

**TREMONTON CITY CORPORATION
PLANNING COMMISSION
OCTOBER 13, 2020**

Members Present:

Micah Capener, Chairman
Arnold Eberhard, Commission Member
Paul Fowler, Commission Member
Ben Greener, Commission Member—excused
Brad Janssen, Commission Member
Layne Sorensen, Commission Member—excused
Tom Stokes, Commission Member—excused
Bret Rohde, City Councilmember
Steve Bench, Zoning Administrator
Cynthia Nelson, Deputy Recorder

Chairman Capener called the Planning Commission Meeting to order at 5:33 p.m. The meeting was held October 13, 2020 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Capener, Commission Members Eberhard, Fowler, Janssen, City Councilmember Rohde, Zoning Administrator Bench, and Deputy Recorder Nelson were in attendance. Commission Members Greener, Sorensen, and Stokes were excused.

1. Approval of agenda:

Motion by Commission Member Janssen to approve the October 13, 2020 agenda. Motion seconded by Commission Member Eberhard. Vote: Chairman Capener – aye, Commission Member Eberhard – aye, Commission Member Fowler – aye, Commission Member Janssen – aye. Motion approved.

2. Approval of minutes: No minutes to approve at this time.

3. New Business:

- a. Discussion and consideration of preliminary plat approval for Holmgren East Phase 8

Administrator Bench said the street ends here and when someone came in to do a building permit for lot 84 they started on lot 94 because the sewer and water were stubbed at the end of the street. We had to roll back because this was not part of the subdivision. This has asphalt here and utilities are already stubbed to there with a temporary turnaround. Chairman Capener reminded developer Lyle Holmgren that they do not need PUEs on the back and sides anymore, and that the front is only 10 feet. Administrator Bench said that would be corrected. This is the last for Mr. Holmgren and then another developer will go from there.

Motion by Commission Member Janssen to recommend this to the City Council. Motion seconded by Commission Member Fowler. Chairman Capener – aye, Commission Member Eberhard – aye, Commission Member Fowler – aye, Commission Member Janssen – aye. Motion approved.

Commission Member Eberhard brought up a concern with the Planning Commission as it relates to codes and people's yards. He has made complaints about his neighbors, but has been told there is nothing the City can do. Administrator Bench explained there is a process and police officers can fine individuals \$25 and then start the process again in 30 days. Commission Member Fowler said there needs to be some discussion on this. Maybe we could have a bigger fine, but not too much. Chairman Capener said we need to dial in on the big problems, but there needs to be flexibility for people to do what they want.

4. Adjournment

Motion by Commission Member Fowler to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 5:55 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 12th day of January, 2021.

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.