

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, 11/2/2021 6:00 p.m.**

PRESENT:	Steve Barsuhn	Commissioner- Chair
	Scott Mildenhall	Commissioner- Vice Chair
	Dean Lester	Commissioner
	Jason Coppieters	Commissioner
	Holly Bell	Commissioner
	Cindy McConkie	Commissioner
	Roger Manning	Commissioner

EXCUSED:	Curtis Hoehn	Commissioner
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ALSO PRESENT:	Mark Bradley	City Planner
	Tony Ekins	Associate Planner
	Sarah-Jane Martin	Administrative Assistant
	Mandi Richins	Alternate Commissioner
	Kevin Pebley	Applicant
	Tharon Valencia	Applicant

AGENDA

Pledge of Allegiance

Approval of Minutes

Application #21-100 / No-Dedication Combined Preliminary/Final Plat / Simonsen Subdivision / 256 North 500 West / Kevin Pebley

Discussion Item:

City Code 29.05.250. Keeping of Residential Chickens / Tharon Valencia

Training

REGULAR MEETING

Regular session opened at 6:01 pm by Commissioner Barsuhn and the Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Commissioner Manning made a motion to approve the minutes with corrections as noted for September 21, 2021 meeting. The motion was seconded by Commissioner Coppieters passed unanimously.

Application #21-100 / No-Dedication Combined Preliminary/Final Plat / Simonsen Subdivision / 256 North 500 West / Kevin Pebley

The owners would like to subdivide their property and create a new parcel for a new single-family dwelling. They wish to establish a shared driveway for family purposes. A shared driveway is not required where the new lot could have its own driveway, but that is the desire for the placement and orientation of the proposed new dwelling.

Questions and comments from the Planning Commission:

1. Is the applicant compliant with all staff comments and stipulations?

Response from applicant: Yes

2. Is the applicant willing to add a note to the plat addressing the shared driveway and maintenance?

Response from applicant: Yes

Motion: Commissioner Coppieters made a motion that the Planning Commission, acting as the recommending body to the Land Use Authority, recommend approval of application #21-100 subject to Staff comments, Findings of Fact, and stipulations as noted. It was seconded by Commissioner Bell and passed unanimously.

Discussion Item:

City Code 29.05.250. Keeping of Residential Chickens / Tharon Valencia

Tharon Valencia is interested in possibly amending the City Code concerning the keeping of chickens. The process of amending an ordinance was explained to Mr. Valencia, and the opportunity to discuss with the Planning Commission before making any application. The discussion with the Planning Commission is an opportunity to obtain feedback. It is not an action item.

Mr. Valencia would like to change or remove the prohibition of roosters from the City Code for the following reasons:

1. Good teaching opportunity for his son.
2. The ordinance is a governmental overreach through regulations.

Key points from the Planning Commission:

1. The Planning Commission is not in favor of changing the ordinance. They believe regulations are put in place to prevent problems in the community.

2. Brigham City regulations sometimes infringe on individual wants but benefit the community as a whole.
3. If roosters had not been a problem in the past, we would not have an ordinance prohibiting them. Ordinances are the result of community problems.

Training:

The Planning Commission participated in a training on Zoning.

Motion to adjourn:

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

The motion passed unanimously, and the meeting adjourned at 7:49 pm.

This certifies that the regular meeting minutes of November 2, 2021, is a true and accurate copy as approved by the Planning Commission on November 16, 2021

Signed: _____

Sarah-Jane Martin, Administrative Assistant