

BEAR RIVER CITY PLANNING COMMISSION MEETING MEETING MINUTES

Thursday, November 21, 2019

Present:	Gil Miller	Planning Commission Chairman
	Dave Ormond	Commission Member
	Milo Porter	Commission Member
	Megan Armstrong	Commission Member
	Travis Hendrickson	Commission Member

Staff Present:	Shanda Reney	Planning Commission Secretary
	Karey Pelch	Zoning Administrator

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 Ormond

2. Action on minutes- October 17, 2019

Commission member Porter moved to approve the minutes from October 17, 2019.

Commission member Miller seconded the motion. Commission member Ormond, aye; Commission member Armstrong aye; Commission Member Porter, aye; Commission Member Hendrickson, aye; **Vote was unanimous.**

3. Planning and Zoning Report- Karey Pelch

There was no report.

4. Public Hearing- Conditional Use Permit- Storage Units & Shop- 4670 W 5900 N

Commission member Ormond moved to open the public hearing. **Commission member Porter seconded** the motion. Commission member Ormond, aye; Commission member Armstrong aye; Commission Member Porter, aye; Commission Member Hendrickson, aye; **Vote was unanimous.**

Josh Julander was in attendance for the Conditional Use Permit, he expressed that they want to build a shop with some storage units on the ½ acre behind the store. The front unit would possibly be used for a personal business or rent to a business.

Josh stated that they are only asking for approval on the building in the middle, the buildings on the west are possible in the future.

Neil Nelson- Concerned about added congestion, it is congested there now and would only be worse with another business.

Citizen- The proposed units are behind his property, how close to the property lines are they allowed to build? Does not want a long ally between buildings and property for junk to pile up along.

Marilyn Nelson- Does not want any hard feeling, but is concerned about what could happen if there wasn't a fence to deter break-ins.

Brian Fawcett- How tall can the buildings be? They are behind his house concerned about security issues, can a Fire Truck access the storage units if needed?

Commission member Hendrickson moved to leave the public hearing and enter back into the public meeting. **Commission member Porter seconded** the motion. Commission member Ormond, aye; Commission member Armstrong aye; Commission Member Porter, aye; Commission Member Hendrickson, aye; **Vote was unanimous.**

5. Action on Public Hearing- Conditional Use Permit- Storage Units & Shop- 4670 W 5900 N

Commission Member Ormond concerned about getting around the fuel pumps to access the Storage Units.

Commission Member Hendrickson asked if there are conditions that can be imposed for security, access, and required lighting.

Chairman Miller asked about the drainage and where does it go? Josh expressed that the irrigation ditch along the east side hasn't been used in a while.

Chairman Miller recommended tabling until December, to allow for Josh to get more information to the Planning Commission regarding; Drainage, Security, Lighting, Landscape, and to better specify the use of the front shop.

Commission member Ormond moved to table subject to the items that had been discussed.

Commission member Porter seconded the motion. Commission member Ormond, aye; Commission member Armstrong aye; Commission Member Porter, aye; Commission Member Hendrickson, aye; **Vote was unanimous.**

6. Discussion and Possible Action- Residential Zones- Required Set Backs and Lot Depth

Chairman Miller expressed that he would like to discuss setting a minimum lot depth at approx. 170 ft. with 115 ft. of frontage and a max lot depth to be discussed. The town is zoned ½ acre residential.

Chairman Miller asked that commission members would come to the next meeting with ideas of a max depth setback a house could be built on a lot.

The Planning Commission will need to hold a Public Hearing on this, as it makes changes to Chapter 2, Definitions and Chapter 7, the Public Hearing is tentatively scheduled for the January meeting.

No action was taken

7. Discussion and Possible Action- Amending the General Plan

No action was taken

8. Future Considerations

9. Assignments for next meeting

10. Adjournment

Commission member Porter moved to adjourn at 8:23 pm. **Commission member Ormond seconded** the motion. Commission member Ormond, aye; Commission member Armstrong aye; Commission Member Porter, aye; Commission member Hendrickson, aye; **Vote was unanimous.**

Shanda Reney

Planning Commission Secretary

Minutes approved: December 19, 2019