

**TREMONTON CITY CORPORATION
PLANNING COMMISSION
July 8, 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 5:40 p.m. The meeting was held July 8, 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 (arrived at 5:53 p.m.) 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 Capener to approve the July 8, 2014 agenda with tabling item b. Motion seconded by Commission Member Anderson. Vote: Chairman Seamons – aye, Commission Member Anderson – aye, Commission Member Summers – aye, and Commission Member Capener – aye. Motion approved.

2. Approval of minutes: June 24, 2014

Motion by Commission Member Anderson to approve the June 24, 2014 minutes. Motion seconded by Commission Member Summers. Vote: Chairman Seamons – aye, Commission Member Anderson – aye, Commission Member Summers – aye, and Commission Member Capener – aye. Motion approved.

3. New Business:

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

City Councilmember Rohde stated that he measured Jim and Dave's sign, which is 30 feet high, and the Buggy Wash sign, which is 24 feet high, and stated that Jim and Dave's sign is probably the tallest sign downtown. Commission Member Capener stated that they also measured the Bank of Utah sign and it was 24 feet high and that in some cases a 10 foot sign may be okay and in other cases, such as

Jim and Dave's which has a lot of frontage, a 30 foot sign looks fine.

Chairman Seamons recommended a maximum sign height of 26 feet. Commission Member Capener stated that the vision is trying to reduce the size and amount of signs and now if the City reduces the height of signs it is going to create a complication. In most cases, 36 feet probably is too high, but if there is a large development, a 36 plus foot sign will be needed.

Zoning Administrator Bench stated that the average height of current signs in the Commercial District (CD) is roughly 26 feet and recommended leaving the maximum sign height at 36 feet for the Commercial District and Commercial General Zones. Commission Member Capener stated that 36 feet is good for the Commercial District and stated that if the City is going to limit sign heights, it should be limited based on the amount of frontage on the property.

Zoning Administrator Bench also recommended reducing the maximum sign height in the Public Facilities (PF) and Mixed Use (MU) zones. Chairman Seamons recommended those zones be reduced to a 26 foot sign height maximum. Commission Member Summers stated that he didn't see a problem with leaving the maximum sign height in these zones as 36 feet either. Commission Member Capener agreed as the Mixed Use Zone is basically the rest of Main Street. Zoning Administrator Bench recommended leaving the maximum sign height for those zones at 36 feet also. Zoning Administrator Bench also recommended that the maximum sign height in the Commercial Highway Zone (CH) be reduced to 36 feet between 10th West and I-15 and from I-15 to the west stay at a maximum sign height of 90 feet. Commission Member Capener stated that someone who buys the property next to Greenline will buy it for the freeway visibility and will want a 90 foot sign. If a 90 foot sign is allowed on one side of the freeway, it should be allowed on both sides. City Councilmember Rohde recommended allowing 90 foot signs from 1650 West Main to the City Limits of West Main.

Zoning Administrator Bench recommended adding to Note 2 that a business that fronts two streets may have a wall sign on each street, leaving the Electronic Message Board requirements as they are in the Code, and leaving Marquee Signs out of the Code for now. The Planning Commission Members agreed.

Zoning Administrator Bench stated that the Planning Commission Members need to pinpoint a couple of locations for Community Signs and read from the proposed Code: there may be one sign per location, the signs may not affect traffic, or be attached to traffic signs, signals, or devices. The signs may only be displayed two times in a calendar year for 14 days prior to the event and must be removed 48 hours after the event. The signs may be no larger than 16 square feet and no greater than 4 feet tall. Zoning Administrator Bench also read from the proposed Code about Community Program Signs: a program being promoted by the use of a temporary sign shall be limited to those programs held in Tremonton City. City

Councilmember Rohde stated that the City is currently trying to mend relationships with Garland and will be playing with fire by implementing the Community Program Signs Code. City Councilmember Rohde recommended combining the Community Events and Community Program Sign Codes. Zoning Administrator Bench stated that the previous proposed Code allowed for the Community Program Signs to be displayed for 21 days before the event and recommended changing the Code to allow signs to be displayed for 21 days before an event and removed 2 days after the event. Zoning Administrator Bench also recommended removing from the Code the designated locations for signs to be placed.

Zoning Administrator Bench stated that a Public Hearing will be set for items a, d, e, f, g, and h.

- b. Discussion and consideration of animal rights at 55 South 950 East Tremonton.

Item was tabled.

- c. Discussion and consideration of deferment agreements for lot and subdivision improvements.

Zoning Administrator Bench stated that he thought that a deferment agreement should only be allowed for single lots, not subdivisions. City Councilmember Rohde agreed. Commission Member Capener stated that Box Elder County uses deferment agreements and has them recorded. Commission Member Capener agreed that a developer has to follow the rules when putting in a new subdivision and even a single lot should be required to pay for improvements now if it is imminent that improvements will be done within 5 years. However, if improvements are not going to be done in the foreseeable future, then a deferment agreement should be done.

Zoning Administrator Bench asked Commission Member Capener to find some deferment agreement examples from the County's website to bring to the next meeting to discuss further.

- d. Discussion and consideration of allowing for the keeping of chickens in residential zones for the purpose or family food production.

City Councilmember Rohde stated that the City was trying to do the right thing by letting citizens raise chickens in the City. Zoning Administrator Bench recommended doing a no-fee permit so people are required to come to the City and sign up. City Councilmember Rohde stated that the only time there would be a fee would be when the City has to come enforce it. Commission Member Capener suggested having the process available to do online to save time.

Zoning Administrator Bench stated that he would rewrite the ordinance to remove

the fees and licensing and make it a one time permit just so the City has a name and address of the owner of the chickens.

- e. Discussion and consideration of proposed amendments to Chapter 1.03 Definitions.

Item to be set for a Public Hearing.

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

Item to be set for a Public Hearing.

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

Item to be set for a Public Hearing.

- h. Discussion and consideration of proposed amendments to Chapter 1.18 Section 1.18.035 Buffer Width from Railroad.

Item to be set for a Public Hearing.

- i. Discussion of a new Planning Commission member.

City Councilmember Rohde stated that he had a list of names that he will run by the City Council.

4. Adjournment

Motion by Commission Member Capener to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 6:23 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 Deputy Recorder Linsey Nessen.

Dated this 12th day of August, 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.