

**TREMONTON CITY CORPORATION
PLANNING COMMISSION
March 12, 2013**

Members Present:

Richard Seamons, Chairman
Robert Anderson, Commission Member
Troy Forrest, Commission Member
Micah Capener, Commission Member
Darlene Hess, City Recorder

Chairman Richard Seamons called the Planning Commission Meeting to order at 5:42 p.m. The meeting was held March 12, 2013, in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Richard Seamons, Commission Member Robert Anderson, Commission Member Troy Forrest, Commission Member Micah Capener, Zoning Administrator Steve Bench, and City Recorder Darlene Hess were in attendance. Commission Member Rosa Gonzales, Commission Member Jared Summers, Commission Member Brian Mickelson, and City Councilmember David Deakin were excused.

1. Approval of agenda:

Motion by Commission Member Anderson to approve the March 12, 2013 agenda. Motion seconded by Commission Member Forrest. Vote: Chairman Seamons – aye, Commission Member Anderson – aye, Commission Member Forrest – aye, and Commission Member Capener – aye. Motion approved.

2. Approval of minutes: February 12, 2013

Motion by Commission Member Forrest to approve the minutes of February 12, 2013. Motion seconded by Commission Member Capener. Vote: Chairman Seamons – aye, Commission Member Anderson – aye, Commission Member Forrest – aye, and Commission Member Capener – aye. Motion approved.

3. New Business

a. Discussion and consideration of Automobile Dealer Parking Lots.

Zoning Administrator Bench stated that a footnote was added to Chapter 8 Commercial and Industrial Zone District of the Title I Zoning Ordinance stating that an Automobile Sales Lot that is temporary, which means it is intended to be in operation for less than 3 years, may be a maintained road base surface. An exception was also added to Chapter 17 Off-Street Parking Regulation on page 6 under 1.17.045 Landscape Islands stating that the Land Use Authority may grant an exception to the landscaping requirements or design in this section for

automobile sales lots or parking lots where spaces are other than 90 degrees parallel or where designated walking surfaces are designed between rows of parking. A footnote was also added to Chapter 18 Landscaping, Buffering, and Fencing Regulations stating that automobile sales lots are exempt from fencing requirements. Zoning Administrator Bench stated that these changes will be part of the Public Hearing of the Title I Zoning Ordinance held on March 26, 2013.

4. Unfinished Business:

- a. Continued discussion and review of Title I Zoning Ordinance.

Zoning Administrator Bench asked the Commission if they had any questions or wanted to discuss any part of the Zoning Ordinance before the Public Hearing in two weeks. There were no questions or comments.

5. Adjournment:

Motion by Commission Member Capener to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 6:00 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 26 day of March, 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.