

**TREMONTON CITY CORPORATION
PLANNING COMMISSION
MAY 14, 2019**

Members Present:

Micah Capener, Chairman—excused
Val Bennett, Commission Member
Arnold Eberhard, Commission Member
Troy Forrest, Commission Member—excused
Ben Greener, Co-Chairman
Brad Janssen, Commission Member
Tom Stokes, Commission Member—excused
Bret Rohde, City Councilmember
Steve Bench, Zoning Administrator
Linsey Nessen, City Recorder

Co-Chairman Greener called the Planning Commission Meeting to order at 5:30 p.m. The meeting was held May 14, 2019 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Co-Chairman Greener, Commission Members Bennett, Eberhard, Janssen, City Councilmember Rohde, Zoning Administrator Bench, and Recorder Nessen were in attendance.

1. Approval of agenda:

Motion by Commission Member Eberhard to approve the May 14, 2019 agenda. Motion seconded by Commission Member Bennett. Vote: Co-Chairman Greener – aye, Commission Member Bennett – aye, Commission Member Eberhard – aye, Commission Member Janssen – aye. Motion approved.

2. Approval of minutes—March 12, 2019 & April 9, 2019

Motion by Commission Member Bennett to approve the March 12, 2019 & April 9, 2019 minutes. Motion seconded by Commission Member Janssen. Vote: Co-Chairman Greener – aye, Commission Member Bennett – aye, Commission Member Eberhard – aye, Commission Member Janssen – aye. Motion approved.

3. New Business:

- a. Discussion and consideration of Preliminary Review for Riley Buck Subdivision at 4979 West 12000 North

Administrator Bench said this lot is just below where Mark Hirschi built his house a few years ago. It has a separate drive that will be a 60-foot right-of-way for a future public street if it develops any further. Otherwise, it is just one lot.

Commission Member Bennett asked about sewer and water. Administrator Bench said there is no sewer, but this meets the lot split criteria to allow a septic tank. There is water in the street so they will have to run a line. The meter will go in the street and the line will run back to the home.

Motion by Commission Member Bennett to approve the preliminary and forward it to the City Council. Motion seconded by Commission Member Eberhard. Vote: Co-Chairman Greener – aye, Commission Member Bennett – aye, Commission Member Eberhard – aye, Commission Member Janssen – aye. Motion approved.

- b. Discussion and consideration of Preliminary Review for Pheasant Run Subdivision, Phase 3

Administrator Bench said the last time you saw this it was a four-lot plat. I mentioned they thought about adding two more to make it six lots and you tabled it until you saw the six. It is the subdivision south of Maverik by the west stake center. It is R-10 zoning and they will meet the minimum square footage of 10,000 square (quarter acre lots). Councilmember Rohde asked about secondary water. Administrator Bench said lines have been added along 1000 West and stopped here. They will add that to their subdivision and provide the allotted water shares. Commission Member Bennett said how do they distinguish who has to run their own? Administrator Bench said it is driven by new development to take some of the burden off the taxpayers. Co-Chairman Greener confirmed they would provide the water lines plus a portion of the water share, which would be nearly three-quarters of a share for the 1.21 acres. Administrator Bench said anytime there is new development they are required to provide this.

Motion by Commission Member Bennett to approve the preliminary. Motion seconded by Commission Member Janssen. Vote: Co-Chairman Greener – aye, Commission Member Bennett – aye, Commission Member Eberhard – aye, Commission Member Janssen – aye. Motion approved.

Councilmember Rohde said Commission Member Bennett is stepping down as a Commission Member for other opportunities. The Commission will need to appoint someone in his place. I know someone who would like to be on the Commission, but let me know if anyone else would be interested. I will start talking to the Council to see who could replace Commission Member Bennett.

Administrator Bench said they could advertise a public hearing for their next meeting on some code changes that deal with realigning the road by Crump Reese Motors. He will put together a short and easy to understand list for the Commission.

4. Adjournment

Motion by Commission Member Bennett to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 5:39 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 _____, 2019.

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.