

Planning Commission Meeting Tremonton City Corporation

*102 South Tremont*Tremonton UT 84337

January 13, 2009

Members present: Jean Richer, Kasey Thompson, Judy Mason,
Lawrence Hawkes, Richard Seamons
Bill Hull- Chair

Absent: David Deakin - City Council, Cindy Norr

City Staff: Steve Bench - Zoning Administrator
Sharri Oyler - Secretary

Mayor Weese asked for a few minutes. He explained to the Planning Commission that City Manager Rich Woodworth has taken another job and gave his resignation on Saturday. He will be with the City for 30 more days. February 9, 2009 will be his last day with the City. He has taken a job in Davis County and will be moving. He expressed his appreciation for everything that Rich has done for the City. He is progressively minded and has done a great job. He will be hard to replace and missed dearly by the staff and the community. The Mayor stated he will be in here learning more of Rich's job until we are able to replace him. The Department Heads do a great job and he is relaxed to know we can get by until we are able to replace Rich.

Item #1 - Approval of Agenda for January 13, 2009: Motion by Jean Richer to approve the agenda as printed. Second by Judy Mason. The motion was unanimously approved.

Item #2 - Approval of Minutes from December 9, 2009: Motion by Jean Richer to approve the minutes from December 9, 2008. Second by Kasey Thompson. The motion was unanimously approved.

Item #3 - Approval of Annual Meeting Schedule for 2009: Motion by Richard Seamons to approve the Annual Meeting Schedule for 2009. Second by Judy Mason. The motion was unanimously approved.

Item #4 - Sunset Town Homes - 429 W 350 N - Daniel Dunn: A plat of the area was presented. Steve stated that this building is almost complete and Mr. Dunn wants to convert to town homes. He has come in before he just needed the proper paper work. Mr. Dunn stated he has had it engineered and has the proper paper work. He will be selling these units separate. They will have garages and each unit will have their own utilities. Motion by Judy Mason to recommend to the Land Use Authority Board preliminary approval of Sunset Town Homes - 429 W 250 N for Daniel Dunn. Second by Lawrence Hawkes. The motion was unanimously approved.

Item #5 - Jonathan White - 2 lot subdivision - 3625 W 1000 N.

This was presented by Mr. White. He stated he has a one acre lot and he would like to split it into 2 half acre lots. His home is located on the back lot. He will be selling the front lot. It would meet all requirements. He would have a legal right of way to get to his property, and a

Planning Commission Meeting
January 13, 2009
page 2

dedicated easement for the utilities. The sewer could be in the area in the future. It is undetermined at this time if it will go above or below this property. A septic tank is allowed on a half acre lot because they are on city water. Mr. White stated the utilities are closer to the fence, not in the middle of the property as indicated on the plat. Motion by Richard Seamons to approve the Jonathan White-2 lot Subdivision, 3625 W 1000 N and recommend to the Land Use Authority Board. Second by Kasey Thompson. The motion was unanimously approved.

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

Lawrence recommended that more money be put in the budget for snow removal next year. He stated the roads are horrible. He asked if there is a code that requires home owners to remove snow from their sidewalks. It is very dangerous for kids walking to school along 600 South. He asked if the city could hire someone to remove the snow and bill the home owners. Richard also stated that 600 N going to the Alice Harris school has not been shoveled either. The snow-covered sidewalks are a concern around the school areas.

Steve stated that the snow removal concerns would have to be directed to the City Council. He stated he thinks we do have an ordinance about property owners removing snow from their sidewalks, but the problem is having the man power to enforce it.

Bill and the other Planning Commission members expressed thanks to the City for the wonderful Christmas dinner and the fun time the Planning Commission members had at the party.

Richard asked about the power along 2000 West.

Steve stated that it will be coming. The city will dig the trench and put in the conduit.

Bill stated that the transmission line should be going in soon. They are getting the Blue Stakes. Motion by Judy Mason to close the Planning Commission meeting. Second by Jean Richer.

Traffic Advisory Board

Item #1 - *Ridley's and 100 South parking.*

Steve presented an aerial photo of the area indicating the new plan for 100 South. The road will be made narrower and parking spots will be made on the north side and Ridleys will fence the area where the cardboard is stored. This will be started in the Spring.

Bill suggested that the alley be made one way for safety. The Planning Commission expressed their acceptance of the idea.

Motion to adjourn by Judy Mason at 6:10 p.m.