

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, 3/15/2022 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
	Mandi Richens	Commissioner

EXCUSED:	Roger Manning	Commissioner
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ALSO PRESENT:	Mark Bradley	City Planner
	Sarah-Jane Martin	Administrative Assistant
	Garth Day	Applicant

AGENDA

Pledge of Allegiance

Approval of Minutes

Discussion Item:

- Application #22-026 / Concept Plan / Beeton Path Subdivision / 400 South and 1200 West / Garth Day, Heritage Land Development
- Application #22-027 / Concept Plan / Avocet Acres Subdivision / Approx. 3125 W. Forest Street / Garth Day, Heritage Land Development

Training

REGULAR MEETING

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

APPROVAL OF MINUTES

Commissioner Lester made a motion to approve the minutes with corrections as noted for March 1, 2022 meeting. The motion was seconded by Commissioner Coppieters passed unanimously.

Discussion Item:

Application #22-026 / Concept Plan / Beeton Path Subdivision / 400 South and 1200 West / Garth Day, Heritage Land Development

The applicants are under contract to purchase property located south of 400 South between the railroad tracks and 1200 West Street. This property was recently rezone to R-1-6.

Questions and comments from the Planning Commission:

Key Points:

- Line up street connection at 400 South to connect with Spring Creek Subdivision.
- The original property owner hoped to have the street running east and west through the subdivision named after the family.
- Road improvements along 1200 West include a 10-foot wide (Historic Orchard Pathway) trail instead of a typical sidewalk along the east side of 1200 West Street.
- Have a bike lane or wider sidewalk along 400 South.
- Engineering will need to verify that the proposed 1000 West connection is not too close to the railroad.

Application #22-027 / Concept Plan / Avocet Acres Subdivision / Approx. 3125 W. Forest Street / Garth Day, Heritage Land Development

The applicants are under contract to purchase two properties located at approximately 3125 West Forest Street, located on the south side of Forest Street. The associated rezone application has been continued until after the City Council / Planning Commission joint work session regarding the West Forest Street Sewer and Storm Water Study. The work session is scheduled for March 17, 2022.

Key Points:

- Possibly develop the subdivision with Low Impact Development Standards.
- The location of stub street for future connectivity.
- Possibly develop the site as a Cluster Subdivision.

- Concern about large lots becoming code enforcement concerns

Training: Cluster Subdivision

Motion to adjourn

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

The motion passed unanimously and the meeting was adjourned at 7:55 pm.

This certifies that the regular meeting minutes of March 15, 2022 , is a true and accurate copy as approved by the Planning Commission on April 5, 2022

Signed: _____

Sarah-Jane Martin, Administrative Assistant