

**TREMONTON CITY CORPORATION  
PLANNING COMMISSION  
June 23, 2015**

Members Present:

Robert Anderson, Chairman  
Arnold Eberhard, Commission Member  
Ben Greener, Commission Member  
Troy Forrest, Commission Member  
Tom Stokes, Commission Member  
Bret Rohde, City Councilmember  
Steve Bench, Zoning Administrator  
Linsey Nessen, Deputy Recorder

Chairman Robert Anderson called the Planning Commission Meeting to order at 5:32 p.m. The meeting was held June 23, 2015 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Robert Anderson, Commission Member Arnold Eberhard, Commission Member Ben Greener, Commission Member Troy Forrest, Commission Member Tom Stokes, City Councilmember Bret Rohde, Zoning Administrator Steve Bench, and Deputy Recorder Linsey Nessen were in attendance. Commission Member Jared Summers and Commission Member Micah Capener were excused.

1. Approval of agenda:

**Motion by Commission Member Stokes to approve the June 23, 2015 agenda.** Motion seconded by Commission Member Forrest. Vote: Chairman Anderson – aye, Commission Member Eberhard – aye, Commission Member Greener – aye, Commission Member Forrest – aye, and Commission Member Stokes – aye. Motion approved.

2. Approval of minutes: June 9, 2015

**Motion by Commission Member Eberhard to approve the June 9, 2015 minutes.** Motion seconded by Commission Member Greener. Vote: Chairman Anderson – aye, Commission Member Eberhard – aye, Commission Member Greener – aye, Commission Member Forrest – aye, and Commission Member Stokes – aye. Motion approved.

3. New Business:

- a. Concept discussion of a 30-35 unit senior living center on Lots 3-7 at 2460 West 450 North – Blake Parkinson

Zoning Administrator Bench stated that the proposed area for this development is an existing subdivision and would be built on Lots 3, 4, 5, and 7. Lot 6 has an existing building. The subdivision will need to be amended, as it is recorded as a 4-plex subdivision, and the four lots would also need to be combined into one lot.

Mr. Blake Parkinson stated they want to develop a high quality inter-generational living center that caters to senior citizens. The Land Use Authority Board had a concern about parking, but the current plan has about 68 parking stalls for the development. There will be three different styles of units; one style is a two bedroom unit, which will be two master suites with a living room and kitchenette.

Mr. Parkinson stated they don't want to do an assisted living center, but a living center instead. The tenants will have meals prepared for them by chefs that will work at the center. It will not be cafeteria style, but a higher quality restaurant style instead. There will also be activities that take place for the residents to participate in. They want to make this center look and feel more like a home than a medical center.

Mr. Parkinson stated there will be younger residents living at the center also, who will be required to donate a certain amount of hours each month interacting with the seniors. This will elevate the lifestyle of those seniors living in the center. Commission Member Forrest asked if young residents with children will be allowed to live in the center. Mr. Parkinson stated they probably won't let someone live there with young children unless they find that is an improvement to the center. The center will cater to seniors and will only add things that elevate the quality of life for the seniors. In other developments of this kind, the younger residents have been college students, which will be difficult in Tremonton and they are thinking of using married couples without children.

Commission Member Stokes asked about the setbacks. Mr. Parkinson stated that the building is setback 25 feet from the property line and the parking lot is setback 15 feet from the property line. The building is also setback 10 feet from the property line on the side yards.

Zoning Administrator Bench stated that another concern of one of the Land Use Authority Board members was the scale of this development in this area. There are currently several different uses in this area; 4-plexes, single family homes, office buildings, 8 unit apartment buildings, industrial, etc. and asked the Commission Members their thoughts on the scale. Commission Member Forrest asked if the 4-plexes are two-story. Zoning Administrator Bench stated they are a townhouse style with a second floor. Mr. Parkinson stated they are planning to do 9 foot ceilings. Commission Member Forrest stated that this development, even with 9 foot ceilings, won't be significantly taller than the existing buildings.

Commission Member Stokes asked if there will be two elevators. Mr. Parkinson stated there will be one elevator in the center of the building and two sets of stairs. There will also be a great room area that the tenants can use and that could also be rented out to outside people to use.

Commission Member Greener asked if this center will be for people 55 years of

age or older. Mr. Parkinson stated that it will be an inter-generational center, but it will cater to those that are probably 55 years of age or older. One of the offices in the building will be leased to hospice and if a tenant needed that service, they would contract directly with hospice. City Councilmember Rohde asked if they will set an acuity level for tenants as that may be an issue they run into. Mr. Parkinson stated that hospice will have an office in the development, but if a tenant needs something more than hospice, this development would not be able to provide that need and they would need to go somewhere else, unless the tenant could hire a nurse to come to them.

Commission Member Greener asked why younger residents will be living in the center. Mr. Parkinson stated that the first location of this type of development is in Norway and there is another center like it in Ohio. They gave college students discounted rent if they would donate 30 hours per month to spending time with the seniors. Commission Member Greener asked how many college students lived at the center. Mr. Parkinson stated the development had 130 rooms and they had 6 college students living there.

Commission Member Greener asked what the City's ratio is between homes and apartments. Zoning Administrator Bench stated that it is currently around 26% apartments. Commission Member Greener asked if that percentage is a City standard. Zoning Administrator Bench stated that is the blend throughout the State, up to 30% apartments to single family houses. The ratio has stayed around the 25%-26% ratio for a long time.

Commission Member Greener asked if there are any drawbacks to this type of development. Mr. Parkinson stated that he hasn't received any negative comments yet. Commission Member Greener asked if this is a bad area to build a development such as this because there are no stores or anything close that tenants could walk to. Mr. Parkinson stated that it will help improve the area. Commission Member Greener stated that it seems like an isolated spot in the City for seniors who are still mobile. There are no parks or recreation areas nearby. Mr. Parkinson stated this development might be something that brings those types of things to the area. Mr. Parkinson stated that he hadn't considered that. Commission Member Greener stated that he likes the concept of the center, but not necessarily the location.

Commission Member Greener asked if the center will have any kind of recreation. Mr. Parkinson stated there will be a room with exercise equipment, billiards, and anything they can come up with that would benefit the tenants' lifestyle. They have discussed putting in a pool, which would eliminate two studio units. It would be a hotel style pool with a hot tub and a salon and spa. Zoning Administrator Bench asked how many units are being proposed. Mr. Parkinson stated that 37 units are being proposed, but if a pool were put in, there would be 35 units. They would also propose putting in a mechanical type room to store lawn mowers, etc.,

which would take away another unit leaving 34 units.

Zoning Administrator Bench stated that amendments to recorded plats begin at the Land Use Authority Board who initiates that process. The City Council will have to hold a public hearing to vacate the right-of-ways and easements from the existing plat. The Planning Commission would have to hold a public hearing if the Zoning Code needs to be amended to allow for this type of use in the Commercial Highway Zone.

b. Discussion of amendments to Title I Zoning Ordinance Chapter 1.27 Sign Permit

Zoning Administrator Bench stated that Shopko has presented their standard sign for approval, but it is bigger than the Code allows. The proposed sign is 150 square feet and the Code only allows for a 100 square foot sign. It is proposed to add the Multi-Tenant On Premise Pole Sign and associated square footages to the Code. Shopko's proposed sign increased to almost 260 square feet when adding spaces for other tenants' signs.

City Councilmember Rohde asked if the sign will be out on Main Street. Zoning Administrator Bench stated that Shopko has a spot for the sign that is back off the road a ways, but Mr. Micah Capener wants the sign to straddle the canal and be out on Main Street. That wouldn't be able to happen until the fall however, and Shopko wants their sign placed now.

Zoning Administrator Bench stated that he would propose changing the Maximum Sign Area for Multi-Tenant Pole Signs in the Commercial Highway Zone to be 250 square feet and the Maximum Sign Area if a Gateway Sign is incorporated to be 280 square feet. The proposed Shopko sign would still not meet those requirements and would need to be addressed in Chapter 1.16, which is the Overlay Zone Chapter for Tremont Center.

Zoning Administrator Bench read a proposed footnote from Chapter 1.27 that stated "When there is a multi-tenant development, On Premise Pole Signs and On Premise Monument Signs that advertise a single business are prohibited. There may be one (1) Multi-Tenant Sign permitted for each frontage of the development of which only one (1) of these signs may be an Electronic Message Display Sign. If the development is twenty (20) acres or greater in size and a Multi-Tenant Electronic Message Display Sign is not being approved, then one (1) additional Multi-Tenant Sign may be approved for one of the frontages."

Zoning Administrator Bench stated that in the case of Tremont Center, they are planning on two Multi-Tenant signs, but if one sign has an electronic message center, only one sign would be allowed. If a new tenant moved into the development after Shopko's sign is placed and they wanted an electronic sign, they wouldn't be able to have one. Commission Member Greener stated that

Electronic Signs get really bright and asked what size they can be. Zoning Administrator Bench stated that the electronic signs can be half the size of the total sign.

Commission Member Forrest stated that he wouldn't be opposed to allowing two signs on the frontage both having electronic signs. Zoning Administrator Bench suggested allowing two frontage signs, but limiting only one of them to having an electronic sign.

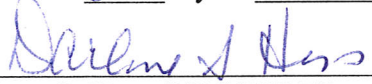
Zoning Administrator Bench stated that a public hearing for the proposed changes to Chapter 1.27 is scheduled for next Tuesday, June 30<sup>th</sup>.

4. Adjournment

**Motion by Commission Member Stokes to adjourn the meeting.** Motion seconded by consensus of the Board. The meeting adjourned at 6:35 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 30<sup>th</sup> day of June, 2015

  
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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.