

BEAR RIVER CITY PLANNING COMMISSION MEETING MEETING MINUTES

Thursday, May 21, 2020

Present:	Gil Miller	Planning Commission Chairman
	Milo Porter	Commission Member
	Travis Hendrickson	Commission Member
	Dave Ormond	Commission Member
	Megan Armstrong	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- February 20, 2020

Commission Member Ormond moved to approve the minutes from February 20, 2020.

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

3. Planning and Zoning Report- Karey Pelch

Karey updated Planning Commission members about the items on the agenda. She also stated that there has been some issues with people living in motor homes that she has been working on.

4. Property Line Adjustment- Jeff Sanders

Jeff expressed that with the approval of the property line adjustment it would straighten the property line, and make Gee's property a little bigger. He has a 150 ft. of frontage on both ends of the property. It would increase Gee's frontage by 55ft.

Commission member Ormond moved to the property line adjustment subject to a survey.

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

5. Discussion and Possible Action- Preliminary Subdivision- Denkers Subdivision- 6098 N 4800 W

Gil expressed that they have been meeting with him and representatives from City Council about roads, waiting on survey.

Commission member Hendrickson moved to give preliminary subdivision approval subject to the survey being completed with easements. **Commission member Porter seconded** the motion. Commission Member Hendrickson, aye; Commission Member Armstrong, aye; Commission Member Porter, aye; Commission Member Ormond, aye; **Vote was unanimous.**

6. Discussion and Possible Action- Preliminary Subdivision- Huggins Subdivision- 5975 N 4900 W

Gil expressed that Huggins had agreed to improve half of the road, 49 ½ ft. out from property line. Improvements to consist of 14ft. of asphalt, they will run water, and place a fire hydrant. Drainage plan has been sent to City Engineer for review.

No action was taken. Planning member would like to review the plans after City Engineer approval.

Chairman Miller will send a PDF of the Engineer report to vote before sending to City Council, will ratify vote and June meeting.

7. Discussion and Possible Action- Concept Plan for Subdivision located at 4415 W 5900 N

Have not received a Concept plan for this action plan, no action was taken.

8. Discussion and Possible Action- Vacating an undeveloped city street- 4400 S

City Council to vote on vacating the city road at the June 4th meeting.

9. Discussion and Possible Action- Amending the General Plan

Youth Council will attend a meeting to discuss the General Plan. Commission member Armstrong will invites them to the next meeting. Chairman Miller will bring a large map of the city to work with.

10. Discussion and Possible Action- Residential Zones- Required Setbacks & Lot Depth

Chairman Miller drafted changes in section 7.1.7 & 7.1.8 along with new definitions.

Will need to set a Public Hearing, before adopting the changes.

11. Future Considerations

Chairman Miller has been working with other city representatives on a new sewer ordinance, he will send a draft when it is completed.

12. Assignments for next meeting

13. Adjournment

Commission member Porter moved to adjourn at 7:53 pm. **Commission member Hendrickson seconded** the motion. Commission member Porter, aye; Commission member Hendrickson, aye; Commission member Ormond, aye; Commission member Armstrong, aye; **Vote was unanimous.**

Shanda Reney

Planning Commission Secretary

Minutes approved: June 18, 2020