

**TREMONTON CITY CORPORATION
PLANNING COMMISSION
November 13, 2012**

Members Present:

Richard Seamons, Chairman
Rosa Gonzales, Commission Member
Robert Anderson, Commission Member
Brian Mickelson, 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 5:32 p.m. The meeting was held November 13, 2012, in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Richard Seamons, Commission Member Rosa Gonzales, Commission Member Robert Anderson, Commission Member Brian Mickelson, Commission Member Micah Capener, City Councilmember David Deakin, Zoning Administrator Steve Bench, and Deputy Recorder Linsey Nessen were in attendance. Also in attendance was Kristi Morgan from Reagan Outdoor Advertising. Commission Member Jared Summers and Commission Member Troy Forrest were excused.

1. Approval of agenda:

Motion by Commission Member Gonzales to approve the November 13, 2012 agenda. Motion seconded by Commission Member Anderson. Vote: Chairman Seamons – aye, Commission Member Gonzales – aye, Commission Member Anderson – aye, Commission Member Mickelson – aye, and Commission Member Capener – aye. Motion approved.

2. Approval of minutes: October 23, 2012

Motion by Commission Member Gonzales to approve the minutes of October 23, 2012. Motion seconded by Commission Member Mickelson. Vote: Chairman Seamons – aye, Commission Member Gonzales – aye, Commission Member Anderson – aye, Commission Member Mickelson – aye, and Commission Member Capener – aye. Motion approved.

3. Unfinished Business:

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

Zoning Administrator Bench stated that Reagan Outdoor Advertising was sent a copy of the proposed changes to Chapter 1.27 Signs of the Zoning Ordinance and a representative from the company, Kristi Morgan, was in attendance to ask some questions about the proposed changes.

Ms. Morgan stated that Reagan Outdoor Advertising would like to stay and grow in the

City and be able to make modifications to the billboards they already have in the City. The proposed changes to the Zoning Ordinance prohibits off-premise billboard signs and Ms. Morgan stated that Reagan Outdoor Advertising would like to work with the City on the draft of the ordinance, as they work with many municipalities on this same issue. Chairman Seamons asked if billboards are still allowed on-premise. Zoning Administrator Bench stated that they are only prohibited off-premise in an attempt to keep Main Street uncluttered. City Councilmember Deakin stated that the City has a great resource where I-15 and I-84 cross in Tremonton, which brings a lot of traffic, and having these signs brings some of that traffic off the freeways and into the City.

City Councilmember Deakin asked Ms. Morgan if Reagan Outdoor Advertising is only concerned about billboards or other signs in the City. Ms. Morgan stated that they are only concerned about the billboards but that the entire Sign Ordinance can affect their business in other ways. Ms. Morgan also stated that if the City were to flat out prohibit billboards all together, it could cause some regret down the road because if one of their current billboards, which would become a legal non-conforming sign, needed to be modified, no modifications could be made to it. Zoning Administrator Bench stated that the proposed draft was taken from other parts of the state that don't have much signage and asked Ms. Morgan if she has Sign Ordinances from other cities, about the same size as Tremonton, which she could send him. Ms. Morgan stated that she does and would send him a few different examples and that she would also send a Sign Ordinance that Reagan Outdoor Advertising's attorneys have drafted.

City Councilmember Deakin asked Zoning Administrator Bench what his thoughts are on having off-premise billboard signs. Zoning Administrator Bench stated that he feels prohibiting them all together is a poor move but there needs to be guidelines set forth such as size and distance between the signs to avoid Main Street becoming too cluttered. Zoning Administrator Bench suggested holding the Sign Ordinance back to study it a little more and look at the information from Ms. Morgan.

The Commission Members continued their review with Chapter 1.2 Non Conforming Structures, Usage, and Signs. Zoning Administrator Bench stated that if there is a non-conforming structure and it burns down, they are allowed to build the footprint back how it was. If a building is remodeled and doesn't have sufficient parking, they would be required to provide additional parking. Commission Member Capener asked if it is understood that a remodel of the inside of a building would not require additional parking but any modification to the footprint of the building would require additional parking. Zoning Administrator Bench stated that he will clarify that in the Ordinance. Commission Member Capener asked why some items were removed from the Ordinance and suggested that the Planning Commission invite City Manager, Shawn Wanke, to attend the next meeting and explain his reasoning for removing some items.

The Commission Members reviewed Chapter 1.03 Definitions. Zoning Administrator Bench stated that any definitions that weren't mentioned anywhere in the Zoning code were removed and the definitions have been organized to be in the groups they belong in.

The Commission Members reviewed Chapter 1.25 Conditional Use Permits, which is a new chapter. Zoning Administrator Bench stated that when considering an application for a Conditional Use Permit, the Land Use Authority may analyze factors and request information, studies, or data with respect to such factors for the purpose of determining whether the proposed Conditional Use meets the standards set forth in the chapter. The Land Use Authority can also impose reasonable conditions when applying for a Conditional Use Permit.

The Commission Members reviewed Chapter 1.26 Site Plan Review, which is also a new chapter. The City created a Site Plan Permit process to ensure that proposed developments which are industrial, commercial, institutional, and multi-family dwelling occur in a safe and functional manner to ensure compliance with City standards associated with appearance, traffic safety and control, parking, landscaping, buffering, fencing, drainage, etc. The Site Plan Permit approval shall be required prior to submission of an application for a building permit. A Master Site Plan Review was added to the chapter so a Master Site Plan, which identifies buildings and parking, can be reviewed at one time. Commission Member Capener asked if the City has already been doing Site Plan Reviews. Zoning Administrator Bench stated that the Land Use Authority Board has already been doing it, but now it is a chapter in the Zoning Ordinance.

Commission Member Capener suggested that the chapters that will be reviewed be written on the agenda so the Commission members know which chapters to review before the meeting.

4. Adjournment:

Motion by Commission Member Anderson to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 6:54 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 27 day of November, 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.