

BEAR RIVER CITY PLANNING COMMISSION MEETING MEETING MINUTES

Thursday, July 18, 2019

Present: Gil Miller Planning Commission Chairman
Milo Porter Commission Member
Toni Milhone Commission Member
David Ormond Commission Member

Staff Present: Shanda Reney Planning Commission Secretary

Excused: Don Shakespear 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 Miller called the meeting to order at 7:00 pm.

Opening Ceremony was given by Commission member Milhone

2. Action on minutes- June 20, 2019

Commission member Milhone moved to approve the minutes from June 20, 2019. **Commission member Porter seconded** the motion. Commission member Porter, aye; Commission member Milhone, aye; Commission Member Ormond, aye; **Vote was unanimous.**

3. Planning and Zoning Report- Karey Pelch

Chairman Miller reviewed the letter that was sent to the Planning Commission members from Mayor Dallin and the City Council.

4. Discussion & Possible Action- Remodel placement because of city ditch crossing the property-Steward

Chairman Miller expressed that the Steward's want to add on to their home; the city has a ditch that runs through the property. When the city was first contacted about the addition and setbacks it was, thought that they could not build in the location that they requested. After reviewing the agreement and reaching out to the State Ombudsman it was determined that they could build back to the easement, just not on the easement. No Action was taken.

5. Discussion & Possible Action- Building Rental for Residential Use- Henrie

Chairman Miller expressed that Henrie's would like to use an existing building on their property to use as a rental; The property with the building does not have the required 115 ft. of frontage and would need a second sewer connection. The locations would need to be a separate parcel before an ordinance was in place to qualify as a non-conforming lot.

The State Ombudsman determined that an additional building would need to be built, and meet the required setbacks. No Action was taken

6. Road Right of Way Application for funding from the State Roads Funds

Chairman Miller expressed that after reviewing the application requirements it was determined it was unnecessary with the required 30% match from the City.

Chairman Miller suggested reviewing the General Plan and adding transportation to the map to help preserve the locations of future roads within the city.

7. Discussion and Possible Action- Technical Corrections Chapter 8 Section B- Subdivision Ordinance

Chairman Miller reviewed the questions received from Carol regarding the proposed changes to section B. The Planning Commission made corrections as needed, Shanda will make the changes that were discussed.

8. Future Considerations

Chairman Miller went over the 2019 Legislative changes, with the quick review guide.

9. Assignments for next meeting

Chairman Miller will get with the City Council about the Planning Commission holding a Public Hearing to make the requested zoning changes and updates to the General Plan.

10. Adjournment

Commission member Ormond moved to adjourn at 8:05 pm. **Commission member Porter seconded** the motion. Commission member Porter, aye; Commission member Milhone, aye; Commission Member Ormond, aye; **Vote was unanimous.**

Shanda Reney

Planning Commission Secretary

Minutes approved: August 15, 2019