

**TREMONTON CITY CORPORATION  
PLANNING COMMISSION  
March 26, 2013**

Members Present:

Richard Seamons, Chairman  
Robert Anderson, Commission Member  
Jared Summers, Commission Member  
Troy Forrest, Commission Member  
Micah Capener, Commission Member  
Linsey Nessen, Deputy Recorder

Chairman Richard Seamons called the Planning Commission Meeting to order at 5:28 p.m. The meeting was held March 26, 2013, in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Richard Seamons, Commission Member Robert Anderson, Commission Member Jared Summers, Commission Member Troy Forrest, Commission Member Micah Capener, City Councilmember David Deakin, Zoning Administrator Steve Bench, and Deputy Recorder Linsey Nessen were in attendance. Commission Member Rosa Gonzales and Commission Member Brian Mickelson were excused.

1. Approval of agenda:

**Motion by Commission Member Capener to approve the March 26, 2013 agenda.** Motion seconded by Commission Member Forrest. Vote: Chairman Seamons – aye, Commission Member Anderson – aye, Commission Member Summers – aye, Commission Member Forrest – aye, and Commission Member Capener – aye. Motion approved.

2. Approval of minutes: March 12, 2013

**Motion by Commission Member Capener to approve the minutes of March 12, 2013.** Motion seconded by Commission Member Anderson. Vote: Chairman Seamons – aye, Commission Member Anderson – aye, Commission Member Summers – aye, Commission Member Forrest – aye, and Commission Member Capener – aye. Motion approved.

3. Public Hearing:

Chairman Seamons called a public hearing to order at 5:30 p.m. There were no people in attendance.

a. Proposed amendments to Title I Zoning Ordinance.

There were no public comments and no comments from the Commission Members.

**Motion by Commission Member Forrest to recommend the Title I Zoning Ordinance on to the City Council for their review.** Motion seconded by Commission Member Anderson. Vote: Chairman Seamons – aye, Commission Member Anderson – aye, Commission Member Summers – aye, Commission Member Forrest – aye, and Commission Member Capener – aye. Motion approved.

Chairman Seamons closed the Public Hearing at 5:34 p.m.

4. New Business

a. Discussion of changes to the Box Elder County Fairgrounds – Bill Gilson

Mr. Bill Gilson stated that the first item the County is proposing to do is piping the 373 foot ditch along the east side of the fairgrounds with black 24 inch HDP pipe and clean up the areal. Mr. Gilson stated that he has also proposed to the County Building and Grounds Department and the County Commissioners to lay a weed free mat over the area and then cover it with clean 1 inch gravel. They will also put in an 8 foot sidewalk that will come off the intersection and along the entire fence to the gate. The County has already met with many of the ditch owners and showed them the plan. The County will put in a 4' x 6' cement vault box, which will allow the bottom 2' of the box to act as a sediment basin. The existing weir will be left and walls will be formed up around it just above grade and a grade across the top so no one can get access but the ditch owners can still dip the weir.

Mr. Gilson stated that on the Main Street side of the fairgrounds the County is proposing a 4 foot sidewalk with a park strip and curb and gutter all the way to Alco. There is a Safe Sidewalk project through UDOT that the County has applied for. The County is planning on putting in an 18 inch pipe to collect the storm water and running a new pipe and tying in to the existing 12 inch pipe. Mr. Bill Gilson would like to propose to UDOT to keep the two lanes from the intersection down to the entrance to the fairgrounds so there will be an ingress and egress for the fairgrounds. The County would also like to change the access point for the fairgrounds and get rid of the “s” access that is currently there and widen the access to 50 or 60 feet.

Mr. Gilson stated that one problem he has seen this spring is the storm drain issues at and around the fairgrounds parking lot. There is a drain swell to the east of the old airway strip that could possibly be utilized as a storm drain catch basin and then piped down to the drain when it gets full enough.

Chairman Seamons asked if the Commission had any questions or comments for Bill Gilson. There were no comments or questions.

b. Review and approval of Title I Maps.

Commission Member Capener asked if the updated Title I Maps are updated online. Zoning Administrator Bench stated that he can get the Commission Members an electronic copy but they won't be updated online until after they have been approved.

Commission Member Capener asked what the difference is between Neighborhood Mixed Use and Mixed Use. Zoning Administrator Bench stated that Neighborhood Mixed Use is more residential with some commercial businesses. Mixed use would allow for more commercial uses.

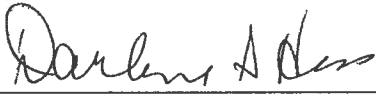
Zoning Administrator Bench asked the Commission Members to study the maps and stated that they will be discussed next meeting.

5. Adjournment:

**Motion by Commission Member Forrest to adjourn the meeting.** Motion seconded by consensus of the Board. The meeting adjourned at 6:14 p.m.

The undersigned duly acting and appointed Recorder for Tremonton City Corporation hereby certifies that the foregoing is a true and correct copy of the minutes of the Planning Commission held on the above referenced date. Minutes were prepared by Linsey Nessen.

Dated this 23 day of April, 2013



Darlene S. Hess, RECORDER

\*Utah Code 52-4-202, (6) allows for a topic to be raised by the public and discussed by the public body even though it was not included in the agenda or advance public notice given; however, no final action will be taken.