

BRIGHAM CITY APPEAL AUTHORITY
Brigham City Council Chambers
April 13, 2022 – MEETING MINUTES

PRESENT:

Barbara Poelman	Chair
Richard Kimber	Member
Lynda Berry	Member
Jay Naumann	Member

ALSO PRESENT: Mark Bradley City Planner
Sarah-Jane Martin Administrative Assistant
Lee Richens Applicant

EXCUSED: Barbara Stokes Vice-Chair

REGULAR MEETING:

- Ms. Poelman opened the meeting, and the Pledge of Allegiance was recited.
 - Mr. Kimber made a motion to approve the agenda. The motion was seconded by Ms. Berry and passed unanimously.
 - Mr. Naumann made a motion to approve the minutes from August 12, 2020, with corrections. The motion was seconded by Mr. Kimber and passed unanimously.

ELECTION OF CHAIR AND VICE-CHAIR

- Nominations were opened for the Chair and Vice-Chair positions. Mr. Kimber proposed to keep Ms. Poelman for the Chair position and Ms. Stokes as Vice-Chair. The nomination was seconded by Ms. Berry and was approved unanimously.

**APPLICATION #22-001-AA / VARIANCE – FRONT YARD SETBACK /21 N.
BEECHER AVE / LEE RICHENS, FREEMONT CONSTRUCTION LLC**

The applicant recently acquired the property from Gary Bywater, Brigham Realty Inc., located at 21 N. Beecher Avenue (Lot 24, Forest Hills Subdivision No. 9). The lot has special circumstances attached to the property due to a fault line and the non-buildable area shown on the recorded plat. A 10-foot variance to the front yard setback would allow a reasonable dwelling footprint to be placed on the property outside of the non-buildable area. A couple of other lots along Beecher Avenue have received similar variances due to this fault line.

Questions from the Appeal Authority:

Should a geotechnical analysis be done?

Response from City Planner: Recommends following the recommendation from the city engineer, which states that they do a geotechnical analysis or get a structurally engineered set of plans.

Was the applicant aware of the fault line when he purchased the lot?

Response from applicant: No, he was unaware of the fault line. He did not do enough research before buying the lot.

Motion: Mr. Kimber made a motion that the Appeal Authority approve application #22-001-AA subject to Staff comments, recommendations, and Findings of fact. It was seconded by Ms. Berry and passed unanimously.

This certifies that the minutes of April 13, 2022 are a true and correct copy as approved by the Appeal Authority on February 8, 2023.

Signed: _____
Sarah-Jane Martin, Administrative Assistant