

**TREMONTON CITY CORPORATION
PLANNING COMMISSION
MAY 11, 2021**

Members Present:

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

Chairman Capener called the Planning Commission Meeting to order at 5:43 p.m. The meeting was held May 11, 2021 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Capener, Commission Members Fowler (via phone), Janssen, and Sorensen, Zoning Administrator Bench, and Deputy Recorder Nelson were in attendance. Commission Members Greener and Stokes, and City Councilmember Rohde were excused.

1. Approval of agenda:

Motion by Commission Member Janssen to approve the May 11, 2021 agenda. Motion seconded by Commission Member Sorensen. Vote: Chairman Capener – aye, Commission Member Fowler – aye, Commission Member Janssen – aye, Commission Member Sorensen – aye. Motion approved.

2. Approval of minutes—March 23, 2021 & April 13, 2021

Motion by Commission Member Sorensen to approve the March 23, 2021 & April 13, 2021 minutes. Motion seconded by Commission Member Janssen. Vote: Chairman Capener – aye, Commission Member Fowler – aye, Commission Member Janssen – aye, Commission Member Sorensen – aye. Motion approved.

3. New Business:

a. Discussion and consideration of preliminary review for Envision Estates

Administrator Bench said this is 92 lots zoned R1-8 with a 10,000 minimum on lot. Some are almost half an acre. There are two 66-foot right-of-way collector roads that go from 600 North to 1000 North and end at the tracks. The rest of the roads are the typical 60-foot residential streets. The frontages for each lot (80-foot minimum) meet the intent of the zone. There is a current irrigation ditch that has been rerouted so it will continue to irrigate the land to the east of this

development. They squared off the property and there are two stubs going north that moved over. This will be piped with secondary water and could be live by next spring.

Motion by Commission Member Sorensen to approve the preliminary plat and send it back to DRC. Motion seconded by Commission Member Janssen. Vote: Chairman Capener – aye, Commission Member Fowler – aye, Commission Member Janssen – aye, Commission Member Sorensen – aye. Motion approved.

4. Adjournment

Motion by Commission Member Janssen 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 25th day of May, 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.