

**TREMONTON CITY CORPORATION
PLANNING COMMISSION
September 8, 2015**

Members Present:

Robert Anderson, Chairman
Ben Greener, Commission Member
Troy Forrest, Commission Member
Micah Capener, Commission Member
Tom Stokes, Commission Member
Bret Rohde, City Councilmember
Steve Bench, Zoning Administrator
Linsey Nessen, Deputy Recorder

Chairman Robert Anderson called the Planning Commission Meeting to order at 5:34 p.m. The meeting was held September 8, 2015 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Robert Anderson, Commission Member Ben Greener, Commission Member Troy Forrest, Commission Member Micah Capener, Commission Member Tom Stokes, City Councilmember Bret Rohde, Zoning Administrator Steve Bench, and Deputy Recorder Linsey Nessen were in attendance. Commission Member Arnold Eberhard was excused.

1. Approval of agenda:

Motion by Commission Member Forrest to approve the September 8, 2015 agenda. Motion seconded by Commission Member Stokes. Vote: Chairman Anderson – aye, Commission Member Greener – aye, Commission Member Forrest – aye, Commission Member Capener – aye, and Commission Member Stokes – aye. Motion approved.

2. Approval of minutes: June 30, 2015

Motion by Commission Member Forrest to approve the June 30, 2015 minutes. Motion seconded by Commission Member Greener. Vote: Chairman Anderson – aye, Commission Member Greener – aye, Commission Member Forrest – aye, Commission Member Capener – aye, and Commission Member Stokes – aye. Motion approved.

3. New Business:

- a. Discussion and consideration of amending Title II Subdivision Chapter 2.04.020 b 14 & 15 adding notes to plats indicating culinary water authority and sanitary sewer authority

Zoning Administrator Bench stated that just because a subdivision or parcel of property has been approved by the City doesn't guarantee that the City will reserve any water or sewer capacity for the property. That is not done until a

building permit is issued. The City doesn't want to reserve water and sewer capacity for approved subdivisions that homes are not built in for several years. When a subdivision is recorded, notes will be added to the plat indicating culinary water and sanitary sewer authority.

Commission Member Capener asked if this is a recent change or just a clarification in the City Code. Zoning Administrator Bench stated it has been in State Statute for a while, but has not been in City Code.

Commission Member Forrest asked if a developer could purchase enough water taps from the City for their subdivision to guarantee that water capacity for when they start building homes. Zoning Administrator Bench stated that water connections can be purchased from the City and no monthly fee would be charged until the water is used, which would guarantee that connection. Commission Member Forrest asked if this note would still be included on the plat if water connections had already been purchased. Zoning Administrator Bench stated the note would still be on the plat, but it would also be noted they have purchased connections.

- b. Discussion and consideration of amending Title II Subdivision Ordinance Chapter 2.06.055 amending street lighting in subdivisions

Zoning Administrator Bench stated that Chapter 2.06.055 was already in City Code and required developers to pay the upfront cost for street lighting to the City who then pays it to Rocky Mountain Power. Chapter 2.06.055 B City Owned Street Lights is proposed to be added to the Chapter. It is more than likely that the City would do the installation of the lighting so the developer would pay a fee-in-lieu upfront so the City could buy the system or could pay Rocky Mountain Power to install the system as the subdivision develops.

Zoning Administrator stated that the Decorative Street Light Details drawing will also be included in the Public Works Standard Drawings.

- c. Discussion and consideration of amending Map 1.07 adding the Industrial Protection Area

Zoning Administrator Bench stated the old map labeled Agriculture Protection Area has been changed to include the Industrial Protection Area also and is proposed to be renamed Land Use Protection Areas. The current map label is incorrect and will be changed to Map 1.07.

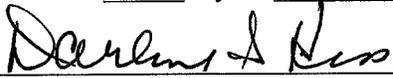
Zoning Administrator Bench stated that a public hearing will be set to discuss the above changes.

4. Adjournment

Motion by Commission Member Capener to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 5:48 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 Linsey Nessen.

Dated this ____ day of _____, 2015



Darlene S. Hess, 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.