

Planning Commission Meeting Tremonton City Corporation

*102 South Tremont*Tremonton UT 84337

August 26, 2008

Members present:

Jean Richer, Bill Hull - Chair, Judy Mason,
Cindy Norr, Lawrence Hawkes, Richard Seamons

Absent:

City Staff:

David Deakin - City Council
Steve Bench - Zoning Administrator
Dustin Ericson - City Attorney
Sharri Oyler - Secretary

Item #1 - Approval of Agenda for August 26, 2008: Motion by Richard Seamons to approve the agenda for August 26, 2008. Second by Judy Mason. The motion was unanimously approved.

Item #2 - Approval of Minutes from July 22, 2008: Motion by Jean Richer to approve the minutes as printed from July 22, 2008. Second by Cindy Norr. The motion was unanimously approved..

Item #3 - Neighborhood non-profit apartment complex

This was presented by Steve. Kim Datwyler with the government would like to build 4-plex units which will be government subsidized housing. This will be built at Rivervalley Subdivision on lots 15 & 16. The River Valley 4-plex Subdivision will need to be amended. Lot 14 will be

There will be a grassy retention\play area. This is over 500 feet from the propane tank. This is zoned CD.

Motion by Richard Seamons to recommend to the Land Use Authority Board the amendment to River Valley phase 1 to remove the common area for Neighborhood Non-profit lots 15 & 16 and Hugie lots 12 & 13. Second by Jean Richer. The motion was unanimously approved.

Item #4 - Consider to Title II Utilities and Street Grades

Steve discussed the changes. Dustin stated the language was good. A public hearing will need to be scheduled.

Motion by Judy Mason to set a Public Hearing for September 23, 2008 to amend Title II Utilities and Street Grade. Second by Richard Seamons. The motion was unanimously approved..

Item #5 - Consider references to A-20 Zoning:

Steve explained that we do not have this zone anymore but it is still addressed in the book. After some discussion motion was made by Jean Richer to hold a Public Hearing on September 23 to amend references to A-20 zoning. Second by Cindy Norr. The motion was unanimously approved.

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Item #6 - Fred Selman - 11400 N 3130 W - request to be removed from Annexation Policy Plan. Steve explained that the Selman's would like their property out of the City Annexation plan. They have approximately 500 acres. They are trying to get a Conservation easement and this would conflict with any future zoning or annexation of their property. A Conservation easement on the property would make it agriculture perpetually.

Dustin explained that the Selman's expressed concerns about this property being annexed and causing a problem with the Conservation Easement. There is no basis at this time that would cause a conflict with the Easement. Conservation easements are perpetual, nothing can be done to change it.

Steve told the Planning Commission to think about this and the Selman's will be invited to the September 9th meeting.

This is tabled until the September 9th meeting.

Item #7 - Public Comment Period/Planning Commission Discussion:

The Planning Commission members will think of a possible replacement on the Planning Commission and who will take the chairperson position.

David stated that the City Council have discussed doing some kind of thank you for Kurt Barraclaugh. For his years of service and for a job well done.

Judy expressed thanks to the Public Works department for filling the pot holes on 600 South and Rocket Road.

Motion to adjourn by Judy Mason at 6:50 p.m. Second by Jean Richer.