use authority for this application.

Questions and comments from the Planning Commission:

1. How many living spaces will there be on the second floor?
Response from applicant: There will only be one living space on the second floor. Both the east and west side of the open deck space will be one private

residence. The open space will be partially covered so the applicants will not have to walk through snow/rain to access the whole living area.

Motion: Commissioner Coppieters made a motion that the Planning Commission, acting as the Land Use Authority, approve application #22-064 subject to Staff comments, Findings of Fact, and stipulations as noted. It was seconded by Commissioner McConkie and passed unanimously.

Discussion Item:

A. Application #22-066 / Concept Plan / Mills Crossing Mixed Use Development Master Plan / 1100 West and 1100 South Intersection NW Quadrant / Skyler Hartman

The applicants (authorized agents) would like to construct a mixed-use development on the Elmer Richards property. They have reached out to Joe Siggard and Bruce Bosely to include their properties in an overall master plan. The General Plan land use designation for these properties is "Commercial." The mixed-use concept includes commercial, light manufacturing, retail, mixed-use commercial, live-work commercial, stacked flat, and townhomes. The General Plan 1100 West/1200 West master street plan alignment runs between the Richards property and the Siggard/Bosely properties. The applicants are interested in establishing a development agreement outlining a master development plan, uses, etc.

Questions and comments from the Planning Commission:

1. How does Mr. Siggard feel about this master plan concerning his property?
Response from applicant: He is happy with the master plan as it does not change his commercial usage.
2. How many residencies do you see being part of this development?
Response from applicant: There is not a solidified number yet.
3. Are most of the streets in the development private?
Response from applicant: The two streets running north will be public.
4. Is there a UTA right-of-way connected with this property?
Response from City Official: That will need to be coordinated with UTA.

B. Application #22-068 / Concept Plan / Canyon Gate Phase 5 Subdivision / 1100 West and 1100 South Intersection SE Quadrant / Allen Peck

The applicant would like to divide parcel 03-154-0019 into two (2) parcels and extend the parcels south to a proposed westward extension of 1150 South Street (A Private Street) that would connect to the existing 1100 West Street, completing the commercial

subdivision. Parcel 03-154-0130 would be less than the proposed commercial subdivision and become a remaining parcel of 2.6 acres.

Key Points:

- The applicants are requesting that 1150 South become a public street.
- City Council is requesting a 500-foot offset onto 1100 West.
- City Council supports 1150 South becoming a public street as long there is an 80-foot right-of-way.

Questions and comments from the Planning Commission:

The planning commission is supportive of two lots. They felt that the streets and utilities needs to be handled with City Council before an application was submitted.

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 7:34 pm.

This certifies that the regular meeting minutes of July 5, 2022 , is a true and accurate copy as approved by the Planning Commission on September 6, 2022

Signed: _____

Sarah-Jane Martin, Administrative Assistant