

**TREMONTON CITY CORPORATION  
PLANNING COMMISSION  
MARCH 23, 2021**

Members Present:

Micah Capener, Chairman  
Arnold Eberhard, Commission Member  
Paul Fowler, Commission Member  
Ben Greener, Commission Member  
Brad Janssen, Commission Member—excused  
Layne Sorensen, Commission Member—excused  
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 5:29 p.m. The meeting was held March 23, 2021 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Capener, Commission Members Eberhard, Fowler, Greener, Stokes, City Councilmember Rohde, Zoning Administrator Bench, and Deputy Recorder Nelson were in attendance. Commission Members Janssen and Sorensen were excused.

1. Approval of agenda:

**Motion by Commission Member Greener to approve the March 23, 2021 agenda.** Motion seconded by Commission Member Stokes. Vote: Chairman Capener – aye, Commission Member Eberhard – aye, Commission Member Fowler – aye, Commission Member Greener – aye, Commission Member Stokes – aye. Motion approved.

2. Approval of minutes—November 10, 2020 & January 12, 2021

**Motion by Commission Member Greener to approve the November 10, 2020 and January 12, 2021 minutes.** Motion seconded by Commission Member Stokes. Vote: Chairman Capener – aye, Commission Member Eberhard – aye, Commission Member Fowler – aye, Commission Member Greener – aye, Commission Member Stokes – aye. Motion approved.

3. New Business:

a. Preliminary approval for Harvest Acres – Garth Day

Chairman Capener read a letter from the Bear River Canal Company (see attached).

Mr. Day said this is the Harvest Acres subdivision located south of Rocket Road about 100 east. The train tracks are on our western boundary and the canal is on our eastern boundary. We had a lengthy meeting with the canal company, which resulted in the letter. We have considered all their issues and have worked with them. We, like the canal company, do not want basements to flood. We have done a geo tech report and soil samples throughout the property. We are still waiting for those results. I do not know that we will do any basements.

Mr. Day said this subdivision is broke into four phases. The first phase is the northwestern corner with 13 lots. The sewer will go to Rocket Road and over, but from that point on, we have to take the sewer on the main road through here across the canal and drop in here, which will be Phase 2. Phase 3 is the middle and Phase 4 is the triangle piece. We have worked with the canal company for access in Phase 4. Our storm drain line goes into the detention basin that the City owns. There will be a 20-foot wide easement that the canal company will be allowed to use to get on and off their canal road. We will have another crossing in this area for sewer, as well as a pedestrian crossing. There are plans to put a bridge so this subdivision can get to the trail park on this side.

When the Commission asked about water availability, Chairman Bench said each time someone hooks to the secondary system we gain culinary connections back. Mr. Day said we have worked closely with the city engineer and city staff for infrastructure needs and issues about upsizing. Chairman Bench said because of this, 1200 South would get widened out (from 100 East to 300 West). Each phase will get these roads widened. Rocky Mountain Power is planning to update their poles, but are waiting on this development so they have the dedication to do that. The 300 West road will also be widened out with curb, gutter, and sidewalk.

The Commission also asked about drainage in the area and making sure that would not become a problem for those residents. Commission Member Fowler said anyone building in that area has some risk of flood. If someone does not keep an eye on the drainage ditches or the irrigation flooding then they are going to have a problem. That is the reality of where we live. If you are a builder you need to be aware of that when you lay this out.

**Motion by Commission Member Fowler to approve the preliminary and send it back to the DRC.** Motion seconded by Commission Member Greener. Vote: Commission Member Eberhard – aye, Commission Member Fowler – aye, Commission Member Greener – aye, Commission Member Stokes – aye. Motion approved. Chairman Capener abstained from the vote due to a conflict of interest.

Chairman Bench reminded the Commission about a public hearing on some of their proposed codes that relate to PUEs and MUEs, as well as accessory

dwelling. We will tune that up, bring it back, and see what the Commission wants to do with it.

4. Adjournment

**Motion by Commission Member Fowler to adjourn the meeting.** Motion seconded by consensus of the Board. The meeting adjourned at 6:08 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 11<sup>th</sup> day of May, 2021.

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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.