

**Planning Commission Meeting
Tremonton City Corporation
102 South Tremont
Tremonton UT 84337
October 13, 2009**

Members present: Richard Seamons - Chair, Troy Forrest,
Robert Anderson, Lawrence Hawkes

Absent: Jean Richer, Kirt Rees, Rosa Gonzales

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

Item #1 - *Approval of Agenda for October 13, 2009:* Motion by Robert Anderson to approve the agenda for October 13, 2009. Second by Lawrence Hawkes. Vote: Troy Forrest - aye, Robert Anderson - aye, Lawrence Hawkes - aye, Richard Seamons - aye.

Item #2 - *Approval of Minutes from September 16, 2009 and September 22, 2009:* Motion by Lawrence Hawkes to approve the minutes from September 16, 2009 as printed. Second by Troy Forrest. Vote: Troy Forrest - aye, Robert Anderson - aye, Lawrence Hawkes - aye, Richard Seamons - aye.

Motion by Robert Anderson to approve the minutes from September 22, 2009. Second by Troy Forrest. Troy Forrest - aye, Robert Anderson - aye, Lawrence Hawkes - aye, Richard Seamons - aye.

Item #3 - Public Hearing: *Proposed amendment to Title I Chapter 1.04, Land Use Authority Board Members and Chapter 1.23 open fires*

The Public Hearing was opened by Richard Seamons. Steve explained about the Land Use Authority Board members and the fire pits.

Richard Seamons asked for public comment and closed the Public Hearing. Motion by Troy Forrest to recommend the Proposed amendment to Title I Chapter 1.04, Land Use Authority Board Members and open fires to the City Council. Second by Lawrence Hawkes. Vote: Troy Forrest - aye, Robert Anderson - aye, Lawrence Hawkes - aye, Richard Seamons - aye.

Item #4 - *Review and consider proposed amendments to Title 1 Chapter 1.23 - Supplementary Regulations - section 1.23.020 keeping chickens for the purpose of family food production.*

Steve did some research and used some information from Moab's ordinance. Steve reviewed the ordinance stating that a permit would be required. A limit of 6 chicken hens, no roosters will be allowed. This is not intended for commercial gain.

A Public Hearing will be held on November 10, 2009.

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Item #5 - *Review and consider a proposed ordinance to adopt a temporary housing ordinance to allow RV's for 18 months in Town & Country Mobile Home Park. Temporary housing for Ruby Pipeline employees.*

A Public Hearing has been scheduled for October 27, 2009.

Item #6 - *Review and consider a proposed ordinance requiring sidewalks be constructed as a requirement for receiving a building permit.*

This ordinance was written by Shawn. This is basically for new construction. The Planning Commission would like the sidewalk to be completed in areas where sidewalks currently are. It was asked about having sidewalk put in at older homes in the city that do not have sidewalk. If these home owners are adding on to their home or doing remodeling could they be required to put in sidewalk. Steve stated we could require a bond for 100% for the sidewalk on new construction.

A Public Hearing will be held on November 10, 2009.

Item #7 - *Review and consider an interim ordinance allowing for the extension of the expiration of preliminary and final plats, required improvements and escrow bond requirements.*

Building has slowed down and some permits have expired. This would allow them to continue working when they are able. Lawrence suggested that we include wording to make sure the area is cleaned up and safe while they are unable to work on the area.

A Public Hearing will be held on November 10, 2009.

Item #8 - Public Comment Period/Planning Commission Discussion:

Sharri stated there will be training held on November 4, 2009 here at the City Office this will be conducted by the Utah League of Cities and Towns.

Motion by Troy Forrest to adjourn the meeting at 6:45 p.m. Second by Lawrence Hawkes. Vote: Troy Forrest - aye, Robert Anderson - aye, Lawrence Hawkes - aye, Richard Seamons - aye.