

**TREMONTON CITY CORPORATION
PLANNING COMMISSION
July 23, 2013**

Members Present:

Robert Anderson, Commission Member
Jared Summers, Commission Member
Troy Forrest, Commission Member
Micah Capener, Commission Member
David Deakin, City Councilmember
Linsey Nessen, Deputy Recorder

Vice Chairman Robert Anderson called the Planning Commission Meeting to order at 5:36 p.m. The meeting was held July 23, 2013, in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Vice Chairman Robert Anderson, Commission Member Jared Summers, Commission Member Troy Forrest, Commission Member Micah Capener, City Councilmember David Deakin, Zoning Administrator Steve Bench, and Deputy Recorder Linsey Nessen were in attendance. Chairman Richard Seamons, Commission Member Rosa Gonzales, and Commission Member Brian Mickelson were excused.

1. Approval of agenda:

Motion by Commission Member Forrest to approve the July 23, 2013 agenda. Motion seconded by Commission Member Capener. Vote: Vice Chairman Anderson – aye, Commission Member Summers – aye, Commission Member Forrest – aye, and Commission Member Capener – aye. Motion approved.

2. Approval of minutes: July 9, 2013

Motion by Commission Member Forrest to approve the July 9, 2013 minutes. Motion seconded by Commission Member Capener. Vote: Vice Chairman Anderson – aye, Commission Member Summers – aye, Commission Member Forrest – aye, and Commission Member Capener – aye. Motion approved.

3. New Business:

- a. Discussion and consideration of a zone change on property located at 1000 North and along I-15 from C-H and R1-10 to MD-B.

Zoning Administrator Bench stated that the City staff has decided that the area on 1000 North and along I-15 needs to be rezoned in order for the City to be in a better position for future businesses that look at coming to the City. The current zoning in the area is C-H and R1-10 and it is proposed to be changed to MD-B. City Councilmember Deakin asked what MD-B stands for. Zoning Administrator Bench stated that it stands for Manufacturing Distribution – Business Park.

Commission Member Capener asked if the hospital is considered manufacturing. Zoning Administrator Bench stated that it is not, but it fits in the zoning. City Councilmember Deakin asked if the hospital would be harmed in any way by changing the zoning from C-H to MD-B. Zoning Administrator Bench stated that the changes proposed to be made in Chapter 1.08 of the Title I – Zoning Ordinance would make sure the hospital and equivalent businesses would be permitted in the zone.

Vice Chairman Anderson asked what MOM Brands zoning is. Zoning Administrator Bench stated that it is in the Manufacturing General zone (MG) and the zoning where Lay-Z-Boy, Intertape Polymer, and Autoliv are is Manufacturing Distribution (MD).

Commission Member Capener asked if this was the best use for the area around the golf course and if there are any potential issues having manufacturing by the golf course. Commission Member Capener also asked about the egress issue by Buttars Tractors and whether that piece will ever be able to be developed because another exit is needed right there. Zoning Administrator Bench stated that the City will have to work with a potential business that comes to the City on that issue. Commission Member Capener asked if the noise restrictions and other City codes are sufficient enough to protect the golf course against any particular manufacturing problems. Zoning Administrator Bench stated that it can be worked through.

Commission Member Capener asked if there are any regulations discussing the distance manufacturing must be from a hospital. Zoning Administrator Bench stated that he wasn't aware of any regulations. City Councilmember Deakin asked Zoning Administrator Bench if he was going to directly notify the hospital about the proposed changes and the public hearing. Zoning Administrator Bench stated that it's not required, but they could notify them.

- b. Discussion and consideration of amending the Title I – Zoning Ordinance Chapters 1.03 and 1.08 concerning food manufacturing.

Zoning Administrator Bench stated that the only change to the definition in Chapter 1.03 is adding to Agriculture Business to encompass all food manufacturing. Commission Member Capener asked if “animal” needs to be added to “rendering facilities” as the definition of “rendering” is just changing one thing into another. Zoning Administrator Bench stated that “animal” can be added to the definition.

Zoning Administrator Bench moved to Chapter 1.08. The definition for Manufacturing Distribution – Business Park (MD-B) serves well except for the last sentence, which reads “The MD-B zone is to provide for smaller lots, and provide for a business park environment.” Zoning Administrator Bench stated that the City

wants those businesses that can provide a business park environment no matter their size. Commission Member Forrest suggested changing the sentence to read, "The MD-B zone is to provide lots, and to provide for a business park environment." Zoning Administrator Bench asked the Planning Commission to look at the definition for the public hearing.

- c. Discussion and consideration of amending the Title II – Subdivision Ordinance Chapter 2.04.

This item was already discussed in the meeting on July 9, 2013.

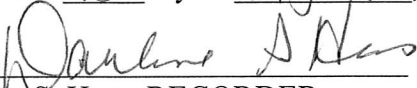
Motion by Troy Forrest to move the zone change, changes to Chapters 1.03 and 1.08 of the Title I – Zoning Ordinance, and Chapter 2.04 of the Title II – Subdivision Ordinance on to a public hearing. Motion seconded by Commission Member Capener. Vote: Vice Chairman Anderson – aye, Commission Member Summers – aye, Commission Member Forrest – aye, and Commission Member Capener – aye. Motion approved.

4. Adjournment

Motion by Commission Member Forrest to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 6:02 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 13th day of August, 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.