

**TREMONTON CITY CORPORATION
PLANNING COMMISSION
JANUARY 12, 2021**

Members Present:

Micah Capener, Chairman
Arnold Eberhard, Commission Member
Paul Fowler, Commission Member
Ben Greener, Commission Member
Brad Janssen, Commission Member
Layne Sorensen, Commission Member
Tom Stokes, Commission Member
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 January 12, 2021 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah and via Zoom. Chairman Capener, Commission Members Eberhard, Fowler, Greener, Janssen, Sorensen, Stokes, City Councilmember Rohde, Zoning Administrator Bench, and Deputy Recorder Nelson were in attendance.

1. Approval of agenda:

Motion by Commission Member Stokes to approve the January 12, 2021 agenda. Motion seconded by Commission Member Greener. Vote: Chairman Capener – aye, Commission Member Eberhard – aye, Commission Member Fowler – aye, Commission Member Greener – aye, Commission Member Janssen – aye, Commission Member Sorensen – aye, Commission Member Stokes – aye. Motion approved.

2. Approval of minutes—October 13, 2020

Motion by Commission Member Sorensen to approve the October 13, 2020 minutes. Motion seconded by Commission Member Greener. Vote: Chairman Capener – aye, Commission Member Eberhard – aye, Commission Member Fowler – aye, Commission Member Greener – aye, Commission Member Janssen – aye, Commission Member Sorensen – aye. Motion approved. Commission Member Stokes abstained from the vote.

3. New Business:

- a. Discussion of proposed rezone of property at 2495 West 1000 North from R1-20 to R1-10, Jesus Pena

When asked about the slope, Administrator Bench said yes it has a slope to it, but not a whole lot. It would be rezoned to R1-10, which is contiguous with the

homes to the south, but there is a canal between them. East and west of there are R1-20 home, south is R1-10 and north is R1-12. Commission Member Stokes said I have no problem rezoning, but that is not going to fit the zone. Administrator Bench said four will not, but three will.

Administrator Bench explained the potential for slope easements in the future. When the road is widened out, we are going to have to have more room to slope the earth and make the road function. He then explained the width and requirements for a private drive. The paved width would be 12 feet for one or two lots and 24 feet wide for more than two. As long as they can get three lots to meet the 10,000 square feet without including the driveway and the slope easement it will work. He is showing 30 feet for the drive so he could take six feet off and make sure he will have enough to fulfill that slope easement. An engineer would work up those drawings for review. Right now it is considered legal non-conforming as far as setbacks go because it was in the County before it was annexed into the City. If you are okay with this going forward, he will prepare for the public hearing in a few weeks. As part of that process, he will notify the neighbors within 300 feet. A recommendation would be made at that point.

Chairman Capener said the only other concern I have is that this road is going to be off center from that busy intersection across the street. Councilmember Rohde said could you put the road on the other side? Chairman Capener said that is something to have the engineer review so we do not create a death trap for those people coming out. Administrator Bench said that would give a little more space between the existing homes. That is something for City Engineer Chris Breinholt and your engineer to review and determine how that would best line up.

b. Discussion of proposed zoning and subdivision code amendments

Chairman Capener said are septic tanks going to be put to bed after we spent all that time tweaking it. Administrator Bench said you guys would have to push that. I am not sure where the City Council or administration landed on it. Councilmember Rohde suggested the Planning Commission make a motion in the next meeting to discuss that and what changes they would like to see.

Administrator Bench said I have four items to discuss with you. The first is Municipal Utility Easements (MUE). We originally had Public Utility Easements (PUE) and now we have MUEs we want to put in the code. He then read and explained what an MUE is and what it is used for. Commission Member Greener said what does this do for the City? What is the intent? Administrator Bench said to control their easements and be in charge of it. The municipality will still allow others to go in. This is brand new and brought on by the State. Chairman Capener said it is an easement, not a public easement, so it is just limited to City use.

Administrator Bench said yes for the municipality, but others like gas and power companies could use it with a franchise agreement.

The second item Administrator Bench addressed with the Commission was fencing around major canals and the railroad corridor through residential areas. The height requirement is six feet, but it does not specify the type of material.

Administrator Bench said the third thing is cleaning up the appeal process when someone is rejected for something they want to do within the City. The State has shortened that appeal process by having two steps instead of three. This would help simplify that process.

Finally, Administrator Bench said this explains the minimum requirements for the geotech investigation report when we require one. The sky is the limit and could cost a fortune, but we do not do everything. It is basically a watered down version of what we are going to require. This was put together by Jones and Associates and explains the best engineering practice. I will put all this information together for the Planning Commission to review.

Commission Member Greener explained that a no parking sign has been removed from 1000 North, just west of Stokes Trucking. People have been parking there and causing issues. We need that painted red or another sign put up.

4. Adjournment

Motion by Commission Member Stokes to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 6:13 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 23rd day of March, 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.