

**TREMONTON CITY CORPORATION  
PLANNING COMMISSION  
October 23, 2012**

Members Present:

Richard Seamons, Chairman  
Rosa Gonzales, Commission Member  
Jared Summers, Commission Member  
Troy Forrest, Commission Member  
Micah Capener, Commission Member  
David Deakin, City Councilmember  
Linsey Nessen, Deputy Recorder

Chairman Richard Seamons called the Planning Commission Meeting to order at 5:31 p.m. The meeting was held October 23, 2012, in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Richard Seamons, Commission Member Rosa Gonzales, 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. Also in attendance were Connie Archibald and Ron Wolfe. Commission Member Brian Mickelson and Commission Member Robert Anderson were excused.

1. Approval of agenda:

**Motion by Commission Member Gonzales to approve the October 23, 2012 agenda.** Motion seconded by Commission Member Summers. Vote: Chairman Seamons – aye, Commission Member Gonzales – aye, Commission Member Summers – aye, Commission Member Forrest – aye, and Commission Member Capener – aye. Motion approved.

2. Approval of minutes: September 25, 2012

**Motion by Commission Member Forrest to approve the minutes of September 25, 2012.** Motion seconded by Commission Member Gonzales. Vote: Chairman Seamons – aye, Commission Member Gonzales – aye, Commission Member Summers – aye, Commission Member Forrest – aye, and Commission Member Capener – aye. Motion approved.

3. New Business:

a. Discussion of zone change at 880 W 1200 S – Micheal Chadwick.

Zoning Administrator Bench stated that Mr. Chadwick owns an acre of property and he wants to subdivide it but needs a zone change in order to be able to subdivide. Mr. Chadwick proposed a concept plan to the Land Use Authority Board who sent it on to the Planning Commission for their review. Chairman Seamons asked what zone Mr. Chadwick is currently in. Zoning Administrator Bench stated that he is in the R1 zone. The land north of Mr. Chadwick's property is currently zoned R1-10 so to change Mr. Chadwick's land would be contiguous with what is already there. Mr. Chadwick is proposing having his land changed to the R1-10 zone and splitting his lot into three lots. Commission Member Capener asked if the

surrounding land owners have been notified of the proposed zone change. Zoning Administrator Bench stated that they have not, but a public hearing will be held before any proposed changes are made.

**Motion by Commission Member Forrest to hold a public hearing for a zone change from R1 to R1-10 at 880 W 1200 S.** Motion seconded by Commission Member Summers. Vote: Chairman Seamons – aye, Commission Member Gonzales – aye, Commission Member Summers – aye, Commission Member Forrest – aye, and Commission Member Capener – aye. Motion approved.

- b. Discussion of parking situation along 10<sup>th</sup> North at the Bear River High School – Connie Archibald.

Ms. Connie Archibald from the Board of Education was invited by City Councilmember Deakin to attend the meeting and stated that she was unaware of a parking issue at the High School and asked the Commission to inform her as to what the issue is. Ms. Archibald also invited Superintendent Ron Wolfe to attend the meeting. Chairman Seamons stated that Commission Member Anderson lives on the corner of Tremont Street and 10<sup>th</sup> North and has mentioned that there is a parking issue during school and especially during the school's sporting events. Commission Member Capener stated that there are high school students parked along both sides of 10<sup>th</sup> North during school every day also. Zoning Administrator Bench stated that there aren't as many cars parked there during school as parked there during sporting events. Ms. Archibald asked if there is an issue then with people parking along 10<sup>th</sup> North. Chairman Seamons stated that there is an issue of having no sidewalk along 10<sup>th</sup> North for the high school students to use so there are students walking in the road to get to school and cars parked on both sides of the road leaving little room for traffic. Commission Member Summers stated that this will also be an issue during the winter months when the City is trying to plow snow on 10th North.

Ms. Archibald asked if 10<sup>th</sup> North is Tremonton or Garland. Zoning Administrator Bench stated that it is Garland from the edge of the school property until Tremont Street where the south side of the road becomes Tremonton and the north side of the road is Garland to the railroad tracks and then it is Tremonton on both sides from the railroad tracks west.

City Councilmember Deakin asked if the school board is aware of any safety issues that have arisen from students parking and walking on 10<sup>th</sup> North. Superintendent Wolfe stated that they are not. Ms. Archibald stated that she has never heard of this issue either. Ms. Archibald suggested asking the school to make an announcement encouraging students to park in the east parking lots rather than on 10<sup>th</sup> North. Superintendent Wolfe stated that he will consciously observe this parking situation the next time he visits the high school. Chairman Seamons asked the Commission Members if they had any more questions or concerns and thanked Ms. Archibald and Superintendent Wolfe for attending the meeting.

- c. Discussion and review of the Tremonton RDA Moderate Income Housing Plan.

Zoning Administrator Bench stated that the Housing Plan in the City's General Plan needed to be updated. The plan shows that the City has been proactive in providing affordable housing

for its residents. Commission Member Capener asked what the law is for providing affordable housing. Zoning Administrator Bench stated that the law states that every subdivision of the State of Utah is required to have a moderate income housing plan.

Commission Member Capener asked that a second look be taken at the statistics listed in the plan for rental prices and at the occupancy rates of the apartments in Tremonton as they seem a little off. Zoning Administrator Bench stated that they will look at the statistics again. Zoning Administrator Bench stated that the next step is to hold a public hearing for the Moderate Income Housing Plan.

- d. Discussion of the City's effort to pursue grants for Main Street planning.

Zoning Administrator Bench stated that City Manager Shawn Warnke is pursuing grants that would allow for an outside agency to come to the City and help with Main Street planning. City Councilmember Deakin stated that the City can't make the businesses on Main Street fix their facades since it is private property and it wasn't required at the time that they were built. Manager Warnke is trying to get somebody to come to the City and take a look at Main Street and provide the City with a plan to get from where we are to where we want to be without a phenomenal amount of money or stepping on people's personal property rights. Commission Member Capener stated that it would be a great idea for the City to get a theme and covenants in place and then put together an RDA.

4. Unfinished Business:

- a. Continued discussion and review of Title I Zoning Ordinance.

Chairman Seamons stated that this item will be tabled until next meeting.

5. Adjournment:

**Motion by Commission Member Capener to adjourn the meeting.** Motion seconded by consensus of the Board. The meeting adjourned at 6:35 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 13 day of November, 2012



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.