

**TREMONTON CITY CORPORATION
PLANNING COMMISSION
AUGUST 24, 2021**

Members Present:

Micah Capener, Chairman
Penni Dennis, Commission Member
Paul Fowler, Commission Member
Ben Greener, Commission Member—excused
Brad Janssen, Commission Member—excused
Layne Sorensen, Commission Member
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 5:33 p.m. The meeting was held August 24, 2021 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Capener, Commission Members Dennis, Fowler, Sorensen (joined electronically), Stokes, Zoning Administrator Bench, and Deputy Recorder Nelson were in attendance. Commission Members Greener and Janssen, and City Councilmember Rohde were excused.

1. Approval of agenda:

Motion by Commission Member Fowler to approve the August 24, 2021 agenda.

Motion seconded by Commission Member Stokes. Vote: Chairman Capener – aye, Commission Member Dennis – aye, Commission Member Fowler – aye, Commission Member Sorensen – aye, Commission Member Stokes – aye. Motion approved.

2. Approval of minutes—May 25, 2021

Motion by Commission Member Stokes to approve the May 25, 2021 minutes.

Motion seconded by Commission Member Fowler. Vote: Chairman Capener – aye, Commission Member Dennis – aye, Commission Member Fowler – aye, Commission Member Sorensen – aye, Commission Member Stokes – aye. Motion approved.

3. New Business:

a. Preliminary review for Harvest Village, Phase 1 – Garth Day

Commission Member Stokes said this is a higher density than I thought. When asked about the roads Administrator Bench said they are private, but 100 East is a public street. This other exit will line up with Tremont Street. Chairman Capener said does that road need to be wider or can we not do that because it is private?

The Commission reviewed the layout. Administrator Bench said there is room to widen it out if that is a suggestion from the Planning Commission. It is 28 feet of asphalt to the curbing. Commission Member Stokes asked about a section of sidewalk. Administrator Bench said it is for use of the trail. Next to their property is a buffer to the street and then the trail. Commission Member Stokes said the canal needs access for maintenance. The Commission then discussed the prescribed easement owned by the Bear River Canal Company and fencing along there for safety.

Commission Member Stokes asked about future parks with all the density that is planned. Administrator Bench said there would be five acres south of this, but north of the freeway, for a regional park and basin. Chairman Capener said we ought to look at doing something with that entrance and making it a bit bigger. The Commission discussed further widening of Rocket Road and where the trail would cross. When asked about the orientation of the buildings, Administrator Bench said the garages face down the streets and alleys. The ones on the parameter will have their front doors facing the street. The Commission also discussed parking requirements (2.25 stalls per unit). Administrator Bench said each unit has two parking spots in their garage and then the .25 is in the visitor parking areas.

Commission Member Fowler said the entry is problematic. It is not just daily traffic that will have trouble there; we need to think about snow removal and emergency vehicles. When there are no parking spots available people will park on the road. I do not like the 28 feet. Administrator Bench said City code allows private roads to be as small as 24 feet of asphalt. A traditional subdivision road has 30 feet of pavement. A 60-foot right-of-way has 36 feet of asphalt. The curb is another four feet providing for two travel lanes and on-street parking. Commission Member Fowler said 28 feet is good, but there could be no on-street parking. Commission Member Dennis read a text from Commission Member Sorensen that said since there is a lot of townhomes the road needs to be wider at the northwest entrance going onto Rocket Road and into Tremont Place. Commission Member Fowler said I make a motion to send this back to the Development Review Committee to review the northwest entry. We would also like to voice our concerns about snow removal.

Motion by Commission Member Fowler to send this back to the DRC with those concerns being addressed. Motion seconded by Commission Member Sorensen. Vote: Chairman Capener – aye, Commission Member Dennis – aye, Commission Member Fowler – aye, Commission Member Sorensen – aye, Commission Member Stokes – aye. Motion approved.

4. Adjournment

Motion by Commission Member Stokes to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 6:03 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 12th day of October, 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.