

**TREMONTON CITY CORPORATION
PLANNING COMMISSION
JULY 12, 2022**

Members Present:

Micah Capener, Chairman
Jordan Conrad, Commission Member
Penni Dennis, Commission Member
Paul Fowler, Commission Member
Layne Sorensen, Commission Member
Bret Rohde, City Councilmember
Steve Bench, Zoning Administrator
Shawn Warnke, City Manager
Linsey Nessen, Recorder

Chairman Capener called the Planning Commission Meeting to order at 5:30 p.m. The meeting was held July 12, 2022 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Capener, Commission Members Conrad, Dennis, Fowler, Sorensen, City Councilmember Rohde, Zoning Administrator Bench, City Manager Warnke, and Recorder Nessen were in attendance.

1. Approval of agenda:

Motion by Commission Member Fowler to approve the July 12, 2022 agenda. Motion seconded by Commission Member Sorensen. Vote: Chairman Capener – aye, Commission Member Conrad – aye, Commission Member Dennis – aye, Commission Member Fowler – aye, Commission Member Sorensen – aye. Motion approved.

2. Declaration of Conflict of Interest: None.

3. Approval of minutes—June 14, 2022 & June 28, 2022

Motion by Commission Member Fowler to table the minutes until their next meeting so they have a chance to review them. Motion seconded by Commission Member Conrad. Vote: Chairman Capener – aye, Commission Member Conrad – aye, Commission Member Dennis – aye, Commission Member Fowler – aye, Commission Member Sorensen – aye. Motion approved.

4. New Business:

- a. Review and discussion of Appendix C: Existing Zoning Analysis and Recommended Enhancement of the draft Tremonton Integrated Land Use Plan—Sam Taylor

An overview of what is being recommended was provided for zoning to bring the

vision to fruition. The ordinance, as well as the future land use map, would be updated with districts and zones. The zoning is a basic ordinance that shows the uses, not all the details. It is recommended that the specifics could be reviewed and modified in the ordinance. Manager Warnke said once the plan is adopted, we would engage Landmark Design to help us update our zoning ordinance. It is important we update our ordinances because that is how we implement the plan. We have engaged Landmark Design and Zion's Bank to update our Affordable Housing Plan, too. Zions, who does a lot of our financing and planning, will work on the analysis of the Affordable Housing Plan. Landmark Design is working on the zoning aspect and land use regulations. The State code requires us to identify specific strategies to follow, implement, and report. We have to comply by October 1. There are two separate plans—the Land Use Plan and the Affordable Housing Plan. We want to make sure they are in conjunction and not in conflict. By October we would be in a position to make a recommendation on those plans. We will work on identifying the most likely strategies (up to five).

Chairman Capener said the numbers should be updated to show the current population of Tremonton, which is over 10,000. The Commission focused their discussion on appendix C and the comments associated with those. Commission Member Fowler said as you read through these different types of zoning, I do not know that I understand the impact of each style and how we have changed it. I think they were easier to understand before. Mr. Taylor reviewed the different uses, including mixed, foreign, and traditional. Manager Warnke said in certain areas of the City it makes sense to do a foreign use. That works well for Master Plans and large parcels or areas under one ownership. We would also look at high profile areas like the downtown area or gateways to the City. Mr. Taylor has done a good job of identifying the benefits of the zoning tool for the foreign base or negotiated overlay zones that we tend to do. Commission Member Fowler said I recognize the words, but I am not sure what that impact is or what that means in the practical world. Does it require more staff? I do not know that I fully understand what impact it has in changing them from one form to the other. Manager Warnke said I am not sure we know. Planning is organizing foresight, plus corrective hindsight. Your role is to put out a plan and do your best at the front end to organize it and anticipate what the outcomes will be. When something is different than you thought and have to readjust, that is why we have code amendments frequently. It is common to not know everything going in. By having Landmark Design continue the process you could help identify specific areas as a priority to work on amending our ordinances. We may also need to amend our ordinances to implement affordable housing initiatives. City staff would pick priorities and start working through the list.

Chairman Capener said what pieces do you want to use the foreign base code for and is it just to dictate what that looks like? Manager Warnke said on the other

side of the Interstate or Commerce Way. The south west area is a good location for foreign base code, as well as high profile corridors. It is a better approach to land use regulations. We want those areas to look different. Some of these public, private spaces are important in what they look like. Commercial develops are publicly used and that is where you want people to gather. These are high profile places that define the community. The sharp ones incorporate public space and activity zones. If we had an opportunity to recreate another Main Street, that is something we want to plan very carefully.

When asked about ways to fund parks, Manager Warnke said impact fees are helping. I feel like our negotiations have also worked well. If parks are going to be a priority the City has to make it a priority through the appropriation process. If it goes to the vote of the public, I do not think they will support paying more money for more parks as the City continues to grow. The State wants to see more dense development and as that happens park spaces will become even more critical to our quality of life. It is going to come down to a priority with the Council. There could be options for grants as well.

Manager Warnke said we have gone through the code and the next step is to work on the Affordable Housing Plan and marry that up to the Land Use Plan. We need to discuss the strategies, which will be done at our next meeting with City staff and consultants. Commission Member Fowler said when you say this is how we want to zone our City, are you talking about the zone as in uses or the way we will have the ordinance to enforce it? Manager Warnke said both. Everything is on the table. Commission Member Fowler said we want to go forward with a mixture of all three uses (mixed, traditional, and foreign). It is a lot to digest. I do not know that I understand all of that yet. Manager Warnke said we could come back with more specifics. It seems there are specific zoning districts we need to create. Chairman Capener said my biggest concern is what will the cost look like for people wanting to put their business there? We should make it the best we can, but we have to have an affordable rate so it pencils. Manager Warnke said we have elevated our standards as the years have gone on. We are due for that again. Land values and the type of developers that are coming into the City have higher expectations and are used to developing at a higher standard. Chairman Capener said we have to be careful not to dictate too much that it is pushing people out of town.

Commission Member Dennis said a con of zoning changes is that it requires more staff to enforce our codes. Manager Warnke said that is a good point. The City will have to figure that out through the budgeting process. There is always a balance between regulations and how we enforce it. The Next step would be to have a full-time planner on staff. The best approach to make a lot of progress quickly would be to continue with the included zoning and update our current

zoning to reflect some of these land use objectives. As we continue to learn about foreign base code, and as new areas open up that is when we consider things. Some of these developments on large tracks of land are infrastructure intensive. They require a lot of infrastructure on the front end so we need to enter into these agreements to define how and when this infrastructure is going to be constructed, as well as who is responsible for it so development can occur in a reasonable way and so the City can provide services. Our development agreements are always put out for the public to review.

- b. Review and discussion of transferable development rights from the southern portion of parcel number 05-055-0189 to parcel numbers 05-169-0026 and eastern portion of 05-169-0025 by rezoning said parcels of property to RM-16 with the Village at North Park Overlay Zone for said parcels and rezoning western portion of parcels number 05-169-0025 to Manufacturing Distribution-Business Park

Manager Warnke said our Storm Drain Master Plan identifies the need for a regional basin on the west side of the City. This is an ideal location as far as topography. It is in an area at the lowest point to serve the most units. This is a place where water collects naturally, but would not have standing water. A park would be included with a minor arterial road continuing on. The storm drain basin would be on 5.75 acres and about a foot deep. The park space would cover 7.49 acres. Heritage has been gracious to work with the City in acquiring this land. They are however are in the business of developing. After several months of conversation, we have decided that a good approach would be for them to acquire property in another location that has less density assigned and transfer that density to those parcels. The proposal is that they sell us the property for what they purchased it at. A mixed-used zone is proposed with a density of 16 dwelling units per acre. An evaluation of the development potential of the property we are acquiring showed they could get about 158 units. They contemplated some housing here, but the topography does not accommodate sewer in that location so they would do manufacturing distribution. The frontage would be developed as a commercial manufacturing facility. They would also do some storage units behind the front of the buildings due to sewer issues. There is another parcel along 1000 North zoned for manufacture distribution. It is proposed the zone be changed to RM-16 with an overlay that would reduce it from the 16 dwelling units to 12 units per acre. We believe that is a good location for density.

Manager Warnke said in order to deemphasis 400 West we have realigned 600 West. In time, it would have a traffic light. We are working with developers to have access from Main Street back to the Matheson apartments. That is a private road with delineated travel lanes and no conflict between vehicles backing out of stalls. This would also provide another exit. Based on urbanized development, our transportation engineer evaluated this and does not believe it would have a

significant impact on traffic. We have to come to terms with the fact that we are moving from a more rural area to an urbanized area as development occurs. What is acceptable today is different from what we have had.

Manager Warnke said this shows what the overlay zone includes and the amenities they are providing. Heritage Land Holdings would be required to have trees to help break up that façade. Those requirements would be determined by a landscape architect. The Central Trail has frontage on that as well and they are required to provide a 20-foot landscape buffer between that corridor, which is also 20 feet wide. The City and developer would partner on two four-foot fences with a mow strip to prevent maintenance issue. Improvements would be done at 75% of the units being completed. They would also dedicate water shares that would help us water our parks in the area. Rather than doing onsite amenities the developer would make a financial contribution of \$1,300 for each unit (adjusted based on inflation). That money would help us improve North Park and Meadow Park. We do have a lower level of service at intersections, but would adopt a new street detail that would be implemented with these roads. There are also architectural standards we have required elsewhere for multi-family that would be implemented here such as covered front door entries and two-car garages per unit located in the rear elevation.

Commission Member Dennis said so we are buying 13 acres at \$62,000 per acre and it is considered developable land? Manager Warnke said yes, it just has a higher water table. We have done our due diligence and are relying on our engineers. This is a good location for storm drain, but we will need to make sure there is not standing water there. The next step would be to do a public hearing. Both parties feel this is a win-win scenario. We get what we need and they can develop what they want.

Commission Member Dennis said are we good to go from zero housing all around this development to homes all around? Manager Warnke said as we become denser, I feel that trail corridor will be used and an important piece of our transportation system. For that reason, we put densities along the corridor because we feel people will have another way to move through there. Commission Member Dennis said we need a pond for our teenagers to fish in. Could we do that here? Manager Warnke said I can talk to Public Works Director Paul Fulgham about it and finding a good location.

5. Planning Commission Comments/Reports: None.
6. Adjournment

Motion by Commission Member Sorensen to adjourn the meeting. Motion seconded

by consensus of the Board. The meeting adjourned at 7:27 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 30th day of August, 2022.

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.