

**TREMONTON CITY CORPORATION
PLANNING COMMISSION
January 14, 2014**

Members Present:

Richard Seamons, Chairman
Robert Anderson, Commission Member
Jared Summers, Commission Member
Micah Capener, Commission Member
Bret Rohde, City Councilmember
Linsey Nessen, Deputy Recorder

Chairman Richard Seamons called the Planning Commission Meeting to order at 5:35 p.m. The meeting was held January 14, 2014, in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Richard Seamons, Commission Member Robert Anderson, Commission Member Jared Summers, Commission Member Micah Capener, City Councilmember Bret Rohde, Zoning Administrator Steve Bench, and Deputy Recorder Linsey Nessen were in attendance. Commission Member Rosa Gonzales, Commission Member Troy Forrest, and Commission Member Brian Mickelson were excused.

1. Approval of agenda:

Motion by Commission Member Anderson to approve the January 14, 2014 agenda.

Motion seconded by Commission Member Summers. Vote: Chairman Seamons – aye, Commission Member Anderson – aye, Commission Member Summers – aye, and Commission Member Capener – aye. Motion approved.

2. Approval of minutes: November 12, 2013

Motion by Commission Member Anderson to approve the November 12, 2013 minutes.

Motion seconded by Commission Member Summers. Vote: Chairman Seamons – aye, Commission Member Anderson – aye, Commission Member Summers – aye, and Commission Member Capener – aye. Motion approved.

3. New Business:

a. Approval of Annual Meeting Schedule.

Commission Member Capener asked if 5:30 p.m. is an ideal time to hold the Planning Commission meetings as there are usually a large percentage of members that have scheduling conflicts every meeting. Zoning Administrator Bench stated that decision is up to the Planning Commission, but that 5:30 p.m. has worked well in the past because some of the members have various other meetings on Tuesday evenings. Chairman Seamons asked if there were any other suggestions or comments. Commission Member Anderson stated that 5:30 p.m. works well for him. Commission Member Capener stated that time is fine with him also.

Motion by Commission Member Capener to approve the 2014 Annual Meeting Schedule. Motion seconded by Commission Member Anderson. Vote: Chairman Seamons – aye, Commission Member Anderson – aye, Commission Member Summers – aye, and Commission Member Capener – aye. Motion approved.

- b. Nominate Planning Commission Chairperson.

Motion by Commission Member Anderson to nominate Commission Member Seamons as Planning Commission Chairperson. Motion seconded by Commission Member Summers. Vote: Chairman Seamons – aye, Commission Member Anderson – aye, Commission Member Summers – aye, and Commission Member Capener – aye. Motion approved.

- c. Proposed Amendments to Title I, Chapter 1.17, Off-Street Parking Regulations concerning Parking Lots and Landscape Islands.

Zoning Administrator Bench stated that previously, the code read that one landscape island was required for every 12 parking stalls. The proposed changes would require that parking lots with 13 stalls, but not more than 20 stalls, provide landscape islands at the end of each parking row. Parking lots with more than 20 stalls would be designed as follows: on single rows of parking, there shall be one 18 foot by 10 foot wide landscape island every 20 stalls and one on the end of each row.

Commission Member Capener asked what is driving this change. Zoning Administrator Bench stated it was a change the Land Use Authority Board recommended. Commission Member Summers asked about current parking lots and whether they would be grandfathered or required to meet this change. Zoning Administrator Bench stated that they would be grandfathered. Any new business that comes in would be required to follow this code.

- d. Proposed Amendments to Title I, Chapter 1.18, Landscape, Buffering, and Fencing Regulations.

Commission Member Capener asked if the area between the parking lot and the property line is proposed to increase from 5 feet to 7 ½ feet. Zoning Administrator Bench stated that is discussing the side lot and the reason that is being proposed is because the City's utility easement is 7 ½ feet. Chairman Seamons asked if it is the same in other city's codes. Zoning Administrator Bench stated that it is.

- e. Proposed Amendments to Title I, Chapter 1.16, Residential Overlay Zones, codifying Spring Hollow Legends Overlay Zone Lot Regulations.

Zoning Administrator Bench stated that this chapter was an unused chapter that will now be used as the Residential Overlay chapter. Commission Member Capener stated that a word needs to be changed from “it” to “the underlying zone district”. Zoning Administrator Bench stated that the corresponding map will become Map 8 in the Code book.

Commission Member Capener suggested addressing in a future meeting the definition of “family” in the Code. For those retirement community type homes, there could potentially be caretakers also living in the resident’s homes. Per the definition of “family” in the City’s Code, a caretaker would not be allowed to live in the home because of the word “or” in the definition, which should be “and” instead. The definition states that you can have your family live in the home or up to three unrelated individuals, which means you can’t have unrelated individuals live with you and your family. Zoning Administrator Bench stated that he will look into it and check the State Code.

- f. Proposed Amendments to Title II, Chapter 2.04.045, Development Agreement of Owner/Developer.

Zoning Administrator Bench stated that this proposed change would allow for some administrative changes to a development agreement. The current Code states that once a development agreement is approved, any changes would have to go to the City Council for approval. The proposed amendment would still require most changes to go before the City Council for approval, but there are minor modifications that the Land Use Authority Board could make without going to the City Council, if the City Engineer and Attorney agree to it and sign off on it.

- g. Proposed Amendments to Title III, Chapter 3.20, Definitions.

Zoning Administrator Bench stated that there has been some confusion where storm water can be drained to. Some have thought that storm water could be drained to an irrigation ditch, which it states in the Code that it cannot be drained to an irrigation ditch. It is being proposed to add the definition for irrigation ditch and tail water ditch to the Code. Storm water can be drained into tail water ditches. Chairman Seamons asked if the tail water ditch is being treated as a retention area. Zoning Administrator Bench stated that it would still be required to go to a detention pond site and be metered. This would just be an option, but the City Engineer will still look at each one to make sure they aren’t mixing with irrigation ditches.

Zoning Administrator Bench stated that these items will need to be set for a Public Hearing.

4. Adjournment

Motion by Commission Member Capener to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 6:18 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 11th day of February, 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.