

**TREMONTON CITY CORPORATION  
PLANNING COMMISSION  
JULY 11, 2023**

Members Present:

Micah Capener, Chairman  
Jordan Conrad, Commission Member  
Penni Dennis, Commission Member  
Jeffrey Seedall, Commission Member  
Raulon Van Tassell, Commission Member  
Connie Archibald, City Councilmember  
Shawn Warnke, City Manager  
Cynthia Nelson, Deputy Recorder

Chairman Capener called the Planning Commission Meeting to order at 5:30 p.m. The meeting was held July 11, 2023 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Capener, Commission Members Conrad, Dennis (arrived at 5:44 p.m.), Seedall and Van Tassell (arrived at 5:33 p.m.), City Councilmember Archibald, City Manager Warnke, and Deputy Recorder Nelson were in attendance.

1. Approval of agenda:

**Motion by Commission Member Conrad to approve the July 11, 2023 agenda.** Motion seconded by Commission Member Seedall. Vote: Chairman Capener – aye, Commission Member Conrad – aye, Commission Member Dennis – absent, Commission Member Seedall – aye, Commission Member Van Tassell – absent. Motion approved.

2. Declaration of Conflict of Interest: None.

3. Approval of minutes—April 11, 2023 & April 25, 2023

**Motion by Commission Member Conrad to approve the minutes stated above.** Motion seconded by Commission Member Seedall. Vote: Chairman Capener – aye, Commission Member Conrad – aye, Commission Member Dennis – absent, Commission Member Seedall – aye, Commission Member Van Tassell – absent. Motion approved.

4. New Business:

- a. Discussion and consideration of approving a conditional use permit for solar array for Autoliv located at 1360 N 1000 W in Tremonton – Eric Drake from Autoliv and Brad Bunnell from Castle Gate Engineering

Manager Warnke said Autoliv is looking to do solar. They have the goal to get to net zero by 2030. This is their first big step. I emailed you a chapter specific to renewal energy. Approval of these energies are conditional uses. In most

instances the zoning administration would approve this, but this one is significant, so the Planning Commission is being asked to review it too. I have reviewed the standards within the renewable energy system chapter and passed along my comments, which they have complied with. This will be located to the south of Autoliv and north of the railroad tracks. It is across the street from Post. These 15 acres will be developed as a solar ray with over 7,000 panels. It will be fenced with chain link (six feet tall). There will be vegetation and trees in the front to screen it. Our City Engineer has yet to review this, but it should have a low impact as far as storm water. There will be a storm drain basin so that run off can be collected. Mr. Taylor said we will have a more densely planted tree line along the roadway. They will touch each other as they grow and have a different setback to create a good buffer. They can plant similar trees or a variety, in a direct row or staggered. We suggest ones that are drought tolerant and can stand on their own once they are established. Manager Warnke said the existing trees will be removed and the fence will move closer to 1000 West. The trees will go between the fence and roadway. There is a requirement that once an energy system becomes inoperable or there is new technology that replaces it, they would remove it in a timely fashion. They have requested 180 days to get that done. The approval tonight would be conditioned upon them finalizing a few things.

Mr. Drake said this solar project is part of our requirements and ambitions. We want to do the right thing and market it to stakeholders and the community. We need time to digest all this and make decisions, but we are committed to working toward the right solution. We are okay with the requirements—this has all been evaluated. These panels do have a 25-year warranty but could last longer than that. When asked about the location and their durability, Mr. Bunnell said we have considered all these factors, and their durability is good and will work well in this area. We do not see the technology changing that much.

**Motion by Commission Member Seedall to approve the plans subject to approval by City staff and the engineer, while granting them the 180 days to tear down if needed.** Motion seconded by Commission Member Van Tassell. Vote: Chairman Capener – aye, Commission Member Conrad – aye, Commission Member Dennis – aye, Commission Member Seedall – aye, Commission Member Van Tassell – aye. Motion approved.

- b. Continuing the discussion and consideration of a proposed rezoning of property located in the vicinity of 600 West and 600 North in Tremonton. The property owner is proposing that 10.88 acres of the 17.33 acres that comprise parcel 05-043-0049 be rezoned from the R1-10 District, which allows single-family detached housing on 10,000 square foot lots, to Residential Multiple District, RM-16, with an overlay which reduces the density from 16 units per acre to 10 dwelling units an acre for the development of townhomes – Jayson Adams

Manager Warnke said the applicant is proposing a rezone. They would like to add townhomes to 10 acres (up to 10 dwelling units per acre). The current zoning is R1-10 (single-family, detached housing, 10,000 square feet). My recommendation is to keep it the same. This is a great opportunity to apply our future Land Use Plan, which is proposing what is already zoned. I have been using this as a guiding document. Once we have a plan it is important to be consistent and follow that. We can deviate to some degree when it makes sense. We are putting together a well thought out plan and still refining it, and that is why it has not been approved. We want to make sure the transportation network matches the land uses being proposed.

The Commission then discussed road networks in the area and how there would be connections through other developments. They also discussed different densities that surround this area and where those increase or decrease. Manager Warnke explained that the dense areas are meant to be along the transportation corridors and accommodate those going to schools and shopping areas located nearby. There is also manufacturing distribution adjacent to this property. The Commission discussed landscaping and streetscapes. Manager Warnke said it is easy to get caught up in making decisions incrementally, but when you think of all the attached housing we have approved in the recent past, it is significant. The junction has not been approved, but they are actively working with City staff to refine their project (nearly 500 units). There are also the townhomes on 400 West, as well as Bear River Meadows, Aspen Ridges, Harvest Village, and River's Edge. We have plenty of attached housing in the works and that does not equal affordability even though they are usually less expensive options. We want to have a good mix of homes. Keeping this with the zoning provides that diversity.

Mr. Adams said we have considered adding eight pickleball courts to the City that would benefit the public. We could add a townhome buffer on the industrial side. That would add 30 units. All single-family housing would provide 92 lots. If we do the bottom half with townhomes, that is 84 units (7.7 per acre), there would still be 70 single-family homes. We have shown some added to the north side for a buffer to industrial. The eight pickleball courts would be given to the City for everyone to access. Manager Warnke said the placement of pickleball courts needs to be considered due to noise and lighting. We want them to be accessible to residential, but not directly adjacent to that. We would propose having them near the BR Mountain Road on the west side of the City. There will be a park there that Landmark Design has laid out. That is a need in the City. Their contributions in exchange for density could pay for that. This area would be done in phasing, but we would develop the parking lot and pickleball courts. There is no timeline of when that would occur. That depends on building and when we collect impact fees. Chairman Capener said if we give him 60 additional units in an area where we already have multi-family then we exact enough money to build eight pickleball courts when the City is ready, and we still get their impact fees.

The Commission further discussed road connection and access to their property. Mr. Adams said we would only do 30 units in Phase 1 until we get this other access. Councilmember Archibald said I have to agree with Manager Warnke on this Land Use Plan. I think it is invaluable and I am grateful to have it. If we have a plan, we should use it. It is well thought through. Manager Warnke said I do like their proposal, and this is a direction we are trying to further with rezoning. It is a generous offer that would help fill a gap, but the Planning Commission's role is to think about land uses and what is the best land use pattern. You do not need to worry about revenues. That is a City Council concern. I would love to see pickleball courts though. Chairman Capener said we want to make nice communities that last a long time and density is a part of that. When we have more density, we have more dollars and cooler things we can have. Commission Member Dennis said we have worked on the future Land Use Plan, and this is not a part of that. I drove by there and the traffic is crazy.

Commission Member Seedall said the City needs other options like an R1-4. We need single-family housing that is not on 8,000 square foot lots. What we have is not affordable. We need something in between—there is no middle ground. Mr. Taylor said we do have 6,000 square foot lots, the areas for it are just more limited. We need to have more options. Manager Warnke said Box Elder County lacks diversity in housing. We need that. Tremonton has done a good job trying to offer different housing options, but we could be missing a segment that needs to be looked at. Chairman Capener said are we willing to trade 50 to 60 units for eight pickleball courts. They are expensive. I would trade it for that all day. Commission Member Van Tassell said I like the idea of escrowing that so we can get it sooner and having them build it. Manager Warnke said it is compelling, but we have traded a lot of density. If we are going to negotiate every land use transaction then we are not thinking about our future Land Use Plan, we are just negotiating. They are reasonably debatable. When we look at land uses community wide, we need to consider where the best place is for density and go from there. Tonight, you will make a recommendation to the Council for their approval. Commission Member Seedall said I like this layout because it makes it look like townhomes from the other parcel belong. This layout keeps all the density together and it blends. Manager Warnke said we want open space, but also need to be cautious of where we are creating that and have good usable open space that the City can maintain and invest in. Mr. Adams said none of this is set in stone, this is concept to get the zoning. We can play with design and layout.

Commission Member Van tassell said I am not sure if I like the idea of getting funds on the assumption it is going to be used for a purpose that may or may not happen. We have already developed multiple high-density situations. I am inclined to say nay. We have so much high density in the works.

**Motion by Commission Member Conrad to recommend this to the City Council for approval with the understanding that the developer would provide revenue for pickleball courts. They agree to change the density, but cap it at eight dwelling units per acre for the 10.88 acres** Motion seconded by Commission Member Seedall. Vote: Chairman Capener – aye, Commission Member Conrad – aye, Commission Member Dennis – nay, Commission Member Seedall – aye, Commission Member Van Tassell – aye. Motion approved by a 4-1 vote.

- c. Overview and discussion of draft Accessory Dwelling Unit Ordinance- Sam Taylor via Zoom

Mr. Taylor provided a summary and update on the plan that has been discussed at length. He addressed requirements for size control of internal accessory dwelling units. Due to State legislature, we cannot govern those. The other thing we removed was the exceptions to parking requirements. Parking will be as written. The goal is to have a revised draft to you at the next meeting.

- d. Overview and discussion of future land use plan & associated traffic model – Sam Taylor via Zoom
- Traffic analysis based on proposed future land uses
  - Concept parks plan for Stokes Park, Harvest Acres Park, & Rivers Edge Park
  - Potential adjustments to future land use plan

Mr. Taylor reviewed the master plan concepts for these sites. Stokes Park will be along I-84. We also have the parks at Harvest Acres and Rivers Edge. We plan to paint a clear picture of what the City wants for each of these sites. Stokes Park will have a neighborhood focus. It will have larger areas for sports fields and will have a bigger draw to the greater community. There will be walking paths and restrooms. Commission Member Dennis said you want to have 12 acres to water? That is a lot. Why are we encouraging citizens to xeriscape if we are planning all this? Mr. Taylor said we just have to do something with the ground, and we would hope to strike a balance with different landscaping. The shrub area, if done correctly, should use less water. The detention areas make up six acres and require lawn but could be used for sports. Manager Warnke said as people tighten up their landscape it is important for the City to provide green space for people to recreate. We have the shares to water this with secondary water. This will be a valuable asset to the community as it develops. Mr. Taylor said the grade is shallow and contours are spread so you will hardly notice them as storm drain basins. They could be used to throw a ball and play. Chairman Capener said we should reposition them so we can use them for more things. Mr. Taylor said they were designed so that the amenities are closer to the parking lot. This is a better phased approach. Manager Warnke said there are engineering constraints, too.

Our engineer was specific on where they needed to be.

Mr. Taylor said for Harvest Acres the south end of that development has a significant number of townhomes. This park will make it feel like a shared backyard. The parking will be near the park and there will be pedestrian access. They are proposing a big hill with slides and rock-climbing elements as part of the playground. There will be trees, restrooms, and sand volleyball. This will be a place to gather and enjoy the space in this way. Parks and recs could program the grass here, but that is unlikely. It is more likely to be for general purposes. The park in Rivers Edge is in the heart of this and is focused as a place of gathering. This area could be programed. It is adjacent to the townhomes and will have pickleball courts.

Mr. Taylor said for the Transportation Master Plan and future Land Use Plan they ran the initial analysis, but the numbers were higher than the plan called for. They scaled it back and here is their latest analysis. Generally, what is being proposed in the future Land Use Plan is working well with the exception of Main Street, which is failing on level of service. We are planning on having conversations with them to see what we can require to bring up that level of service. We are trying to get those answers. If the Land Use Plan is impacting this, we may make reiterations to lighten the traffic load there.

5. Planning commission comments/reports: None.
6. Adjournment

**Motion by Commission Member Conrad to adjourn the meeting.** Motion seconded by consensus of the Board. The meeting adjourned at 7:48 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 Jessica Tanner.

Dated this 10<sup>th</sup> day of October, 2023.

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Linsey Nessen, CITY 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.