

**TREMONTON CITY CORPORATION
PLANNING COMMISSION
AUGUST 13, 2019**

Members Present:

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

Chairman Capener called the Planning Commission Meeting to order at 5:33 p.m. The meeting was held August 13, 2019 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Capener, Commission Members Eberhard, Greener, Janssen (left at 6:21 p.m.), Stokes, City Councilmember Rohde (left at 6:55 p.m.), Zoning Administrator Bench, Manager Warnke, and Deputy Recorder Nelson were in attendance. Commission Members Bennett and Forrest were excused.

1. Approval of agenda:

Motion by Commission Member Stokes to approve the August 13, 2019 agenda.

Motion seconded by Commission Member Eberhard. Vote: Chairman Capener – aye, Commission Member Eberhard – aye, Commission Member Greener – aye, Commission Member Janssen – aye, Commission Member Stokes – aye. Motion approved.

2. Approval of minutes—July 23, 2019

Motion by Commission Member Eberhard to approve the July 23, 2019 minutes.

Motion seconded by Commission Member Stokes. Vote: Chairman Capener – aye, Commission Member Eberhard – aye, Commission Member Greener – aye, Commission Member Janssen – aye, Commission Member Stokes – aye. Motion approved.

3. New Business:

- a. Discussion and consideration of amending Commercial Highway (CH) or other Zoning Districts to allow self-storage units, light manufacturing

Administrator Bench said this includes a couple locations. Mr. Stan Summers' annexation is currently zoned Commercial Highway and has the rock

manufacturer and DairyWay Trucking. That needs to be zoned for those types of uses. On the other end of town, Mr. Terry Johnson has the BR Mountain Road Subdivision and wants a variety of uses, including a light manufacturing supply house. It is currently Commercial Highway, which does not allow a lot of those things unless we redefine it. In that area Mr. John Losee has suggested storage sheds. We need to pick up from last meeting and figure out those zonings. Chairman Capener said for each of these components is it better to modify the zone to fit them or give them a conditional use? We do not want the whole City that way, but would allow them to continue. Administrator Bench said they are legal non-conforming, but through the annexation will acquire property from Mr. Summers to store their rock. We want to make it work and get them in compliance.

Chairman Capener said in the last modification why did we disallow storage units and light manufacturing from those commercial zones? Administrator Bench said we were getting them in gateways where we want something a little more appealing and beneficial. Manager Warnke reminded the Commission that each zoning district has a purpose. You should think about the land uses and how it guides the vision of that district. Commercial Highway is right along Main Street. There are better uses and locations for storage units, which align more with Manufacturing Distribution Business Park. In time, the BR Mountain Road will grow and become a major thoroughfare. That seems like a good location for storage units now, but with zoning we have to think long-term and what we see that land becoming. A Land Use Plan would help identify that based on transportation corridors and what is viable.

Chairman Capener said at our last meeting we talked about Mr. Johnson's potential uses, and if we zone that area MDB so storage units fit, then all the other uses he wants are not allowed. Manager Warnke said this is a hybrid use. He wants retail, manufacturing, and storage. It might make sense to define what that use is, identify that within the zoning districts, and then fit it into the zone that is most appropriate. Chairman Capener said Commercial Highway already has manufacturing light as a conditional use. That could require the rock company to fence their outdoor storage. If we rezone it as MD or MDB, then we disallow almost all the uses we want in that area. Manager Warnke said Commercial Highway is on highly traveled corridors, so my concern is protecting those gateways into the City. These uses are needed in the City; it is just finding the right place. Commission Member Stokes suggested having Commercial Highway in the front of those corridors with manufacturing and storage in the back. He said along Main Street ought to be controlled. I am against storage sheds on the main frontage. They discussed the different zones and Chairman Capener suggested Commercial General. It allows everything while the MD or MDB limits things.

Commission Member Janssen said Commercial Highway should only be a strip of Main Street, not that far up. Could we create a zone that allows light manufacturing and retail? Administrator Bench said Commercial General allows other things like the retail, but the manufacturing light and storage would have to be a permitted or conditional use. Councilmember Rohde said I like conditional use because then when they leave it allows for something different, it is not just always allowed. Commission Member Greener said we do not want heavy manufacturing next to Commercial Highway. Administrator Bench said it is still open to recommending to the City Council the zone for each area. If we have to adjust the zone itself, we would have to do another public hearing. Manager Warnke said the long view would suggest more Commercial Highway and the short view would be to change it and allow for different uses. Councilmember Rohde said when we get that land use review survey they may have suggestions for that. Conditional uses could protect us for a while.

Chairman Capener said let us do Commercial Highway on the front 150 feet and then Commercial General on the back with the manufacturing light as a conditional use, which would allow storage units. Manager Warnke said we need to protect those corridors and that helps accomplish that. Administrator Bench asked if they are suggesting 150 feet on the west side too and wondered if Mr. Johnson would get the uses he needs. Manager Warnke said it would remain Commercial Highway, but future land use would allow us to suggest what would be a use in the future if subdivided. Chairman Capener said what if it stays the same with no storage on the first 150 feet of the Commercial Highway, but it is allowed conditionally on the back. Manager Warnke said City staff would review what other cities use for conditions on storage units.

The Commission discussed Commercial General, its purposes, and if it is needed in the City's zoning. Administrator Bench said to the east we would leave the Commercial Highway the way it is. The annexation portion with the rock and truck company will be Commercial General and we will adjust the manufacturing light to be conditional. There will be no storage in that area besides those that are grandfathered in. Commission Member Stokes said let us leave the 150 feet on the Commercial Highway and put Commercial General behind it for the new annexation and future development (150 feet as it falls on parcel lines). Administrator Bench said the manufacturing light would be a conditional use with conditions drafted and compared to other cities. They will come back with adjustments and a definition to the zoning for their review. Manager Warnke said as we draft the ordinances things will come to light, but this gives City staff direction.

Motion by Commission Member Stokes to send this to the City Council for a zone change and then bring it back with the conditions and the correct

language. Motion seconded by Commission Member Greener. Vote: Chairman Capener – aye, Commission Member Eberhard – aye, Commission Member Greener – aye, Commission Member Janssen – aye, Commission Member Stokes – aye. Motion approved.

The Commission talked more about Mr. Losee's property which is zoned mixed-use and does not allow storage sheds. It could be rezoned to Commercial Highway with storage sheds as a conditional use. Chairman Capener said that whole zone by the BR Mountain Road ought to be Commercial Highway. Administrator Bench said that would have to be done at a later date because we did not do a public hearing on that. If you introduce storage sheds into the Commercial Highway with 150-foot setback then that is another public hearing. Chairman Capener said is the Commission okay with storage in the area, if not then we do not have to rezone. The Commission asked Chairman Capener to talk to Mr. Losee before they discussed it further and tabled this portion.

4. Adjournment

Motion by Commission Member Eberhard to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 7:04 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.