

**TREMONTON CITY CORPORATION
PLANNING COMMISSION
JULY 23, 2019**

Members Present:

Micah Capener, Chairman
Val Bennett, Commission Member
Arnold Eberhard, Commission Member
Troy Forrest, Commission Member
Ben Greener, Commission Member—excused
Brad Janssen, Commission Member—excused
Tom Stokes, Commission Member
Bret Rohde, City Councilmember—excused
Steve Bench, Zoning Administrator
Cynthia Nelson, Deputy Recorder

Chairman Capener called the Planning Commission Meeting to order at 5:31 p.m. The meeting was held July 23, 2019 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Capener, Commission Members Bennett, Eberhard, Forrest (arrived at 5:33 p.m.), Stokes, Zoning Administrator Bench, and Deputy Recorder Nelson were in attendance. Commission Members Greener and Janssen, and Councilmember Rohde were excused.

1. Approval of agenda:

Motion by Commission Member Stokes to approve the July 23, 2019 agenda. Motion seconded by Commission Member Bennett. Vote: Chairman Capener – aye, Commission Member Bennett – aye, Commission Member Eberhard – aye, Commission Member Stokes – aye. Motion approved.

2. Approval of minutes—July 9, 2019

Motion by Commission Member Stokes to approve the July 9, 2019 minutes. Motion seconded by Commission Member Bennett. Vote: Chairman Capener – aye, Commission Member Bennett – aye, Commission Member Eberhard – aye, Commission Member Stokes – aye. Motion approved.

3. New Business:

a. Preliminary Approval for 2550 West BR Mountain Road – Terry Johnson

Administrator Bench said Mr. Johnson has the four lots on top and the two below, which are zoned Commercial Highway. A mixed-use zone would provide more flexibility. The land to the west is already mixed-use and we will leave the developed areas to the east as Commercial Highway—that is all grandfathered in.

This is the first review and if this is the direction the Planning Commission wants to go, we will set a public hearing to do that. These lots are a little over an acre. Mr. Johnson plans to start by putting a metal building on lot four and divide it into suites. When asked about the intersection Administrator Bench said the intent of the BR Mountain Road is an 80-foot right-of-way that is going to be a boulevard—point A to point B with limited access off that road. Mr. Johnson has the cross access to lots one and two and then to three and four. This is the preliminary approval and will go back to the Development Review Committee. His vision is to get supply houses and a mixed-use gives him more options to accomplish that. Commercial Highway has too many limitations. Mixed-use does not allow heavy industrial manufacturing, just light assembly and fabrication. If things go well, he can redo the façade and add even more. The type of building Mr. Johnson wants to build is versatile to handle it all.

Motion by Commission Member Forrest to approve this and send back to the DRC. Motion seconded by Commission Member Stokes. Vote: Chairman Capener – aye, Commission Member Bennett – aye, Commission Member Eberhard – aye, Commission Member Forrest – aye, Commission Member Stokes – aye. Motion approved.

- b. Discussion of rezoning property at approximately 2550 West BR Mountain Road to MDB – John Losee

Administrator Bench said Mr. Losee wants to do storage units. The Commission talked about what the MDB zone does and does not allow. Commission Member Bennett said it sounds more restrictive. Administrator Bench said we might have to adjust a couple of those uses, but it is probably the best zone for those adjustments so we do not open up other zones. It may be better to leave it Commercial Highway and add storage sheds to that. The Commission read what Commercial Highway allows and does not allow. Chairman Capener said all the things MDB does not allow, Commercial Highway does allow. Storage units are not permitted in Commercial Highway. Administrator Bench said that is why we are looking for a zone we could add storage buildings to. The Commission should think about it and do a public hearing on amending Commercial Highway to adapt that. Things in that area are grandfathered in, but look at it and see what we can adjust to make those things work. Once the road is built and Mr. Johnson builds, things could take off and thrive there so the road could be extended. Mr. Losee wants storage units to be allowed there. The Commission agreed to table item. b. and review the chapter. They would come back with modifications to the Commercial Highway zone and add storage units there.

Motion by Commission Member Forrest to table the item until it can be modified. Motion seconded by Commission Member Eberhard. Vote: Chairman

Capener – aye, Commission Member Bennett – aye, Commission Member Eberhard – aye, Commission Member Forrest – aye, Commission Member Stokes – aye. Motion approved.

- c. Discussion of rezoning property at approximately 12000 North 5000 West – Shannon and Larry Butler

Administrator Bench said this is a County address, but it is partially in the City. Mrs. Butler said we are thinking of adding storage bays, possibly with little shops. Mr. Butler said someone could do work out of the storage bays with no storefront. Chairman Capener said this is currently zoned R-120, have you talked to the neighbors to see if they are okay with this? Mrs. Butler said not yet; we are just contemplating this. Administrator Bench said we would have to do a public hearing and notify the neighbors. Chairman Capener asked if the Butlers felt this would fit in a residential zone. They said it seemed like a good spot. Administrator Bench said it is hard to say what that area will develop into. Chairman Capener said why you are doing it in the City and not the County or are you going to annex in? Mr. and Mrs. Butler said they are going to start in the front of the property and will have conversations with the County. We will not build it all at once. Administrator Bench said it does not hurt to discuss it and have a public hearing. Chairman Capener asked if the County would allow half of the facility in the County and the other half in the City. Administrator Bench said as long as it is the same parcel of property. We would figure out the line and have a building in the County and others in the City. This is just a discussion; a public hearing could be held in August. We will proceed forward with that.

- d. Discussion of zoning overlay for Stan Summers Annexation – East Tremonton

Administrator Bench said this is the Summers' old dairy and Todd Thornley has a business out there that could expand. When things were put in years ago they fit, but now they do not. The rock company that has stored their rocks in the area is looking to buy the land and eventually build on it. We need to find a zone that would fit these needs. The annexation has been started through the City Council and is coming to the Planning Commission for recommendation on a zone that would work for the stone and trucking businesses. Commission Member Forrest suggested Commercial Highway and coming up with things that would fit in there for all the items they discussed tonight. Administrator Bench said DairyWay would likely have a service center, more parking for trailers or a wash bay. We are not as concerned with the trucking company since they are there now and may not expand; it is more for the rock company because they want to expand. They pour the rock, store it, and have some cutting and shaping on the site. They do the work inside, but need a place to store the product. Commission Member Forrest said they could put a fence around it. Administrator Bench said the position of the

City Council is let us make it work instead of creating contention. Light assembly is allowed in the Commercial Highway zone. The Commission would look into that zoning, review the definition, and determine what things will help that. Administer Bench said take some time to look this over. We will discuss it in a few weeks. Let us keep it Commercial Highway, but adapt it to add storage buildings, things for Mr. Johnson's vision of retail and jobs, as well as for transportation and light manufacturing.

4. Adjournment

Motion by Commission Member Forrest to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 6:30 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 ____ day of _____, 2019.

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.