

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, 4/18/2023 6:00 p.m.**

PRESENT:	Jason Coppieters Scott Mildenhall Roger Manning Steve Barsuhn	Commissioner- Chair Commissioner Commissioner Commissioner
EXCUSED:	Solomon Smith Mandi Richens Dean Lester Cindy McConkie Kristen Bogue	Commissioner Commissioner Commissioner Commissioner Commissioner
ALSO PRESENT:	Tony Ekins Sarah-Jane Martin Patrick DeSisto	Associate Planner Administrative Assistant Applicant

AGENDA

Pledge of Allegiance

Approval of Minutes

Application #23-024 / Permitted Use Permit / Restaurant / Sage House / 609 North Main Street / Patrick DeSisto

REGULAR MEETING

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

APPROVAL OF MINUTES

Commissioner Manning made a motion to approve the minutes with corrections as noted for April 4, 2023 meeting. The motion was seconded by Commissioner Barsuhn passed unanimously.

Application #21-041 / Conditional Use Permit ¹ / Bed & Breakfast / 556 W. Camaren Drive / Louis and Terrisa Berg

The City has received an application for a proposed restaurant located at 609 North Main Street. The existing structure is currently divided into two uses: Residential and Commercial. The west portion of the structure is currently occupied, whereas the east

portion of the structure is being proposed for a sushi restaurant. The applicant has provided existing site improvement strategies that introduce raised planter beds to define site access, parking spaces, vehicular maneuvering, and protecting the clear view triangle of the intersection at 600 North and Main Street. The applicant is coordinating with Bear River Health Department and Brigham City to obtain the required restaurant business licensing.

Questions and comments from the Planning Commission:

1. Is the applicant open to putting a green strip in where the driveway is currently?
Response from applicant: He would love to put in a green strip but would like to see if the business is profitable before replacing the hardscape with lawn.
2. Does the applicant have plans to improve the site to enhance Main Street?
Response from applicant: The applicant has plans to pressure wash the building, repaint trim around windows, and repair the roof.
3. Will there be a sign on the building?
Response from applicant: The applicant wants to keep the sign simple since the business is not a sit-down restaurant.

Motion: Commissioner Mildenhall made a motion that the Planning Commission, acting as the Land Use Authority, approve application #23-024 subject to Staff comments, Findings of Fact, and stipulations as noted with the added stipulation that there be no drive-through and that planter boxes will be used to define parking areas and desired points of access. It was seconded by Commissioner Manning and passed unanimously.

Motion to adjourn

Motion: A motion was made by Commissioner Barsuhn to adjourn. The motion was seconded by Commissioner Mildenhall and passed unanimously.

The motion passed unanimously and the meeting was adjourned at 6:57 pm.

This certifies that the regular meeting minutes of April 18, 2023 , is a true and accurate copy as approved by the Planning Commission on May 2, 2023

Signed: _____

Sarah-Jane Martin, Administrative Assistant