

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

Members Present:

Richard Seamons, Chairman
Jared Summers, Commission Member
Arnold Eberhard, Commission Member
Troy Forrest, Commission Member
Tom Stokes, 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 5:30 p.m. The meeting was held November 12, 2014, in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Richard Seamons, Commission Member Jared Summers, Commission Member Arnold Eberhard, Commission Member Troy Forrest, Commission Member Tom Stokes, City Councilmember Bret Rohde, Zoning Administrator Steve Bench, and Deputy Recorder Linsey Nessen were in attendance. Commission Member Robert Anderson and Commission Member Micah Capener were excused.

1. Approval of agenda:

Motion by Commission Member Forrest to approve the November 12, 2014 agenda. Motion seconded by Commission Member Summers. Vote: Chairman Seamons – aye, Commission Member Summers – aye, Commission Member Eberhard – aye, Commission Member Forrest – aye, and Commission Member Stokes – aye. Motion approved.

2. Approval of minutes: October 28, 2014

Motion by Commission Member Forrest to approve the October 28, 2014 minutes. Motion seconded by Commission Member Stokes. Vote: Chairman Seamons – aye, Commission Member Summers – aye, Commission Member Eberhard – aye, Commission Member Forrest – aye, and Commission Member Stokes – aye. Motion approved.

3. New Business:

- a. Discussion and consideration of a Preliminary Plat for Tremont Center Subdivision – Micah Capener

Zoning Administrator Bench stated that Phase 1 of the Tremont Center Subdivision will include Lot 1 and improvements to 400 West from Main Street

to the north end of Lot 1. There will then be two remainder parcels that include the rest of the property. Mr. John Losee stated that it is a big enough development that it doesn't make sense financially to put all the improvements in up front. Zoning Administrator Bench stated that the remainder of the improvements will be included in a Development Agreement.

City Councilmember Rohde asked about the three existing homes along Main Street currently on the property. Mr. Losee stated that they have those homes under contract to purchase, but have not yet purchased them.

Commission Member Forrest asked how wide 400 West will be after it is improved. Mr. Losee stated that the road is currently not a 66 foot wide road, but it will be improved to be a City standard 66 foot wide road. Commission Member Forrest asked if the 66 foot right-of-way includes the sidewalks. Zoning Administrator Bench stated that the 66 foot right-of-way includes sidewalks, curb and gutter, and road. Commission Member Forrest asked if there would be a park strip. Mr. Losee stated there will be a four foot park strip with an eight foot sidewalk. Zoning Administrator Bench stated that when the other half of the road is improved, it will only have a four foot sidewalk.

Chairman Seamons asked if Mr. Capener and Mr. Losee have spoke with UDOT about accesses yet. Mr. Losee stated that they have spoke with UDOT about getting two accesses off Main Street and they were told the process that needs to be followed and that if they were granted the two accesses, they have to be put in within one year. The accesses are not needed yet and they were advised by UDOT to not start the process until they are within a year of building the accesses, but that the plan looked like something that could be approved. Zoning Administrator Bench stated that the accesses are roughly 40 feet short of being 300 feet apart, which is required for a Class 7 Road, but that is where the accesses will need to be in order to line up with the existing access into Sandalwood Acres and the future access next to Top Lube.

Commission Member Summers asked what the timeline is for starting this development. Mr. Losee stated that they already have buyers for Lot 1 who will start construction next spring after spending the next few months getting the necessary approvals from the City. The timeframe for completing the entire development will probably be ten to twenty years. City Councilmember Rohde asked if the store front will be facing Main Street. Mr. Losee stated that the store front will be facing south. There are a few lots at the north end of the property that will face 400 West, but the majority of the lots on Main Street will face south.

Commission Member Stokes asked about storm drainage and where the drainage will end up. Mr. Losee stated that there are detention basins built into the property to look like landscape features, which will then drain out to the State drainage lines in Main Street on a metered flow. Commission Member Stokes asked if the

rest of the property that is not being developed at this time will continue to be farmed. Mr. Losee stated that they will continue to farm the property, excluding Lot 1 and potentially Lot 2, which may be developed in the near future.

Motion by Commission Member Forrest to approve the Preliminary Plat for Tremont Center Subdivision and recommend it back to the Land Use Authority Board for final approval. Motion seconded by Commission Member Summers. Vote: Chairman Seamons – aye, Commission Member Summers – aye, Commission Member Eberhard – aye, Commission Member Forrest – aye, and Commission Member Stokes – aye. Motion approved.

- b. Discussion and consideration of amendments to Title I Zoning Ordinance Chapter 1.16 Overlay Zones to include Tremont Center Mixed Use Overlay

Zoning Administrator Bench stated that it is proposed to make the Tremont Center Mixed Use Overlay the second overlay zone in the City, the first being Spring Hollow Subdivision. City Staff outlined in the Chapter what would be considered as permitted, conditional, or not-permitted uses for this overlay zone. The next section is Lot Regulations and it was decided to not put a footage requirement in the Code and will instead be approved through the Site Plan process. The last section is the Tremont Center Mixed Use Overlay Zone Required Design Guidelines, which lays out some design guidelines that were set forth through the SDAT process.

Zoning Administrator Bench stated that a public hearing has been set for this proposed change for the November 25, 2014 meeting.

4. 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 Tremont 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 25th day of November, 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.