

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

Members Present:

Robert Anderson, Chairman
Ben Greener, Commission Member
Micah Capener, Commission Member
Tom Stokes, Commission Member
Steve Bench, Zoning Administrator
Linsey Nessen, Deputy Recorder

Chairman Robert Anderson called the Planning Commission Meeting to order at 5:44 p.m. The meeting was held December 8, 2015 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Robert Anderson, Commission Member Ben Greener, Commission Member Micah Capener (participated by phone), Commission Member Tom Stokes, Zoning Administrator Steve Bench, and Deputy Recorder Linsey Nessen were in attendance. Commission Member Arnold Eberhard, Commission Member Troy Forrest, and City Councilmember Bret Rohde were excused.

1. Approval of agenda:

Motion by Commission Member Stokes to approve the December 8, 2015 agenda.

Motion seconded by Commission Member Greener. Vote: Chairman Anderson – aye, Commission Member Greener – aye, Commission Member Capener – aye, and Commission Member Stokes – aye. Motion approved.

2. Approval of minutes: October 27, 2015

Motion by Commission Member Greener to approve the October 27, 2015 minutes.

Motion seconded by Commission Member Stokes. Vote: Chairman Anderson – aye, Commission Member Greener – aye, Commission Member Capener – aye, and Commission Member Stokes – aye. Motion approved.

3. Public Hearing:

Chairman Anderson opened the public hearing at 5:46 p.m. There were zero people in attendance.

- a. To receive public input on proposed amendments to the Land Use Zoning Map, the Public Works Standards and Section 2.06.045 Streets of the Land Use Code, Subdivision Ordinance to rezone property located around 2450 West 450 North also known as River Valley 4-Plex Subdivision and River Valley Subdivision Phase 5 from Commercial Highway (CH) and Mixed Use (MU) to Multi-Family Residential (RM-16)

Commission Member Capener stated that Mr. Jay Stocking wanted to attend this public hearing but had a prior commitment and was unable to make it. Commission Member Capener also stated he was unaware of Mr. Stocking's stance on this proposed change. Zoning Administrator Bench stated the zoning for Mr. Stocking's building would be unchanged and would remain in the Commercial Highway Zone and asked Commission Member Capener to let Mr. Stocking know that.

Zoning Administrator Bench stated all the City wants to do is concentrate on the area where there is existing four-plexes in a recorded subdivision and make those fit as far as zoning is concerned.

- b. To receive public input on proposed amendments in the Public Works Standards and Section 2.06.045 Streets of the Land Use Code, Subdivision Ordinance the diameter of a Cul-de-Sac from ninety-one feet in diameter to one-hundred feet in diameter.

Zoning Administrator Bench stated it is being proposed to change the cul-de-sac diameter from ninety-one feet to one hundred feet, which makes it better for snow plows and garbage trucks to make the turn-around.

Chairman Anderson closed the public hearing at 5:48 p.m.

4. New Business:

- a. Discussion and consideration of approving the 2016 Annual Meeting Schedule

Motion by Commission Member Greener to approve the 2016 Annual Meeting Schedule. Motion seconded by Commission Member Stokes. Vote: Chairman Anderson – aye, Commission Member Greener – aye, Commission Member Capener – aye, and Commission Member Stokes – aye. Motion approved.

- b. Discussion and consideration of approving and recommending to the City Council the proposed amendments to the Land Use Zoning Map, the Public Works Standards and Section 2.06.045 Streets of the Land Use Code, Subdivision Ordinance to rezone property located around 2450 West 450 North also known as River Valley 4-Plex Subdivision and River Valley Subdivision Phase 5 from Commercial Highway (CH) and Mixed Use (MU) to Multi-Family Residential (RM-16)

Item was approved with Item c.

- c. Discussion and consideration of approving and recommending to the City Council the proposed amendments in the Public Works Standards and Section 2.06.045

Streets of the Land Use Code, Subdivision Ordinance the diameter of a Cul-de-Sac from ninety-one feet in diameter to one-hundred feet in diameter.

Motion by Commission Member Stokes to approve and recommend to the City Council the proposed amendments to the Land Use Zoning Map, the Public Works Standards and Section 2.06.045 Streets of the Land Use Code, Subdivision Ordinance to rezone property located around 2450 West 450 North also known as River Valley 4-Plex Subdivision and River Valley Subdivision Phase 5 from Commercial Highway (CH) and Mixed Use (MU) to Multi-Family Residential (RM-16) and the proposed amendments in the Public Works Standards and Section 2.06.045 Streets of the Land Use Code, Subdivision Ordinance the diameter of a Cul-de-Sac from ninety-one feet in diameter to one-hundred feet in diameter. Motion seconded by Commission Member Greener. Vote: Chairman Anderson – aye, Commission Member Greener – aye, Commission Member Capener – aye, and Commission Member Stokes – aye. Motion approved.

- d. Discussion of City-wide zoning and future zoning Master Plan

Motion by Commission Member Stokes to table item d until a later meeting. Motion seconded by Commission Member Greener. Vote: Chairman Anderson – aye, Commission Member Greener – aye, Commission Member Capener – aye, and Commission Member Stokes – aye. Motion approved.

5. Adjournment

Motion by Commission Member Capener to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 5:52 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 12th day of January, 2016.

Darlene S. Hess
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.