

**TREMONTON CITY CORPORATION
PLANNING COMMISSION
June 9, 2015**

Members Present:

Micah Capener, Acting Chairman
Arnold Eberhard, Commission Member
Ben Greener, Commission Member
Tom Stokes, Commission Member
Steve Bench, Zoning Administrator
Linsey Nessen, Deputy Recorder

Acting Chairman Micah Capener called the Planning Commission Meeting to order at 5:35 p.m. The meeting was held June 9, 2015 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Acting Chairman Micah Capener, Commission Member Arnold Eberhard, Commission Member Ben Greener, Commission Member Tom Stokes, Zoning Administrator Steve Bench, and Deputy Recorder Linsey Nessen were in attendance. Chairman Robert Anderson, Commission Member Jared Summers, Commission Member Troy Forrest, and City Councilmember Bret Rohde were excused.

1. Approval of agenda:

Motion by Commission Member Stokes to approve the June 9, 2015 agenda. Motion seconded by Commission Member Eberhard. Vote: Acting Chairman Capener – aye, Commission Member Eberhard – aye, Commission Member Greener – aye, and Commission Member Stokes – aye. Motion approved.

2. Approval of minutes: May 26, 2015

Motion by Commission Member Eberhard to approve the May 26, 2015 minutes. Motion seconded by Commission Member Greener. Vote: Acting Chairman Capener – aye, Commission Member Eberhard – aye, Commission Member Greener – aye, and Commission Member Stokes – aye. Motion approved.

3. Public Hearing:

- a. To receive public input on proposed amendments to Title I, Zoning Ordinance, Chapter 1.16 Overlay Zone, reducing the minimum set-backs required for a residential building within the Spring Hollow Legends Subdivision

Acting Chairman Capener opened the public hearing at 5:36 p.m. There were 2 people in attendance.

Zoning Administrator Bench stated that the set-back requirements being proposed are a 20 foot front setback, 6 foot side setbacks, and 15 foot rear setback. Commission Member Stokes asked if the 20 foot front setback is measured from the curb to the front of the house. Zoning Administrator Bench stated that the 20 foot setback is measured from the back of the sidewalk to the front of the house. There is 9 ½ feet from the back of the curb

to the property line, which would actually make the house 29 ½ feet from the curb.

Acting Chairman Capener stated that the property owner could park a truck in the driveway and not be sticking out in the road. Mr. Bryce Rigby stated that some of the house plans are staggered and have three car garages where a truck could be parked and felt that the adjustments to the setbacks are reasonable.

Acting Chairman Capener asked if the rear yard setback includes the walking trail. Zoning Administrator Bench stated that the 15 foot rear setback would be the residents' property and then there will be a 25 foot right-of-way behind that for the walking path, which makes 40 feet in the rear to the fence. Acting Chairman Capener stated that is why he thought more footage could be given up in the rear of the lots to create a bigger front yard. Mr. Rigby stated that the setback requirements are just a minimum requirement and property owners could make the house fit on the property however they want so long as they meet those setbacks.

Acting Chairman Capener closed the public hearing at 5:43 p.m.

4. New Business:

- a. Discussion and consideration of approving and recommending to the City Council proposed amendments to Title I, Zoning Ordinance, Chapter 1.16 Overlay Zone, reducing the minimum set-backs required for a residential building within the Spring Hollow Legends Subdivision

Motion by Commission Member Eberhard to approve and recommend to the City Council the proposed amendments to Title I, Zoning Ordinance, Chapter 1.16 Overlay Zone. Motion seconded by Commission Member Greener. Vote: Acting Chairman Capener – aye, Commission Member Eberhard – aye, Commission Member Greener – aye, and Commission Member Stokes – aye. Motion approved.

5. Adjournment

Motion by Commission Member Stokes to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 5:59 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 23rd day of June, 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.