

**TREMONTON CITY CORPORATION
PLANNING COMMISSION
August 12, 2014**

Members Present:

Richard Seamons, Chairman
Rosa Gonzales, Commission Member
Robert Anderson, Commission Member
Troy Forrest, Commission Member
Bret Rohde, City Councilmember
Steve Bench, Zoning Administrator
Linsey Nessen, Deputy Recorder

Chairman Richard Seamons called the Planning Commission Meeting to order at 5:32 p.m. The meeting was held August 12, 2014, in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Richard Seamons, Commission Member Rosa Gonzales, Commission Member Robert Anderson, Commission Member Troy Forrest, City Councilmember Bret Rohde, Zoning Administrator Steve Bench, and Deputy Recorder Linsey Nessen were in attendance. Commission Member Jared Summers and Commission Member Micah Capener were excused.

1. Approval of agenda:

Motion by Commission Member Forrest to approve the August 12, 2014 agenda with tabling item 5.a. and 5.b. Motion seconded by Commission Member Gonzales. Vote: Chairman Seamons – aye, Commission Member Gonzales – aye, Commission Member Anderson – aye, and Commission Member Forrest – aye. Motion approved.

2. Approval of minutes: July 8, 2014

Motion by Commission Member Gonzales to approve the July 8, 2014 minutes. Motion seconded by Commission Member Anderson. Vote: Chairman Seamons – aye, Commission Member Gonzales – aye, Commission Member Anderson – aye, and Commission Member Forrest – aye. Motion approved.

3. Public Hearing:

Chairman Seamons called a public hearing to order at 5:34 p.m. There were four people in attendance.

a. To receive public input on proposed amendments to the Title I Zoning Ordinance Chapter 1.03 Definitions

Zoning Administrator Bench stated that the title of the Road Master Plan is proposed to be changed to Transportation Master Plan. Marquee signs have been scratched in the sign chapter but there is still a definition for Marquee signs. The

definition for a Snipe or Bandit sign has been changed to “signs that do not comply with the requirements of Title I and have not been issued a sign permit and the advertising matter appearing therein is not applicable to the use of the premise on which the sign is located”.

- b. To receive public input on proposed amendments to the Title I Zoning Ordinance Chapter 1.17 Off-Street Parking Regulations

Zoning Administrator Bench stated that there is some confusion on landscape islands in parking lots. It currently states that if there are less than 12 parking stalls, no landscape islands are required but if there are more than 12 parking stalls but less than 20 parking stalls, they are required to have landscape islands at the end of the parking stalls. It is proposed to read “more than 12 parking stalls and no more than 20 parking stalls”.

- c. To receive public input on proposed amendments to the Title I Zoning Ordinance Chapter 1.18 Required Buffer Widths and Improvements

Zoning Administrator Bench stated that if there is a permitted use in a zone, there is no buffer width but the ground cover would be grass, trees, etc. if there was a buffer. There was not a permitted use in a Commercial Zone buffered from a permitted use in a Residential Zone. That is proposed to be added and must have ground cover and a wall or fence to buffer between commercial and residential. It is also proposed to remove berms and instead require the width of the buffer to have trees, ground cover, wall, fence, etc. depending on the zoning.

- d. To receive public input on proposed amendments to the Title I Zoning Ordinance Chapter 1.27 Sign Permit

Mr. Brad Merryweather asked how sign permits are being changed. Zoning Administrator Bench stated that in the matrix for signs, illumination is proposed to be defined as direct or indirect. The Planning Commission didn't want to shorten any sign heights with the exception of on premise free standing signs west of I-15 will remain 90 feet high in the Commercial Highway Zone and will drop down to 36 feet east of I-15.

Zoning Administrator Bench stated that the number of wall signs allowed per building was only one sign and is being proposed to allow for the same type and size of sign per wall with no more than two signs per building.

Zoning Administrator Bench stated that another proposed change was for Community Event Signs. The location for signs to be placed will be determined by the Zoning Administrator; the signs cannot block traffic; and the signs can be 16 square feet with no illumination. The exception is for events sponsored by Tremonton City or educational events sponsored by the School District or a higher

education institution.

Mr. Merryweather asked about sandwich board signs. Zoning Administrator Bench stated that sandwich board signs on Main Street for businesses off of Main Street have never been allowed. The City has allowed them in front of businesses on Main Street. The businesses on Main Street are also required to take the sandwich board signs in at night.

Mr. Merryweather asked if a permanent off-premise sign is allowed. Zoning Administrator Bench stated that off-premise permanent signs are not allowed. Mr. Merryweather stated that there are currently signs along Main Street advertising businesses off Main Street. The City is trying to bring businesses in but then they are punished for advertising their business. Zoning Administrator Bench asked Mr. Merryweather if he minded the signs on Main Street advertising businesses off of Main Street. Mr. Merryweather stated that they did not bother him and that he thinks it is good to advertise your business. Zoning Administrator Bench stated that he didn't feel that three or four off-premise signs are needed for one business.

Zoning Administrator Bench stated that the Planning Commission recommends these proposed changes to the City Council who has the final approval and asked Mr. Merryweather and Mrs. Vicky Merryweather to come to the City Council meeting where these items are discussed to talk with them about signage.

- e. To receive public input on proposed amendments to the Title I Zoning Ordinance Chapter 1.19 Supplementary Regulations-Keeping Chickens

Zoning Administrator Bench stated that the fees and permit wording are proposed to be removed. It is instead recommended to just get a name and address for chicken owners to keep on file at the City.

Chairman Seamons asked if there were any other comments or questions. Chairman Seamons closed the public hearing at 5:54 p.m.

Motion by Commission Member Forrest to approve and recommend to the City Council the proposed changes to Title I Zoning Ordinance Chapter 1.03 Definitions, 1.17 Off-Street Parking Regulations, Chapter 1.18 Required Buffer Widths and Improvements, Chapter 1.27 Sign Permit, and Chapter 1.19 Supplementary Regulations-Keeping Chickens. Motion seconded by Commission Member Anderson. Vote: Chairman Seamons – aye, Commission Member Gonzales – aye, Commission Member Anderson – aye, and Commission Member Forrest – aye. Motion approved.

4. New Business:

- a. Discussion and consideration of a preliminary plat for Spring Hollow View and

Spring Hollow Legends at 1225 North 2660 West – Rick Christensen

Zoning Administrator Bench stated that Spring Hollow Legends has already been approved by the City because it is an overlay zoned subdivision. However, there are a couple of features that need to be adjusted from the original plat. The overlay ordinance has already been approved and may need to be tweaked too.

Motion by Commission Member Anderson to approve the Preliminary Plat for Spring Hollow View and Spring Hollow Legends. Motion seconded by Commission Member Forrest. Vote: Chairman Seamons – aye, Commission Member Gonzales – aye, Commission Member Anderson – aye, and Commission Member Forrest – aye. Motion approved.

- b. Discussion and consideration of amending Title I Chapter 1.01 Penalty for Violating Title

Zoning Administrator Bench stated that City staff recently proposed updating the fine/bail schedule and all the Codes now need to be updated to conform to the changes. One such change is the fine for a citizen not cleaning up their yard went from \$25 to \$300. It is proposed to change Chapter 1.01.040 General Provisions of the Zoning Code to state, “Penalties for violating Title: Unless otherwise specified by State Law or this Title, and no other classification exists in State Law or City Ordinance, the violation of any provision of this Title shall be a Class B Misdemeanor. The provision shall not be used against City officers or staff in good faith attempts to administer or enforce the terms of this Title. All punishments, fines, and/or fees shall be assessed in accordance with the Consolidated Bail and Fee Schedule of Tremonton City.” There will need to be a public hearing set for this change.

5. Unfinished Business:

- a. Discussion and consideration of animal rights at 55 South 950 East Tremonton

Item was tabled.

- b. Discussion and consideration of deferment agreements for lot and subdivision improvements

Item was tabled.

- c. Discussion of new Planning Commission members

City Councilmember Rohde stated that Commission Member Mickelson has stepped down from his spot on the Planning Commission and the City Council has approved Mr. Arnold Eberhard to take his place. Commission Member Gonzales

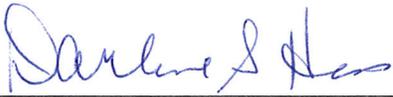
has also asked to step down from her position on the Planning Commission and City Councilmember Rohde needs to speak with two other potential candidates for the position.

6. Adjournment:

Motion by Commission Member Forrest to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 6:11 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 Deputy Recorder Linsey Nessen.

Dated this 9th day of September, 2014



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.