

**Planning Commission Meeting  
Tremonton City Corporation  
102 South Tremont  
Tremonton UT 84337  
April 14, 2009**

Members present: Richard Seamons - Chair, Jean Richer,  
Kirt Rees, Rosa Gonzales

Absent: Kasey Thompson, Lawrence Hawkes

City Staff: David Deakin - City Council  
Steve Bench - Zoning Administrator  
Sharri Oyler - Secretary

**Item #1 - Approval of Agenda for April 14, 2009:** Motion by Kirt Rees to approve the agenda for April 14, 2009. Second by Rosa Gonzales. Vote: Jean Richer - aye, Kirt Rees - aye, Richard Seamons - aye, Rosa Gonzales - aye.

**Item #2 - Approval of Minutes from March 24, 2009:** Motion by Jean Richer to approve the minutes from March 24, 2009 with the noted correction of David Deakin as being present at the meeting. Second by Kirt Rees. Vote: Jean Richer - aye, Kirt Rees - aye, Richard Seamons - aye, Rosa Gonzales - aye.

**Item #3 - PUBLIC HEARING:** *Proposed amendments to the Tremonton City zoning map, land use map, transportation map and associated ordinances - Chapter 26 Commercial mixed use, Chapter 27 Neighborhood Mixed use and Chapter 14 Zoning Districts removing A-20 Agriculture district zoning and adding Chapter 26 CMU and Chapter 27 NMU .*

Richard opened the Public Hearing. No public was present.

Steve showed the map and discussed the zones.

Motion by Kirt Rees to accept the proposed amendments to the Tremonton City zoning map, land use map, transportation map and associated ordinances - Chapter 26 Commercial mixed use, Chapter 27 Neighborhood Mixed use and Chapter 14 Zoning Districts removing A-20 Agriculture district zoning and adding Chapter 26 CMU and Chapter 27 NMU. Second by Rosa Gonzales. Vote: Jean Richer - aye, Kirt Rees - aye, Richard Seamons - aye, Rosa Gonzales - aye. The Public Hearing was closed by Chairperson Richard Seamons.

**Item #3a - Planning Commission Chair:** Motion by Kirt Rees for Richard Seamons to fill the position of Planning Commission Chair and Jean Richer for the position of Chair pro-temp. Second by Rosa Gonzales. Vote: Jean Richer - aye, Kirt Rees - aye, Richard Seamons - aye, Rosa Gonzales - aye.

**Item #4 - New Planning Commission Member:** This will be on the next agenda. The Planning Commission members will think about this during the next two weeks.

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**Item #5 - *Small Wind Energy Systems Ordinance*:** Steve distributed a copy of the changes to the ordinance. A Public Hearing will be scheduled for May 12, 2009.

**Item #6 - Public Comment Period/Planning Commission Discussion:**

Jean Richer asked about the sign on the corner of 1000 N and main and the office location. Steve will contact them.

Sharri talked with the Nuisance Officer about Alco and he indicated that Alco rents the building and they do not feel they should take care of the property. He is checking into who owns the property.

The Planning Commission meeting was closed.

**Traffic Advisory Board**

**Item #1 - High School parking lot:** Some parking problems have occurred at the High School Parking lot. A draft ordinance was distributed to the Planning Commission for review. This will be on the next agenda.

Motion by Jean Richer to adjourn the meeting at 6:15 p.m. Second by Kirt Rees. Jean Richer - aye, Kirt Rees - aye, Richard Seamons - aye, Rosa Gonzales - aye.