

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, 8/17/2021 6:00 p.m.**

PRESENT:	Steve Barsuhn	Commissioner- Chair
	Scott Mildenhall	Commissioner- Vice Chair
	Dean Lester	Commissioner
	Jason Coppieters	Commissioner
	Cindy McConkie	Commissioner
EXCUSED:	Holly Bell	Commissioner
	Roger Manning	Commissioner
	Curtis Hoehn	Commissioner
ALSO PRESENT:	Mark Bradley	City Planner
	Sarah-Jane Martin	Administrative Assistant
	Brent Dickamore	Applicant
	Dave Kovach	Applicant
	Dale Reeder	Applicant

AGENDA

Pledge of Allegiance

Approval of Minutes

Application #19-117 / Revised Final Plat / K.E.B. Subdivision No. 3 / 100 South and 1100 West / Brent Dickamore

Application #21-078 / Preliminary Subdivision Plat / Cost-A-Lot #1 Subdivision / 900 North and approximately 155 East / Brent Dickamore

Application #21-079 / No-Dedication Combined Preliminary/Final Plat / Riverbend Townhomes / 826 South 400 East / Dave Kovach

Discussion Item:

- A. Application #21-077 / Concept Subdivision Plan / Reeder Farm Subdivision / 800 West and approximately 260 South / Dale Reeder

REGULAR MEETING

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

APPROVAL OF MINUTES

Commissioner Mildenhall made a motion to approve the minutes, with the noted corrections, for the August 3, 2021 meeting. The motion was seconded by Commissioner Coppieters and passed unanimously.

Application #19-117 / Revised Final Plat / K.E.B. Subdivision No. 3 / 100 South and 1100 West / Brent Dickamore

The applicant has decided to revise the K.E.B. Subdivision No. 3 plat boundary by extending the west lots and 100 South Street an additional 300 feet. The north lot will be split into two one-acre lots, and the south two lots will each become two-acre lots. Most improvements with the original phase 3 area were recently installed.

Questions and comments from the Planning Commission:

1. Is there a retention basin?

Response from applicant: Each property will have its own retention.

Response from City Planner: There is a planned private storm line on the westerly lots in the public easement.

Motion: Commissioner Coppieters made a motion that the Planning Commission recommend approval of application #19-017 subject to Staff comments, Findings of Fact, and stipulations as noted. It was seconded by Commissioner Lester and passed unanimously.

Application #21-078 / Preliminary Subdivision Plat / Cost-A-Lot #1 Subdivision / 900 North and approximately 155 East / Brent Dickamore

The applicant is ready to move forward with the residential zone portion to create four large single-family dwelling lots. Parcel A will be dedicated to Brigham City for potential future street right-of-way and stormwater basin. 900 North Street improvements include utility laterals, asphalt extension, curb & gutter, and sidewalk. The concept plan was discussed with the Planning Commission on June 1, 2021.

Questions and comments from the Planning Commission:

1. Will these properties have animal rights?

Response from City Planner: That will need to be researched.

2. Are there any irrigation or water rights associated with these lots?

Response from applicant: The applicant does not believe any water rights are associated with this subdivision application.

Motion: Commissioner Lester made a motion that the Planning Commission recommend approval of application #21-078 subject to Staff comments, Findings of Fact, and stipulations as noted. With the additional stipulation that the animal rights for this subdivision be clarified before approval is granted by City Council. It was seconded by Commissioner Mildenhall and passed unanimously.

Clarify if there will be animal rights attached to the lots.

Application #21-079 / No-Dedication Combined Preliminary/Final Plat / Riverbend Townhomes / 826 South 400 East / Dave Kovach

The applicant obtained approval to construct eight townhome units through a conditional use permit application (#19-102) and has decided to plat the units for the potential sale of individual units for homeownership.

Questions and comments from the Planning Commission:

1. Is there an HOA with these properties?
Response from applicant: The CCRs are in the process of being created.
2. With ownership, would the homeowner be able to fence in their patios?
Response from applicant: That would be decided through the HOA.

Motion: Commissioner McConkie made a motion that the Planning Commission, acting as the recommending body to the Land Use Authority, recommend approval of application #21-079 subject to Staff comments, Findings of Fact, and stipulations as noted. It was seconded by Commissioner Coppieters and passed unanimously.

Discussion Item:

Application #21-077 / Concept Subdivision Plan / Reeder Farm Subdivision / 800 West and approximately 260 South / Dale Reeder

The applicant would like to subdivide the family property into 12 – 13 single-family dwelling lots. The property is located on 800 West, west of the Box Elder High School football field. The applicant provided a concept plan his late father used on the property when they created the Reeder Subdivision No. 1, a one-lot subdivision back in 1993. The Reeder Subdivision No. 2, another one lot subdivision, was recorded in 2010. This area is the remaining portion.

1. How will the lots be adjusted if the bulb is removed?
Response from applicant: The concept plan is from 1993 and will need to be redone to meet current standards. The bulb will be addressed when the new concept plan is developed.

2. There was a discussion on water rights, and the applicant was advised by the Planning Commission to verify that there are no active water rights that the subdivision could affect.
3. The Planning commission discussed the size of the secondary streets. Sixty feet was deemed adequate by the Planning Commission.

Motion to adjourn

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

The motion passed unanimously, and the meeting was adjourned at 7:01 pm.

This certifies that the regular meeting minutes of August 17, 2021 , is a true and accurate copy as approved by the Planning Commission on September 7, 2021

Signed: _____

Sarah-Jane Martin, Administrative Assistant