

**TREMONTON CITY CORPORATION
PLANNING COMMISSION
February 11, 2014**

Members Present:

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

Chairman Richard Seamons called the Planning Commission Meeting to order at 5:30 p.m. The meeting was held February 11, 2014, in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Richard Seamons, Commission Member Rosa Gonzales (arrived at 5:32 p.m.), Commission Member Robert Anderson (arrived at 5:35 p.m.), Commission Member Jared Summers, Commission Member Brian Mickelson (arrived at 5:33pm), Commission Member Troy Forrest, Commission Member Micah Capener, City Councilmember Bret Rohde, Zoning Administrator Steve Bench, and Deputy Recorder Linsey Nessen were in attendance.

1. Approval of agenda:

Motion by Commission Member Forrest to approve the February 11, 2014 agenda.

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

2. Approval of minutes: January 14, 2014

Motion by Commission Member Capener to approve the January 14, 2014 minutes.

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

3. Public Hearing:

Chairman Seamons called a public hearing to order at 5:34 p.m. There was one person in attendance.

- a. To receive public input on proposed amendments to the Tremonton City Land Use Code Title I Chapter 1.16 Residential Overlay Zones, Codifying Spring Hollow

Legends Overlay Zone Lot Regulations, Required Amenities, Specified Timeframe, and Map.

Zoning Administrator Bench stated that this chapter discusses the lot regulations, setbacks, lot size, etc. for Spring Hollow Legends Overlay Zone. It also discusses the timeframe for the walking trail, common areas, clubhouse, perimeter fencing, landscaping, and the remaining amenities, which will be required after 15 building lots are sold or within 3 years of the final plat. The map will also be included in the map section.

Commission Member Capener asked why the City cares when the common areas are put in. Zoning Administrator Bench stated that the Code reads that the infrastructure must be in within a year period and the latest revision added that residential landscaping must be in within 18 months after occupancy. City Councilmember Rohde asked how the City is going to enforce that. Zoning Administrator Bench stated that the City has a Code Enforcement Officer, but hasn't had any subdivisions go in yet since the Code changed to include Residential Landscaping. Zoning Administrator Bench also stated that some subdivisions have Covenants, Conditions, and Restrictions (CC&Rs) that require landscaping within a certain time frame.

Chairman Seamons closed the public hearing at 5:39 p.m.

Chairman Seamons called a public hearing to order at 5:39 p.m. There was one person in attendance.

- b. To receive public input on proposed amendments to Title I Zoning Ordinance Chapter 1.17 Off-Street Parking Regulations concerning Parking Lots and Landscape Islands.

Zoning Administrator Bench stated that the Land Use Authority Board discussed the amount of islands that should be in a parking lot because snowplows will generally ruin them so the amount of stalls is proposed to be expanded so there aren't as many islands required. The proposed amendment is for parking lots with more than 12 stalls but less than 20 stalls shall have a landscape island at each end and no landscape island is required in the middle. Parking lots with more than 20 stalls shall have islands on each end and every 21 stalls would have an interior landscape island.

Commission Member Capener stated that he is concerned that the City may be putting too many restrictions on developers that will limit the very business we are trying to support and asked what is driving this change. Zoning Administrator Bench stated that it is for beautification of the City. City Councilmember Rohde stated that as for the downtown area, this change isn't really going to affect anyone. Commission Member Capener stated that it isn't going to affect existing businesses

as they will be grandfathered in, but it will affect future companies. Zoning Administrator Bench stated that anyone coming in from outside of Tremonton already does this automatically.

Chairman Seamons closed the public hearing at 5:49 p.m.

Chairman Seamons called a public hearing to order at 5:49 p.m. There was one person in attendance.

- c. To receive public input on proposed amendments to Title I Zoning Ordinance Chapter 1.18 Landscape, Buffering, and Fencing Regulations concerning required Buffer Width between parking areas and property lines.

Zoning Administrator Bench stated that the side and rear easements are proposed to change from 5 feet to 7 ½ feet to make it standard with utility easements. The front easement would still be 15 feet.

Chairman Seamons closed the public hearing at 5:50 p.m.

Chairman Seamons called a public hearing to order at 5:50 p.m. There was one person in attendance.

- d. To receive public input on proposed amendments to Title II Subdivision Ordinance Chapter 2.04.045 Development Agreement of Owner/Developer.

Zoning Administrator Bench stated that this proposed change would allow the Mayor to sign a Development Agreement if there are only minor modifications made to it. If there are major modifications made to it, it will have to go before the City Council. The City has a template Development Agreement that discusses the ins and outs of developing, fees, timelines, water, sewer, streets, lights, curb, gutter etc.

Chairman Seamons closed the public hearing at 5:53 p.m.

Chairman Seamons called a public hearing to order at 5:53 p.m. There was one person in attendance.

- e. To receive public input on proposed amendments to Title III General Public Works Constructions Standards and Specifications Chapter 3.20 Definitions and Conveyance of Storm Water.

Zoning Administrator Bench stated that the Code states that storm water shall not be carried into irrigation ditches and irrigation water shall not be conveyed into the storm drain system. The City found out that storm water may be conveyed into tail water ditches. The definitions for irrigation ditches and tail water ditches are

proposed to be added to the chapter. Commission Member Forrest asked if a tail water ditch feeds back into the canal, can storm water still be conveyed into that tail water ditch or does it have to go to a drain. Zoning Administrator Bench stated that they will be taken case by case and the City Engineer will have to review the design to find where the tail water ditch goes.

Chairman Seamons closed the public hearing at 5:55 p.m.

4. Consent Agenda:

- a. Discussion and consideration of approving and recommending to the City Council the proposed amendments to the Tremonton City Land Use Code Title I Chapter 1.16 Residential Overlay Zones, Codifying Spring Hollow Legends Overlay Zone Lot Regulations, Required Amenities, Specified Timeframe, and Map.
- b. Discussion and consideration of approving and recommending to the City Council the proposed amendments to Title I Zoning Ordinance Chapter 1.17 Off-Street Parking Regulations concerning Parking Lots and Landscape Islands.
- c. Discussion and consideration of approving and recommending to the City Council the proposed amendments to Title I Zoning Ordinance Chapter 1.18 Landscape, Buffering, and Fencing Regulations concerning required Buffer Width between parking areas and property lines.
- d. Discussion and consideration of approving and recommending to the City Council the proposed amendments to Title II Subdivision Ordinance Chapter 2.04.045 Development Agreement of Owner/Developer.
- e. Discussion and consideration of approving and recommending to the City Council the proposed amendments to Title III General Public Works Constructions Standards and Specifications Chapter 3.20 Definitions and Conveyance of Storm Water.

Motion by Commission Member Forrest to approve and recommend to the City Council the Consent Agenda items. Motion seconded by Commission Member Anderson. Vote: Chairman Seamons – aye, Commission Member Gonzales – aye, Commission Member Anderson – aye, Commission Member Summers – aye, Commission Member Mickelson – aye, Commission Member Forrest – aye, and Commission Member Capener – aye. Motion approved.

5. Adjournment

Motion by Commission Member Mickelson to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 6:07 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 March, 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.