

**Planning Commission Meeting  
Tremonton City Corporation  
102 South Tremont  
Tremonton UT 84337  
February 9, 2010**

Members Present: Troy Forrest, Kirt Rees, Richard Seamons – Chair, Rosa Gonzales  
Robert Anderson, Lawrence Hawkes  
Absent: Jean Richer  
City Staff: David Deakin – City Council  
Steve Bench – Zoning Administration  
Sharri Oyler – Secretary

Richard welcomed Council member Lyle Holmgren and Mayor Roger Fridal.

**Item #1 – Approval of Agenda for February 9, 2010:** Motion by Kirt Rees to approve the agenda for February 9, 2010 as printed. Second by Troy Forrest. Vote: Troy Forrest – aye, Kirt Rees – aye, Richard Seamons – aye, Rosa Gonzales – aye, Robert Anderson – aye, Lawrence Hawkes – aye.

**Item #2 – Approval of Minutes from January 12, 2010:** Motion by Troy Forrest to approve the minutes from January 12, 2010 with the noted changes. Second by Rose Gonzales. Vote: Troy Forrest – aye, Kirt Rees – aye, Richard Seamons – aye, Rosa Gonzales – aye, Robert Anderson – aye, Lawrence Hawkes – aye.

**Item #3 – Economic Development – Presentation by Lyle Holmgren**

Lyle stated he would like this to be a discussion. He is over economic development for the City. Economic Development is a lot different now than it was a few years ago. We need to decide what we want now and where we want to go. Maybe form a committee to help bring in businesses. We need to regroup now that we have a new City Manager and Mayor and decide where we want to go.

David asked to have an explanation of how businesses have been brought into town. Steve explained that a lot of work goes into attracting a business to come to our city. Several meetings with department heads, State Economic Development, realtors, job service and the County were held.

Richard stated that we need to be proactive in getting business into town.

Lawrence stated we would like to have the city encourage and promote home based business. Maybe loosen the requirements for home businesses and let people do what they can to survive.

It was suggested that someone be hired to search out new businesses. It was asked about what the cost would be. Maybe hire someone that would be paid for the businesses they bring into the City. Maybe based on performance basis. We could possible form a committee of residence in town. We could check with the Chamber of Commerce.

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Mayor Fridal stated he talked with Lyle Vance and there have been economic development committees before and they did not have a lot of success. They would push really hard, but they did not have the backing. They did not feel it worked really well. Kirt Rees stated that we have brought in good businesses in the past. We need someone who knows what businesses are looking for places.

David said that we need to know what kind of jobs we want to come to town and what we now have to offer. The city is very cooperative with business showing an interest in our City. We need to position ourselves to get what we want. Some cities do promote home occupations and home businesses.

Lyle Holmgren stated it looks like we all agree that we need to be aggressive in bringing in businesses. The roads and sewers cost a lot and we need a good tax base to help cover these costs.

Lawrence Hawkes asked about the La-Z-Boy building and if it would be possible to divide the building and make an industrial mall.

\*Troy Forrest left the meeting at this time.

Steve Bench stated that La-Z-Boy still owns the building and when other companies have looked at the building, the ceilings are too low for what most companies need.

David stated that Jean Richer and Lawrence Hawkes' Planning Commissions terms have ended. He has talked with them and they do not want to renew their term. So we need to come up with some names to take to the City Council for replacements. After some discussion, they decided on John Losee, Bryce Bradfield, Jared Summers or Brandon Maynard.

Richard thanked Lawrence for all of his help on the Planning Commission over the years.

Motion by Kirt Rees to adjourn at 6:50 p.m. Second by Lawrence Hawkes. Vote: Kirt Rees – aye, Richard Seamons – aye, Rosa Gonzales – aye, Robert Anderson – aye, Lawrence Hawkes – aye.