

**TREMONTON CITY CORPORATION  
PLANNING COMMISSION  
August 13, 2013**

Members Present:

Richard Seamons, Chairman  
Robert Anderson, 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 5:30 p.m. The meeting was held August 13, 2013 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Richard Seamons, Commission Member Robert Anderson, 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 Rosa Gonzales and Commission Member Jared Summers were excused.

1. Approval of agenda:

**Motion by Commission Member Anderson to approve the August 13, 2013 agenda.** Motion seconded by Commission Member Mickelson. Vote: Chairman Seamons – aye, Commission Member Anderson – aye, Commission Member Mickelson – aye, Commission Member Forrest – aye, and Commission Member Capener – aye. Motion approved.

2. Approval of minutes: July 23, 2013

**Motion by Commission Member Forrest to approve the July 23, 2013 minutes.** Motion seconded by Commission Member Anderson. Vote: Chairman Seamons – aye, Commission Member Anderson – aye, Commission Member Mickelson – aye, Commission Member Forrest – aye, and Commission Member Capener – aye. Motion approved.

3. Public Hearing:

Chairman Seamons called a public hearing to order at 5:32 p.m. There were two people in attendance.

- a. To receive public input on rezoning property located along the east side of Interstate 15 east to 1000 West and between 600 North to 1150 North from the current zoning of Residential R1-10 and Commercial Highway (C-H) to

Manufacturing Distribution – Business Park (MD-B).

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

Chairman Seamons closed the public hearing at 5:33 p.m.

Chairman Seamons called a public hearing to order at 5:33 p.m. There were two people in attendance.

- b. To receive public input on proposed amendments of Chapter 1.03 Definitions in the Zoning Ordinance defining Agricultural Industry/Food Manufacturing and Chapter 1.08 Commercial and Industrial Zoning Districts identifying land uses within a MD-B zone.

Chairman Seamons asked if there were any comments or questions. City Councilmember Deakin stated that the area being rezoned to Manufacturing Distribution – Business Park (MD-B) will be classified as Agricultural Industry/Food Manufacturing. Zoning Administrator Bench stated that wasn't necessarily the case. The definition for what Agricultural Industry/Food Manufacturing is will be added to the chapter. The area will just be zoned as Manufacturing Distribution – Business Park (MD-B) with no agricultural classification.

Chairman Seamons closed the public hearing at 5:35 p.m.

Chairman Seamons called a public hearing to order at 5:35 p.m. There were two people in attendance.

- c. To receive public input on proposed changes to Chapter 2.04 of the Subdivision Ordinance amending the requirements regarding amendments to recorded plats.

Zoning Administrator Bench stated that the way the Code is written now states that if there is a street vacation or an amendment to a plat, it must be advertised for four weeks. The State has changed that to just be advertised for ten days now so it is proposed to change the Code to match the State. Chairman Seamons asked if there were any questions or comments. There were no questions or comments.

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

4. New Business:

- a. Discussion and consideration of approving and recommending to the City Council a rezone of property located along the east side of Interstate 15 east to 1000 West and between 600 North to 1150 North from the current zoning of Residential R1-10

and Commercial Highway (C-H) to Manufacturing Distribution – Business Park (MD-B).

Items a, b, and c were discussed together.

**Motion by Commission Member Anderson to approve and recommend to the City Council the rezoning of the property located along the east side of Interstate 15 east to 1000 West and between 600 North to 1150 North from the current zoning of Residential R1-10 and Commercial Highway (C-H) to Manufacturing Distribution – Business Park (MD-B); the proposed amendments of Chapter 1.03 Definitions in the Zoning Ordinance defining Agricultural Industry/Food Manufacturing and Chapter 1.08 Commercial and Industrial Zoning Districts identifying land uses within a MD-B zone; and proposed changes to Chapter 2.04 of the Subdivision Ordinance amending the requirements regarding amendments to recorded plats.** Motion seconded by Commission Member Capener. Vote: Chairman Seamons – aye, Commission Member Anderson – aye, Commission Member Mickelson – aye, Commission Member Forrest – aye, and Commission Member Capener – aye. Motion approved.

- b. Discussion and consideration of approving and recommending to the City Council the proposed amendments of Chapter 1.03 Definitions in the Zoning Ordinance defining Agricultural Industry/Food Manufacturing and Chapter 1.08 Commercial and Industrial Zoning Districts identifying land uses within a MD-B zone.

This item was discussed with item a.

- c. Discussion and consideration of approving and recommending to the City Council the proposed changes to Chapter 2.04 of the Subdivision Ordinance amending the requirements regarding amendments to recorded plats.

This item was discussed with item a.

- d. Discussion and consideration of approving and recommending to the Land Use Authority Board a preliminary for Holmgren Commercial Subdivision – Lyle Holmgren.

Commission Member Capener declared a conflict of interest and abstained.

Mr. Lyle Holmgren stated that there is a business looking to build a new building in this subdivision. The building is a commercial building and is going to be a larger building than a standard home would be so they would have to build over a property boundary, which can't be done because there is an easement. The easement had to be vacated and the two lots were combined. This area will become a commercial subdivision rather than residential.

City Councilmember Deakin asked how much space the business is going to leave if it is going to be bigger than a home. Mr. Holmgren stated that it will still be required to meet the setbacks and they will need an area for their sign and a parking area. The attorney for the business is going to write up a document to take around to the adjacent property owners so they'll understand what is going to be happening. City Councilmember Deakin asked if that document would be taken to the existing owners. Mr. Holmgren stated that it would not be because they are not part of the subdivision. City Councilmember Deakin asked if the existing property owners are aware of it and whether they are okay with it. Mr. Holmgren stated that they are aware and that they are complaining a little bit about it, but there have been two opportunities to come to public hearings and they have not done so.

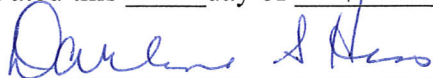
**Motion by Commission Member Forrest to approve and recommend to the Land Use Authority Board the preliminary for Holmgren Commercial Subdivision.** Motion seconded by Commission Member Mickelson. Vote: Chairman Seamons – aye, Commission Member Anderson – aye, Commission Member Mickelson – aye, Commission Member Forrest – aye, Commission Member Capener – abstained. Motion approved.

5. Adjournment

**Motion by Commission Member Forrest to adjourn the meeting.** Motion seconded by consensus of the Board. The meeting adjourned at 5:51 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 24<sup>th</sup> day of September, 2013

  
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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.