

**TREMONTON CITY CORPORATION
PLANNING COMMISSION
MAY 25, 2021**

Members Present:

Micah Capener, Chairman—excused
Paul Fowler, Commission Member
Ben Greener, Commission Member
Brad Janssen, Commission Member—excused
Layne Sorensen, Commission Member
Tom Stokes, Commission Member
Bret Rohde, City Councilmember
Steve Bench, Zoning Administrator
Cynthia Nelson, Deputy Recorder

Co-Chairman Greener called the Planning Commission Meeting to order at 5:32 p.m. The meeting was held May 25, 2021 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Co-Chairman Greener, Commission Members Fowler, Sorensen, Stokes, City Councilmember Rohde, Zoning Administrator Bench, and Deputy Recorder Nelson were in attendance. Chairman Capener and Commission Member Janssen were excused.

1. Approval of agenda:

Motion by Commission Member Stokes to approve the May 25, 2021 agenda. Motion seconded by Commission Member Sorensen. Vote: Co-Chairman Greener – aye, Commission Member Fowler – aye, Commission Member Sorensen – aye, Commission Member Stokes – aye. Motion approved.

2. Approval of minutes—May 11, 2021

Motion by Commission Member Sorensen to approve the May 11, 2021 minutes. Motion seconded by Commission Member Fowler. Vote: Co-Chairman Greener – aye, Commission Member Fowler – aye, Commission Member Sorensen – aye, Commission Member Stokes – aye. Motion approved.

3. New Business:

- a. Preliminary review for Rivers Edge Subdivision—Skyler Chambers, Michael Jewell & Rick Brooks

Mr. Chambers said this is a master plan community and we are putting the first 72 lots in Phase 1. This is the area that has already been annexed into the City and is just an extension of Holmgren Estates East. Councilmember Rohde confirmed they would be finishing the road that is currently there. Part of the problem has been having only one access. It will be nice to get that in as soon as possible so there are two entrances. The Commission talked about another road through there and Mr. Brooks said that would come in the final design. The improvements for

that intersection will be included in that 66-foot collector. Mr. Chambers said everything from that intersection to the east would be 66 feet wide. The plan is to continue building that collector road upon each approval and each phase. Tonight's approval is just phase one.

Mr. Jewell said our plan is to put in as much infrastructure as we can from the get go. It is cheaper to get it all done upfront than by each phase. We expect to have the annexation ready to go in the next 45 to 60 days. At that point, we will come back for more approval to get the bulk of the infrastructure in. We are working with City Manager Shawn Warnke and our desire is to get the park in with Phase 2 and have the secondary water pump station there. All the public amenities will be early on. In this plan, we have spelled out where we want to put townhomes and apartments.

Commission Member Fowler said one thing the City lacks that is not being looked at is one to three acre housing. We have a plethora of rentals and apartments. It would be nice to see something besides that. There is added value in bringing higher end homes. Have you looked into that? Mr. Chambers said we have and as you get closer to the City people do not want that as much. Mr. Fowler said there is some truth to that, but those on the peripheral with acre homes would say it is a good idea to have acre plus lots to blend with the existing zoning.

Motion by Commission Member Sorensen to approve Phase 1 and send it back to the DRC. Motion seconded by Commission Member Stokes. Vote: Co-Chairman Greener – aye, Commission Member Fowler – aye, Commission Member Sorensen – aye, Commission Member Stokes – aye. Motion approved.

4. Adjournment

Motion by Commission Member Fowler to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 5:49 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 24th day of August, 2021.

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.