

**TREMONTON CITY CORPORATION
PLANNING COMMISSION
SEPTEMBER 26, 2023**

Members Present:

Micah Capener, Chairman
Jordan Conrad, Commission Member—excused
Penni Dennis, Commission Member
Jeffrey Seedall, Commission Member
Raulon Van Tassell, Commission Member—excused
Connie Archibald, City Councilmember—excused
Shawn Warnke, City Manager
Cynthia Nelson, Deputy Recorder

Co-Chairman Dennis called the Planning Commission Meeting to order at 5:41 p.m. The meeting was held September 26, 2023 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Co-Chairman Dennis, Chairman Capener (via phone), Commission Members Seedall and Van Tassell, City Manager Warnke, and Deputy Recorder Nelson were in attendance. Commission Members Conrad and Van Tassell and Councilmember Archibald were excused.

1. Approval of agenda:

Motion by Commission Member Seedall to approve the September 26, 2023 agenda. Motion seconded by Chairman Capener. Vote: Co-Chairman Dennis – aye, Chairman Capener – aye, Commission Member Conrad – absent, Commission Member Seedall – aye, Commission Member Van Tassell – absent. Motion approved.

2. Declaration of Conflict of Interest: None.

3. Approval of minutes—May 9, 2023

Minutes were tabled until their next meeting.

Co-Chairman Dennis called a Public Hearing to order at 5:42 p.m. to receive input on amending the land use ordinance. There was one person in attendance.

4. Public Hearing:

- a. To receive public input on amending zoning district regulations regarding a proposed land use ordinance relating to Accessory Dwelling Units in some residential zoning districts.

There were no public comments. Co-Chairman Dennis closed the Public Hearing at 5:42 p.m.

5. New Business:
 - a. Discussion and consideration of advising the City Council regarding a proposed land use ordinance relating to Accessory Dwelling Units in some residential zoning districts
 - b. Discussion of amending strategies contained in the Tremonton City & Tremonton City RDA 2022 Moderate Income Housing Plan (see Utah Code 10-9a-403(2)(b))
 - c. Discussion of creating a water use and preservation element of the Tremonton City General Plan (see Utah Code 10-9a-403(2)(a)(iv))

Manager Warnke said we have several items, but let us plan to discuss them at the next meeting. I will coordinate with Sam Taylor on this, but I think the ordinance is in good shape. We should wait until we have more people in attendance to discuss this. It was good to take care of the public hearing portion. We will regroup when we have more people present.

Motion by Commission Member Seedall to table all of item 5. New Business. Motion seconded by Chairman Capener. Vote: Co-Chairman Dennis – aye, Chairman Capener – aye, Commission Member Conrad – absent, Commission Member Seedall – aye, Commission Member Van Tassell – absent. Motion approved.

6. Planning commission comments/reports: None.
7. Adjournment

Motion by Commission Member Seedall to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 5:46 p.m.

The undersigned duly acting and appointed Recorder for Tremonton City Corporation hereby certifies that the foregoing is a true and correct copy of the minutes of the Planning Commission held on the above referenced date. Minutes were prepared by Jessica Tanner.

Dated this ____ day of _____, 2023.

Linsey Nessen, CITY RECORDER

*Utah Code 52-4-202, (6) allows for a topic to be raised by the public and discussed by the public body even though it was not included in the agenda or advance public notice given; however, no final action will be taken.