

**TREMONTON CITY CORPORATION
PLANNING COMMISSION
June 11, 2013**

Members Present:

Richard Seamons, Chairman
Rosa Gonzales, 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 5:33 p.m. The meeting was held June 11, 2013, in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Richard Seamons, Commission Member Rosa Gonzales, Commission Member Jared Summers, Commission Member Brian Mickelson, Commission Member Troy Forrest, Commission Member Micah Capener, City Councilmember David Deakin, Zoning Administrator Steve Bench, and Deputy Recorder Linsey Nessen were in attendance. Commission Member Robert Anderson was excused.

1. Approval of agenda:

Motion by Commission Member Forrest to approve the June 11, 2013 agenda. Motion seconded by Commission Member Gonzales. 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.

2. Approval of minutes: No minutes to approve.

3. Public Hearing:

Chairman Seamons called a Public Hearing to order at 5:34 p.m. There were 2 people in attendance.

- a. To receive public input on the proposed Spring Hollow Legends Subdivision, a Planned Unit Development overlay zone within the current R1-12 zoning district and located in the area of 1200 North and 2660 West.

Commission Member Troy Forrest asked about the Covenants and Restrictions. Mr. Jay Christensen stated that they will have a Home Owner's Association and asked if the Planning Commission would need a copy of it. Zoning Administrator Bench stated that the City will need a copy to show they are in place. Mr.

Christensen stated that they do have them already.

Zoning Administrator Bench verified with Mr. Christensen that the age restriction for this subdivision is 55 years and older. Mr. Christensen stated that was correct. There are several restrictions such as occupants not being allowed to build on to allow for the community to stay the same atmosphere that it's being built for.

Chairman Seamons asked if there were any other questions or comments. Commission Member Capener stated that his only concern was at what stage the amenities will be put in and if, as a PUD, they are required to be put in at the first. Zoning Administrator Bench stated that the Land Use Authority Board came up with a timeline. The grass, trees, and walking trail will be put in at the beginning along with the street, water, and sewer. The rest of the amenities such as the clubhouse will be put in around the time 14 lots are sold. After 2 years, everything will need to be completed and that information will all be written into a development agreement. Mr. Christensen stated that one model home will be built first and the clubhouse won't be far behind. Zoning Administrator Bench stated that the lots will be between 6,000 and 8,000 square feet and the homes will be around 1,400 square feet with a two car garage. All maintenance will be taken care of by the Home Owner's Association.

Zoning Administrator Bench stated that the reason the Christensen's opted to have the street public was because of the location of the water meters and snow plowing and garbage collection and it will be a 50 feet right-of-way. It will tie into what already exists. The street going up to 2660 West is a 66 foot right-of-way.

City Councilmember Deakin asked if the Christensen's knew yet what their annual fee will be for the Home Owner's Association. Mr. Christensen stated that they haven't decided on the amount yet, but that they are going to try and keep it as reasonable as they possibly can.

Chairman Seamons closed the public hearing at 5:45 p.m.

4. New Business:

- a. Discussion and consideration of approving and recommending to the City Council a zone change for Spring Hollow Legends Subdivision, Planned Unit Development – Jay Christensen.

Motion by Commission Member Capener to approve and recommend to the City Council Spring Hollow Legends Subdivision Planned Unit Development.

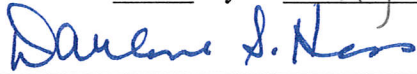
Motion seconded by Commission Member Summers. Vote: Chairman Seamons – aye, Commission Member Gonzales – aye, Commission Member Summers – aye, Commission Member Mickelson – aye, Commission Member Forrest – aye, and Commission Member Capener – aye. Motion approved.

5. Adjournment

Motion by Commission Member Forrest to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 6:36 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 9th day of July, 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.