

**TREMONTON CITY CORPORATION  
PLANNING COMMISSION  
January 22, 2013**

Members Present:

Richard Seamons, Chairman  
Robert Anderson, Commission Member  
Jared Summers, Commission Member  
Brian Mickelson, Commission Member  
Troy Forrest, Commission Member  
Micah Capener, Commission Member  
David Deakin, City Councilmember  
Linsey Nessen, Deputy Recorder

Chairman Richard Seamons called the Planning Commission Meeting to order at 5:31 p.m. The meeting was held January 22, 2013, 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 Brian Mickelson, Commission Member Troy Forrest (arrived at 5:49 p.m.), Commission Member Micah Capener (arrived at 5:34 p.m.), City Councilmember David Deakin, Zoning Administrator Steve Bench, and Deputy Recorder Linsey Nessen were in attendance. Commission Member Rosa Gonzales was excused.

1. Approval of agenda:

**Motion by Commission Member Mickelson to approve the January 22, 2013 agenda.** Motion seconded by Commission Member Summers. Vote: Chairman Seamons – aye, Commission Member Anderson – aye, Commission Member Summers – aye, and Commission Member Mickelson – aye. Motion approved.

2. Approval of minutes: December 11, 2012

**Motion by Commission Member Mickelson to approve the minutes of December 11, 2012.** Motion seconded by Commission Member Summers. Vote: Chairman Seamons – aye, Commission Member Anderson – aye, Commission Member Summers – aye, and Commission Member Mickelson – aye. Motion approved.

3. New Business

- a. Discussion of zoning amendment to allow for kennels in the R1-20 zone – Jim Colvin.

The agenda item was tabled as Mr. Jim Colvin was not in attendance at the meeting.

4. Unfinished Business:

- a. Continued discussion and review of Title I Zoning Ordinance, Chapters 28-34.

City Councilmember Deakin asked how often the International Building Code and the International Electrical Code is updated and who updates them. Zoning Administrator Bench stated that the Codes are updated every three years. The International Building Code is updated by the International Code Council (ICC) and the International Electrical Code is updated by the National Fire Protection Agency (NFPA). The 2012 Code will not be adopted by the State of Utah until July 1, 2013.

The Planning Commission began reviewing Chapter 31 Rezoning of Property. Chairman Seamons asked what the applicable fee is as set by resolution of the City Council to rezone a property. Zoning Administrator Bench stated that the fee is \$300. The Zoning Administrator will look at the application and if it meets all of the qualifications it will be recommended to the Planning Commission who will hold a Public hearing and review it and may recommend it to the City Council. Chairman Seamons asked if the City Council also has to hold a Public Hearing. Zoning Administrator Bench stated that they are not required to also hold a Public Hearing but they can if they so choose.

The Planning Commission then reviewed Chapter 34 Annexations. Zoning Administrator Bench stated that annexations were discussed in several chapters previously and have now been moved into their own chapter. There aren't a lot of Planning Commission duties as far as annexations are concerned other than recommending what the zoning should be.

The Planning Commission then reviewed Chapter 10 which is a new chapter titled Public Facilities Zone District. City Councilmember Deakin asked if something was to be rezoned as the Public Facilities Zone District if it would still go through the same rezone process. Zoning Administrator Bench stated that it would go through the same process such as requiring a Public Hearing.

The Planning Commission then reviewed Chapter 3 Definitions. Assembly, Heavy, and Light Manufacturing have been added to the chapter. Assembly Manufacturing means processing goods and materials using processes that create no noise, fumes, smoke, odors, glares, or health and safety hazards inside or outside a building or lot when such assembly fabrication takes place. Light Manufacturing generally includes fabrication of finished products predominantly from previously prepared materials and includes processes that do not require extensive floor or land use. Heavy Manufacturing means the process of goods using processes that ordinarily have greater than average impacts on the environment or that ordinarily have significant impacts on the use or enjoyment of adjacent properties in terms of noise, smoke, fumes, odors, glares, or other health

and safety hazards and may have substantial requirements for outdoor storage.

Zoning Administrator Bench stated that the Planning Commission will review chapters 4 and 5 and do a general overview of all the chapters next meeting.

5. Adjournment:

**Motion by Commission Member Capener to adjourn the meeting.** Motion seconded by consensus of the Board. The meeting adjourned at 6:41 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 12 day of February, 2013



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.