

**TREMONTON CITY CORPORATION
PLANNING COMMISSION
June 26, 2012**

Members Present:

Richard Seamons, Chairman
Rosa Gonzales, Commission Member
Robert Anderson, Commission Member
Jared Summers, Commission Member
Troy Forrest, Commission Member
Micah Capener, Commission Member
David Deakin, City Councilmember
Steve Bench, Zoning Administrator
Linsey Nessen, Deputy Recorder

Chairman Richard Seamons called the Planning Commission Meeting to order at 5:33 p.m. The meeting was held June 26, 2012, 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 Jared Summers, Commission Member Troy Forrest (arrived at 5:43 p.m.), Commission Member Micah Capener, City Councilmember David Deakin (arrived at 6:34 p.m.), Zoning Administrator Steve Bench, and Deputy Recorder Linsey Nessen were in attendance. Commission Member Brian Mickelson was excused.

1. Approval of agenda:

Motion by Commission Member Anderson to approve the June 26, 2012 agenda. Motion seconded by Commission Member Gonzales. Vote: Chairman Seamons – aye, Commission Member Gonzales – aye, Commission Member Anderson – aye, Commission Member Summers – aye, and Commission Member Capener – aye. Motion approved.

2. Approval of minutes: June 12, 2012

Motion by Commission Member Gonzales to approve the minutes of June 12, 2012. Motion seconded by Commission Member Anderson. Vote: Chairman Seamons – aye, Commission Member Gonzales – aye, Commission Member Anderson – aye, Commission Member Summers – aye, and Commission Member Capener – aye. Motion approved.

3. New Business:

a. Review and discuss Title II Subdivision Ordinance.

Zoning Administrator Bench asked if there were any questions on the Title II Subdivision Ordinance before the public hearing. The Commission had no questions or comments.

b. Review and discuss Title I Zoning Ordinance.

Zoning Administrator Bench stated that the Commission has reviewed chapters 7, 8, 9 and began reviewing chapter 17 – Parking Regulations. The purpose of this review is to update the Zoning Ordinance and to format each chapter the same. Zoning Administrator Bench reviewed the following proposed changes: the title of the chapter from Off-Street Parking Requirements to Off-Street Parking Regulations, Section 15 was changed from Dimensions to Design Standards, and a table showing what the width and depth should be for parking stalls.

Commission Member Anderson read the following statement from a document he provided, “driving aisles shall be at least 12 feet wide for one-way traffic flow and 20 feet wide for two-way traffic flow. Parking lots and driveway aisles parallel and adjacent to public sidewalks shall be separated by a minimum of 10 feet. One-way aisles shall alternate direction or otherwise provide logical vehicular circulation and shall not dead-end if greater than 60 feet in length.” Chairman Seamons asked if there was anything in the chapter that discusses two-way traffic. Zoning Administrator Bench stated that there is not but that he would look at incorporating some of the document Commission Member Anderson provided into the chapter.

Commission Member Capener asked why the statement “materials must meet the approved standards and specifications” was removed. Zoning Administrator Bench stated that it has been left up to the City Engineer to approve, from what is submitted, whether it will work or not.

Zoning Administrator Bench stated that another change is that parking lots with more than 12 parking stalls shall be designed with landscape islands. Commission Member Capener stated that the way the ordinance is written, exceptions to this regulation are allowed for Auto Sales areas but it also says that the Land Use Authority Board and Planning Commission has the ability to allow exceptions on a case-by-case basis. Zoning Administrator Bench stated that is why the title was changed from Requirements to Regulations in order to give the City the ability to allow for exceptions. Commission Member Capener asked if there needs to be more language in the ordinance explaining that. Commission Member Anderson asked if the difference between Requirement and Regulation is defined in the definition section. Zoning Administrator Bench stated that it is not and that he will look into it.

4. Adjournment:

Motion by Commission Member Capener to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 6:43 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 10 day of July, 2012



Darlene S. Hess
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.