

BEAR RIVER CITY PLANNING COMMISSION MEETING MEETING MINUTES

Tuesday, October 24, 2024

Present:	Travis Hendrickson David Ormond Rasten Yeates Sue Rees Shanda Reney Gil Miller	Commission Chariman Commission Member Commission Member Commission Member Planning Commission Secretary Zoning Administrator
Excused	Danielle Taylor	Commission Member

1. Meeting Called to Order

- Welcome
- Opening Ceremony
- Roll Call

The Planning Commission met at its regularly scheduled meeting at the City Office. Chairman Hendrickson called the meeting to order at 7:00 pm.

Opening Ceremony was given by Commission Member Rees

2. Action on minutes- September 19, 2024

Commission Member Ormond moved to approve the minutes from September 19, 2024.

Commission member Rees seconded the motion. Commission Member Yeates, aye; Commission Member Ormond, aye; Commission Member Rees, aye; **Vote was unanimous.**

3. Planning and Zoning Report- Gil Miller

Gil Miller gave the Zoning report-

There are 7 homes under construction within the city, all at different stages.
The Coburns have withdrawn the application for rezone.

4. Action on Public Hearing- Rezone Property at 5410 N 4700 W- Residential to Commercial- Coburns

A list of questions about the Micro-School was sent to the city attorney

ADA requirements

Does it have to be inside the residence or accessory building; it can be in a residence or ADU, did not
Specify if building was okay.

Council Member Mecham, contacted the school district for a school inspector. The Coburns have a inspection scheduled for October 28. Inspector to review if sprinklers are needed, traffic patterns, and occupancy.

No Action was taken; Application for rezone has been withdrawn

5. Discussion & Possible Action- Define and Illustrate Yard Designations

Gil expressed that City Council liked the idea of having a defined buildable space. There was concern that corner lots had a reduced buildable area. Hard to define a backyard on a corner lot if the house is angled.
Corner lots 30 foot frontage, side yard reduced to 10 ft. instead of 20 ft., which would make their space equivalent to the other lots.

Commission members discussed defining buildable space on a corner lot, Amend Chapter 7 defining corner lots.
Commission members will review and discuss at the November meeting.

Commission Member **Ormond moved** to table. **Commission member Rees seconded** the motion. Commission member Ormond, aye; Commission member Yeates, aye; Commission Member Rees, aye; **Vote was unanimous**

6. Future Considerations-

7. **Assignments for next meeting-** Commission member Ormond to give opening ceremony.

8. **Adjournment**

Commission Member **Rees moved** to adjourn at 7:26 pm. **Commission member Yeates seconded** the motion. Commission member Ormond, aye; Commission member Yeates, aye; Commission Member Rees, aye; **Vote was unanimous.**

Shanda Renee

Minutes approved: November 21, 2024