

**TREMONTON CITY CORPORATION
PLANNING COMMISSION
April 29, 2014**

Members Present:

Robert Anderson, Commission Member
Rosa Gonzales, 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

Vice Chairman Robert Anderson called the Planning Commission Meeting to order at 5:33 p.m. The meeting was held April 29, 2014, in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Vice Chairman Robert Anderson, Commission Member Rosa Gonzales, Commission Member Brian Mickelson, Commission Member Troy Forrest, Commission Member Micah Capener (left the meeting at 5:55pm), City Councilmember Bret Rohde, Zoning Administrator Steve Bench, and Deputy Recorder Linsey Nessen were in attendance. Chairman Richard Seamons and Commission Member Jared Summers were excused.

1. Approval of agenda:

Motion by Commission Member Capener to approve the April 29, 2014 agenda.

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

2. Approval of minutes: March 11, 2014

Motion by Commission Member Gonzales to approve the March 11, 2014 minutes.

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

3. Public Hearing:

Vice Chairman Anderson called a public hearing to order at 5:36 p.m. There was one person in attendance.

- a. To receive public input on proposed amendments to Title I Zoning Ordinance, Chapter 1.19 Supplementary Regulations, allowing for the keeping of chickens in residential zones for the purpose of family food production.

Mr. Todd Jensen was in attendance at the meeting and asked if the ordinance will allow for the keeping of roosters. Zoning Administrator Bench stated that the ordinance does not allow for roosters and not to exceed twelve hens.

Vice Chairman Anderson closed the public hearing at 5:38 p.m.

4. New Business:

- a. Discussion and consideration of rezoning the property located at 994 West 600 South – Todd Jensen.

Mr. Jensen stated that his house was originally built in 1995 on a one acre lot in the RR-1 zone. About four or five years ago, his father owned 2 ½ acres of frontage and split off two ½ acre lots and rezoned the area, including his property, as R1-20. The property to the north of the ½ acre lots and to the south of his lot are still zoned RR-1.

Mr. Jensen stated that he would like to rezone his property from R1-20 back to RR-1, mainly for increased animal rights as he is looking to get a Conditional Use Permit for a dog kennel. Dog Kennels are allowed in the RR-1 zone, but are not allowed in the R1-20 zone. Zoning Administrator Bench asked what breed of dogs Mr. Jensen will be raising. Mr. Jensen stated that they will be raising Australian Shepherds. Zoning Administrator Bench asked how many dogs they will have. Mr. Jensen stated that they will have four dogs and the litters of puppies will be sold as soon as they are ready to go. Commission Member Capener asked how many animals a kennel license allows a person to have. Zoning Administrator Bench stated that he wasn't sure what the limit is. Kennel Licenses are issued through Animal Control. Mr. Jensen asked if he should contact Animal Control to tell them of his plans. Zoning Administrator Bench stated that would be a good idea.

Commission Member Capener asked if the question should be brought up to Animal Control about allowing kennel licenses in the R1-20 zone in the future, as the license already requires a Conditional Use Permit anyway. Zoning Administrator Bench stated that is something that can be looked at.

Commission Member Capener asked that since Mr. Jensen's property met the original requirements for the RR-1 zone previously, it should still meet the Code as far as setbacks, boundaries, etc. Zoning Administrator Bench stated that it does meet the Code requirements for the RR-1 zone. Commission Member Capener stated that it makes sense to rezone the property back to RR-1 since the contiguous property to Mr. Jensen's lot is currently zoned RR-1.

Zoning Administrator Bench stated that the next step in the process would be holding a public hearing.

Motion by Commission Member Forrest to set the rezoning of the property located at 994 West 600 South for a public hearing. Motion seconded by Commission Member Gonzales. Vote: Vice Chairman Anderson – aye, Commission Member Gonzales – aye, Commission Member Mickelson – aye, Commission Member Forrest – aye, and Commission Member Capener – aye. Motion approved.

- b. Discussion and consideration of approving and recommending to the City Council the proposed amendments to Title I Zoning Ordinance, Chapter 1.19 Supplementary Regulations, allowing for the keeping of chickens in Residential Zones for the purpose of family food production.

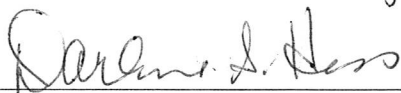
Motion by Commission Member Forrest to approve and recommend to the City Council the proposed amendments to Title I Zoning Ordinance, Chapter 1.19 Supplementary Regulations, allowing for the keeping of chickens in Residential Zones for the purpose of family food production. Motion seconded by Commission Member Mickelson. Vote: Vice Chairman Anderson – aye, Commission Member Gonzales – 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 6:03 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 27th day of May, 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.