

**TREMONTON CITY CORPORATION
PLANNING COMMISSION
November 25, 2014**

Members Present:

Richard Seamons, Chairman
Robert Anderson, Commission Member
Arnold Eberhard, Commission Member
Micah Capener, Commission Member
Tom Stokes, Commission Member
Bret Rohde, City Councilmember
Linsey Nessen, Deputy Recorder

Chairman Richard Seamons called the Planning Commission Meeting to order at 5:30 p.m. The meeting was held November 25, 2014, in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Richard Seamons, Commission Member Robert Anderson, Commission Member Arnold Eberhard, Commission Member Micah Capener, Commission Member Tom Stokes, City Councilmember Bret Rohde, and Deputy Recorder Linsey Nessen were in attendance. Commission Member Jared Summers, Commission Member Troy Forrest, and Zoning Administrator Steve Bench were excused.

1. Approval of agenda:

Motion by Commission Member Anderson to approve the November 25, 2014 agenda. Motion seconded by Commission Member Eberhard. Vote: Chairman Seamons – aye, Commission Member Anderson – aye, Commission Member Eberhard – aye, Commission Member Capener – aye, and Commission Member Stokes – aye. Motion approved.

2. Approval of minutes: November 12, 2014

Motion by Commission Member Eberhard to approve the November 12, 2014 minutes. Motion seconded by Commission Member Stokes. Vote: Chairman Seamons – aye, Commission Member Anderson – aye, Commission Member Eberhard – aye, Commission Member Capener – aye, and Commission Member Stokes – aye. Motion approved.

3. Public Hearing:

Chairman Seamons called the public hearing to order at 5:31 p.m. There were five people in attendance.

- a. To receive public input on the proposed amendments to the Tremonton City Zoning Map and Title I Zoning Ordinance, Chapter 1.16, Overlay Zones to include 38 acres more or less and located near 400 West Main Street, Tremonton,

Utah known as the Tremont Center Overlay Zone

Commission Member Capener stated that this development area is already zoned as Mixed Use. The Code states that in the Mixed Use Zone, unless a piece of property is bordered by two arterial roads, the maximum building square footage is 10,000 square feet. The overlay zone for this development will allow for larger and taller buildings; three story apartment buildings and a 70,000 square foot grocery facility. All the other items master planned for this development are already allowed per the Mixed Use Zone.

Ms. Kristi Stoddard stated that her house sits on the corner of this development on 400 West and asked how this overlay zone change will affect her property. Commission Member Capener stated that her property is already located in the Mixed Use Zone so this change really won't affect her property. Ms. Stoddard asked if it would change her property tax. Commission Member Capener stated that it would not.

Ms. Camille King asked if the canal on Main Street will remain open. Commission Member Capener stated that the Canal Company, the City, and UDOT would all be glad to have the canal buried so he has been working with the City Engineer to identify what it would take to bury it. It depends how big and what type of culvert would need to be put in and how much it would cost. If the canal were buried, it would allow them to create an additional 130 parking spaces on top of the canal.

Mr. Norman Fukui asked what improvements the State is going to require them to do on Main Street. Mr. Capener stated that they will be required to make a deceleration lane. Once the capacity of 400 West is maxed out, UDOT will grant them two accesses into the development from Main Street after a Traffic Study is done. Once they have received approval from UDOT, the accesses have to build out in one year or they will lose the approval and have to start over.

Mr. Capener stated that his vision is to fill the gap in the market in Tremont as far as retail, entertainment, and food and tie it all together with the grocery facility and apartments in the back within walking distance. There will also be an eight foot walking trail down 400 West. Ms. Stoddard asked if sidewalk would be put in front of her house and if she would have to pay for that. Mr. Capener stated that they will not be putting sidewalk in front of her house, just on their property. It would be up to the City to decide to put in sidewalks in front of Ms. Stoddard's house and that should go back to the original agreement the City had with the developer of that property.

Chairman Seamons asked if there were any other questions or comments.

Chairman Seamons closed the public hearing at 5:47 p.m.

4. New Business:

- a. Discussion and consideration of approving and recommending to the City Council the proposed amendments to the Tremonton City Zoning Map and Title I Zoning Ordinance, Chapter 1.16, Overlay Zones to include 38 acres more or less and located near 400 West Main Street, Tremonton, Utah known as the Tremont Center Overlay Zone

Commission Member Capener declared a conflict of interest on this agenda item.

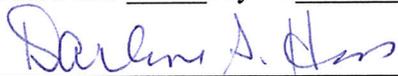
Motion by Commission Member Anderson to approve and recommend to the City Council the proposed amendments to the Tremonton City Zoning Map and Title I Zoning Ordinance, Chapter 1.16, Overlay Zones to include 38 acres more or less and located near 400 West Main Street, Tremonton, Utah known as the Tremont Center Overlay Zone. Motion seconded by Commission Member Stokes. Vote: Chairman Seamons – aye, Commission Member Anderson – aye, Commission Member Eberhard – aye, Commission Member Capener – abstained, and Commission Member Stokes – aye. Motion approved.

5. Adjournment

Motion by Commission Member Eberhard to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 5:51 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 24th day of February, 2015



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.