

**TREMONTON CITY CORPORATION
PLANNING COMMISSION
August 28, 2012**

Members Present:

Richard Seamons, Chairman
Robert Anderson, Commission Member
Jared Summers, Commission Member
Brian Mickelson, Commission Member
Troy Forrest, 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 August 28, 2012, 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 Brian Mickelson, Commission Member Troy Forrest, City Councilmember David Deakin, Zoning Administrator Steve Bench, and Deputy Recorder Linsey Nessen were in attendance. Commission Member Rosa Gonzales and Commission Member Micah Capener were excused.

1. Approval of agenda:

Motion by Commission Member Mickelson to approve the August 28, 2012 agenda. Motion seconded by Commission Member Summers. Vote: Chairman Seamons – aye, Commission Member Anderson – aye, Commission Member Summers – aye, Commission Member Mickelson – aye, and Commission Member Forrest – aye. Motion approved.

2. Approval of minutes: July 10, 2012

Motion by Commission Member Anderson to approve the minutes of July 10, 2012. Motion seconded by Commission Member Mickelson. Vote: Chairman Seamons – aye, Commission Member Anderson – aye, Commission Member Summers – aye, Commission Member Mickelson – aye, and Commission Member Forrest – aye. Motion approved.

3. Unfinished Business:

a. Continued discussion and review of Title I Zoning Ordinance.

Zoning Administrator Bench stated that the Planning Commission has reviewed Chapters 7, 8, 9, 17, and 18 so far and moved on to Chapter 19 Supplementary Regulations. Previously Chapter 19 only included a few items such as swimming

pools and flag poles and now several more items have been moved to the chapter such as Child Care, Mobile Homes, Trash Enclosures, and Residential Facilities for Elderly and for Persons with Disabilities, etc. These items have also been moved in order to format them all the same. Trash Enclosures is a newly added item stating that dwellings with over four units are required to have a trash enclosure. Architectural Standards is also a newly added item stating the minimum requirements for exterior coverings.

The Planning Commission moved on to Chapter 24 Home Occupations. The Zoning Administrator can approve the majority of home occupations by administrative review but the major home occupations such as daycares, preschools, etc., will be reviewed by the Planning Commission. City Councilmember Deakin asked why the section for noticing neighbors of a home occupation has been removed from the chapter. Zoning Administrator Bench stated that it is not required by State statute. Councilmember Deakin stated that he believed that was a good practice to follow. Chairman Bench stated that the City could continue to do that, but it is no longer required by State law and asked City Councilmember Deakin to speak with the City Council about it.

The Planning Commission moved on to Chapter 27 Signs. The review and approval of signs will be done administratively by the Zoning Administrator. On-premise free standing signs are permitted in the general commercial zones, PF zones, and mixed-use zones and are not permitted in the manufacturing or residential zones. One sign is allowed and illumination is also allowed. On-premise monument is permitted in every zone except for the SOB district. City Councilmember Deakin asked about a business painting their name on their building. Zoning Administrator Bench stated that no regulations have been made for painting on buildings. Electronic message displays are permitted on-premise and auto dimming is required. Sidewalk signs are a new item that allows a sign to be placed on the sidewalk during business hours as long as they do not interfere with pedestrian or vehicle traffic, are made to withstand weather, and are not placed in the gutter. On-premise temporary signs, with the exception of political signs, can be up for 30 consecutive days. Chairman Seamons asked if there is a length of time after the 30 consecutive days that a sign must be taken down before it can be put up again. Zoning Administrator Bench stated that a note should be placed in the chapter to address that. Commission Member Mickelson suggested the note allow a temporary sign to be up for 30 days within a 90 day period.

Commission Member Anderson asked about regulations for signs in the SOB district. Zoning Administrator Bench stated that in the SOB ordinance it talks in-depth about signs. Chairman Seamons stated that there is a note in the chapter that states that signs in the SOB district shall not exceed 18 square feet. Zoning Administrator Bench also stated that SOBs are prohibited from having animated signs and art or designs depicting any activity related to the nature of the business.

The Planning Commission moved on to Chapter 1 General Provisions. Zoning Administrator Bench stated that all the items that have been removed from this chapter have been placed into a more appropriate chapter. Reasonable conditions imposed states that Land Use Authority's, which consist of the City Council, Planning Commission, Land Use Authority Board, the Zoning Administrator, or the City Attorney, are authorized to impose reasonable conditions upon applications because each parcel of property is unique.

Zoning Administrator Bench stated at the next meeting the Planning Commission will start with reviewing Chapter 25 and work their way through the end in coming meetings.

4. Adjournment:

Motion by Commission Member Forrest to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 6:25 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 11 day of September, 2012



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.