

Planning Commission Meeting Tremonton City Corporation

*102 South Tremont*Tremonton UT 84337

September 9, 2008

Members present: Jean Richer, Richard Seamons, Bill Hull - Chair,
Judy Mason, Lawrence Hawkes,
Absent: Cindy Norr
City Staff: David Deakin - City Council
Steve Bench - Zoning Administrator
Dustin Ericson - City Attorney
Sharri Oyler - Secretary

Item #1 - Approval of Agenda for September 9, 2008: Motion by Richard Seamons to approve the agenda for September 9, 2008. Second by Judy Mason. The motion was unanimously approved.

Item #2 - Approval of Minutes from August 26, 2008: Motion by Judy Mason to approve the minutes from August 26, 2008 with the noted changes made. Second by Richard Seamons. The motion was unanimously approved.

Item #3 - Public Meeting: proposed amendments to the Tremonton City zoning map, land use map, transportation map and associated ordinances of these maps. These changes will affect the current zoning map within the boundaries of Tremonton City.

The Public Meeting was opened by Bill Hull. Steve explained the maps and the changes.

Laura Selman stated that they are not interested in having their property included in any planning of Tremonton City. They are looking at including this in the conservation easement and this cannot be included if it is in the City's plan. They are agriculture and want to stay that way.

Dustin explained about the conservation easement

There are different agencies and they pay to put land into a conservation easement.

Elizabeth Yeates stated that she is here to support the Selman's.

Ricky Hansen stated he farms his property in this area and his son would like to continue farming. He is concerned with the future growth and having it done correct. The roads are narrow in that area. He asked about the Gordon Zito property.

Mr. Selman expressed concerns about the drain lines. He has attended a lot of meetings and no one has ever addressed ditches and drain lines. Development will affect prime agriculture in the area. The City has no idea about these lines and where they go. This is going to create a problem and the city needs to be aware of the problem.

David stated that the city has paid money toward a study that is going on now to determine drains and ditches in the area and to determine where the lines do run.

David stated that in the City Council it was discussed that the property owner's wishes should be respected.

Bill Hull closed the Public Meeting.

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Item #4 - *New Planning Commission Chair - New Planning Commission member*

Motion by Richard Seamons to recommend to the City Council the nomination of Bill Hull for Planning Commission Chair. Second by Judy Mason. The motion was unanimously approved. Motion by Judy Mason to recommend to the City Council Richard Seamons for Planning Commission Chair Pro-temp. Second by Lawrence Hawkes. The motion was unanimously approved.

Motion by Jean Richer to recommend to the City Council Roger Tanner for the new Planning Commission member. Second by Lawrence Hawkes. The motion was unanimously approved. Motion by Jean Richer to recommend a backup name of Kasey Thompson if Mr. Tanner declines. Second by Richard Seamons. The motion was unanimously approved.

Item #5 - *Public Comment Period/Planning Commission Discussion:*

Judy stated that the cardboard boxes at Ridley's were blocking the road. She mentioned it to the store manager and he was short and nasty with her. He stated that the cardboard was put there by another store.

Motion to adjourn by Lawrence Hawkes at 7:55 p.m.