

**TREMONTON CITY CORPORATION
PLANNING COMMISSION
May 27, 2014**

Members Present:

Richard Seamons, Chairman
Robert Anderson, Commission Member
Jared Summers, 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 5:33 p.m. The meeting was held May 27, 2014, 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 Troy Forrest, Commission Member Micah Capener, City Councilmember Bret Rohde, Zoning Administrator Steve Bench, and Deputy Recorder Linsey Nessen were in attendance. Commission Member Rosa Gonzales and Commission Member Brian Mickelson were excused.

1. Approval of agenda:

Motion by Commission Member Forrest to approve the May 27, 2014 agenda with the removal of item 4.a. Motion seconded by Commission Member Anderson. Vote: Chairman Seamons – aye, Commission Member Anderson – aye, Commission Member Summers – aye, Commission Member Forrest – aye, and Commission Member Capener – aye. Motion approved.

2. Approval of minutes: April 29, 2014

Motion by Commission Member Anderson to approve the April 29, 2014 minutes. Motion seconded by Commission Member Forrest. Vote: Chairman Seamons – aye, Commission Member Anderson – aye, Commission Member Summers – aye, Commission Member Forrest – aye, and Commission Member Capener – aye. Motion approved.

3. Public Hearing:

Chairman Seamons called a public hearing to order at 5:35 p.m. There was one person in attendance.

- a. To receive public input on the rezoning of property from residential R1-20 (half acre) to rural residential RR-1 (one acre) at 994 West 600 South, a parcel of property containing 1.3 acres.

Chairman Seamons asked if there were any comments or questions. There were no comments or questions.

Chairman Seamons closed the public hearing at 5:36 p.m.

Motion by Commission Member Anderson to approve and recommend to the City Council the rezoning of property from residential R1-20 to rural residential RR-1 at 994 West 600 South – Todd Jensen. Motion seconded by Commission Member Summers. Vote: Chairman Seamons – aye, Commission Member Anderson – aye, Commission Member Summers – aye, Commission Member Forrest – aye, and Commission Member Capener – aye. Motion approved.

4. New Business:

- a. Removed from the agenda.
- b. Discussion and consideration of proposed amendments to Chapter 1.03 Definitions.

Zoning Administrator Bench stated that it was recommended by City staff that a definition for Marquee, which was previously removed from the definitions chapter, be added back in. A marquee and a marquee sign are actually two different things, so item 6 in the Definitions chapter was changed to “Marquee” with item 6.a. being “Marquee Sign”.

Item 21 Wind Signs is proposed to be removed and incorporated into item 9 On Premise Temporary Signs – Wind Sign/Portable Signs/Banner or Pennant. Item 18 Sign, Snipe/Bandit is proposed to be defined as “Signs that do not comply with the requirements of Title I and has not been issued a sign permit.”

- c. Discussion and consideration of proposed amendments to Chapter 1.17 Off-Street Parking Regulations.

Zoning Administrator Bench stated that in Chapter 1.17 it is recommended to make the required measurements uniform throughout the chapter by calling the measurements out in feet, rather than inches. The next proposed change is a clarification on item 1.17.045. There was some confusion because item 1.17.045 A. states that a parking lot with less than twelve stalls is not required to install landscape islands and item 1.17.045 B. states that parking lots with more than twelve stalls but less than twenty stalls shall be required to provide landscape islands at the end of each parking row. It is proposed to change the language to “no more than” twenty parking stalls.

- d. Discussion and consideration of proposed amendments to Chapter 1.18 Landscaping, Buffering, and Fencing Regulations.

Zoning Administrator Bench stated that currently in the chapter under the Required Buffer Widths and Improvements table it was written that the Required Improvements were “Ground Cover, Trees”, which created some confusion. It is proposed to change to “Ground Cover and Trees”. Another proposed change is to remove the requirement for a berm if they already have a wall or a fence. Berms would be used more for a headlight screen than a buffer between a commercial building and a residence. Note 1 in the chapter is also proposed to state, “In such cases where a specific or multiple combinations of land uses is not found in the table, the Land Use Authority Board shall then determine an appropriate required buffering widths and improvements”.

Commission Member Capener asked if the buffering requirements are based upon the types of buildings or the zones those buildings are in. Zoning Administrator Bench stated that they are based on the types of buildings, regardless of what zone they are in. Commission Member Summers asked if it calls out who pays for the fence. Zoning Administrator Bench stated that whoever is building would pay for the fence.

- e. Discussion and consideration of proposed amendments to Chapter 1.27 Sign Permit.

Zoning Administrator Bench stated that a proposed change is changing the maximum sign height for On Premise signs in the Commercial District from thirty-six feet to sixteen feet. Commission Member Capener asked if there have been problems with these signs in the past and that is why the change is being proposed. Zoning Administrator Bench stated that it is being proposed in an attempt to help beautify the City. Commission Member Anderson asked if there are currently On Premise signs that are over sixteen feet tall. Zoning Administrator Bench stated that there are some that will be grandfathered in, but new signs would be required to meet that requirement.

Commission Member Capener stated that, speaking as a business owner, he would not like to be limited on sign heights unless there was a reason for the limitation. Zoning Administrator Bench stated that he has reviewed many other sign ordinances and this is the current trend. Commission Member Capener suggested creating a sign beautification or repair requirement rather than limiting the size of signs. Zoning Administrator Bench stated that the change in maximum height is just a suggestion. Commission Member Capener stated that he didn't know why they were discussing the item anyway when it's currently not an issue. City Councilmember Rohde stated that the only time he could see if being an issue is if it became a safety issue. Commission Member Capener suggested measuring the signs currently in town to find the average height and asked if it is measured from the ground to the bottom of the sign or the top of the sign. Zoning Administrator Bench stated that the height is measured from the ground to the top of the sign and asked Commission Member Capener to get those measurements for the next

meeting. City Councilmember Rohde agreed that it would be good information to have. Commission Member Capener stated that he would get the measurements.

Zoning Administrator Bench stated there was also some confusion on Illumination so the words “Direct or Indirect” illumination was added. Direct illumination means a sign that is internally lit and indirect illumination is a light shining on a sign. Another proposed change is on Electronic Message Displays having a maximum height requirement of sixteen feet also instead of the current thirty-six feet. Another proposed change for On Premise Temporary Signs states that the maximum display days in a calendar year is 90 days.

Zoning Administrator Bench stated that Marquee and Marquee Sign is also proposed to be added to the chapter and the proposed sign requirements were taken from other entities sign ordinances. The maximum sign area in all zones, for those signs that are not theatre signs, is proposed to be 100 square feet. For theatre signs it is proposed to be 300 square feet. The setback from the street or parking lot curb is proposed to be 24 inches and only one sign per building or space is proposed to be allowed.

Zoning Administrator Bench stated that the next proposed change is adding item J. Community Signs. This item is a two-step item with J. 1. being Community Event Signs and item J. 2. being Community Program Signs. Community Event Signs are for items such as high school plays, tool sales, Fourth of July celebrations, etc. There will be an associated map showing locations where these signs will be allowed such as at Midland Park, 3rd East at Kent’s corner, and 1000 West and asked the Commission Members to be thinking of locations. The Community Event Signs are also proposed to not be allowed to be attached to traffic signs or devices and will only be allowed to be displayed twice per year for 14 days prior to an event and must be removed within 48 hours following the event. Signs can only be 16 square feet with no greater than 4 feet in total height and no illumination.

Zoning Administrator Bench stated that Community Program Signs is proposed to state, “Signs advertising a recreational, civic, or similar program being promoted by use of temporary signs shall be limited to those programs held in Tremonton City or educational programs promoted by school districts or higher education institutions. The location and display period of temporary signs used for programs other than those promoted by Tremonton City shall be approved by the Zoning Administrator”. City Councilmember Rohde stated that he didn’t like this proposal. Commission Member Capener stated that just putting the last sentence in requiring signs to be approved by the Zoning Administrator would be enough. City Councilmember Rohde stated that he liked that idea.

Zoning Administrator Bench stated that once this is placed in the Code, a letter and a copy of the ordinance will be sent to all the surrounding towns and other organizations that advertise in the City to explain the changes that have been made.

Zoning Administrator Bench asked the Commission Members again to think of some locations to allow signs to discuss at the next meeting.

5. Adjournment

Motion by Commission Member Capener to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 6:34 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 ____ day of _____, 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.