

**TREMONTON CITY CORPORATION
PLANNING COMMISSION
JANUARY 31, 2023**

Members Present:

Micah Capener, Chairman
Jordan Conrad, Commission Member
Penni Dennis, Commission Member
Paul Fowler, Commission Member
Jeffrey Seedall, Commission Member
Connie Archibald, City Councilmember
Steve Bench, Zoning Administrator
Shawn Warnke, Manager Warnke
Cynthia Nelson, Deputy Recorder

Chairman Capener called the Planning Commission Meeting to order at 5:32 p.m. The meeting was held January 31, 2023 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Capener, Commission Members Conrad, Dennis, Fowler, Seedall, City Councilmember Archibald, Zoning Administrator Bench, Manager Warnke and Deputy Recorder Nelson were in attendance.

The Commission welcomed Councilmember Archibald and newly appointed Commission Member Jeffrey Seedall, who provided some information on his experience and expertise. Councilmember Archibald did the same.

1. Approval of agenda:

Motion by Commission Member Fowler to approve the January 31, 2023 agenda. Motion seconded by Commission Member Conrad. Vote: Chairman Capener – aye, Commission Member Conrad – aye, Commission Member Dennis – aye, Commission Member Fowler – aye, Commission Member Seedall – aye. Motion approved.

2. Declaration of Conflict of Interest: None

3. Approval of minutes—October 25, 2022 & December 13, 2022

Motion by Commission Member Conrad to approve the minutes stated above. Motion seconded by Commission Member Fowler. Vote: Chairman Capener – aye, Commission Member Conrad – aye, Commission Member Dennis – aye, Commission Member Fowler – aye, Commission Member Seedall – aye. Motion approved.

4. New Business:

- a. Final review & approval of Integrated Land Use Plan – Sam Taylor, Landmark Design (joining electronically)

Mr. Taylor said nothing has changed since we last spoke. You've had a chance to review it so I would be happy to answer your questions and then we can move forward. We have

spent several sessions on this. Manager Warnke said I have talked with Mr. Taylor about having the traffic engineer revisit their traffic model based on the Land Use Plan. They do that to help size roads adequately. If you are satisfied with what is being proposed, that is something we could do as an additional layer of analysis. We have tried to strategically place density around roads that could accommodate additional traffic.

Manager Warnke said the City is making significant strides toward parks and open space. We have engaged Mr. Taylor to do concept level planning for these parks—in most cases the combination storm drain basin and park. The challenge with that is how can they function well over the entire acreage and reduce the impacts of the storm drain basin. There is a lot of potential for them to look like parks. It will be great to have a landscape architect involved in this so they look attractive and function well. We will get the best of both worlds with our engineer participating in this, too.

Manager Warnke then shared some of the City’s accomplishments over the past five years. We are making progress. The Planning Commission has done a great job and we will continue forward.

Mr. Taylor then reviewed the demographics for the City. Chairman Capener said we have made some good adjustments to this plan. Manager Warnke agreed and said it will be nice to get this wrapped up. We have some affordable housing issues to tackle and other things to undertake. The Commission thanked Mr. Taylor for all his efforts.

Motion by Commission Member Fowler to take this Integrated Land Use plan and recommend it to the City Council for final approval. Motion seconded by Commission Member Dennis. Vote: Chairman Capener – aye, Commission Member Conrad – aye, Commission Member Dennis – aye, Commission Member Fowler – aye, Commission Member Seedall – aye. Motion approved.

5. Planning commission comments/reports: None.

6. Adjournment

Motion by Commission Member Conrad to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 6:05 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 28th day of March, 2023.

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.