

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
JUNE 14, 2023**

Members Present:

Shawn Warnke, Chairman & City Manager

Chris Breinholt, City Engineer

Zach LeFevre, Parks and Recreation Director—excused

Paul Fulgham, Public Works Director

Connie Archibald, Councilmember

Cynthia Nelson, Deputy Recorder

Chairman Warnke called the Development Review Committee Meeting to order at 9:36 a.m. The meeting was held June 14, 2023 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Warnke, Engineer Breinholt, Director Fulgham, Councilmember Archibald, and Deputy Recorder Nelson were in attendance. Director LeFevre was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the June 14, 2023 agenda. Motion seconded by Engineer Breinholt. Vote: Chairman Warnke – aye, Engineer Breinholt – aye, Director Fulgham – aye, Director LeFevre – absent. Motion approved.

2. Approval of minutes—March 8, 2023

Motion by Engineer Breinholt to approve the minutes of March 8, 2023. Motion seconded by Manager Warnke. Vote: Chairman Warnke – aye, Engineer Breinholt – aye, Director Fulgham – aye, Director LeFevre – absent. Motion approved.

3. New Business:

- a. Discussion of the development of Parcel No. 05-050-0002 and 05-050-0056, located at 375 North 100 West

Chairman Warnke said lot 375 adjoins the parcel to the west, they have the same tax number. I thought they were three different parcels, but it appears they are not. They do not have frontage. Someone wants to build a home on 375 and buy all three parcels to develop a workshop/living space in the back of the other two. Director Fulgham said what is their access? We do not maintain alleys in the winter. Engineer Breinholt said they could not have a stand-alone residential unit. That is one lot and they do not have frontage. They could maybe do an accessory dwelling, but that would have to all be connected. There is no access. If we do a private drive, they have to be 20 feet wide for a fire lane and alleys are only 17 feet wide. The private drive would have to come across the lot that fronts 100 West. Chairman Warnke said I do not think a workshop is allowed since the principal use is residential. They would need to have a residence to have a workshop. It likely needs to have a residential component to comply.

The following items were discussed out of order.

- b. Discussion of Valley View Granite Site Plan located at 905 North 2000 West – RJ Christensen & Bret Cummings

Mr. Cummings said they called me after they built the building, so we are working around the existing. We are trying to get the grading plan to flow around. They are now doing the pavements, parking, and pond. There will be curb and gutter. Chairman Warnke read through the agreement that was made when they sold the property. As part of the sale, they had to do those requirements, which need to be completed within seven years. It would make sense to do that now while they are doing upgrades. Engineer Breinholt said your site is too low for retention. You need to make sure you are not in the ground water. Mr. Cummings said the pond has been expanded as much as it can. This section of the parcel is bigger. This is high so when he builds this pond it will be higher than this pond. I will not connect the two and will make sure I can hit the swell and get to the curb and gutter.

The Committee discussed the need for a fire hydrant. Chairman Warnke said they would need to install one if there is not one that is serviceable for them. Engineer Breinholt said this one belongs to West Liberty Foods, not Tremonton City. Director Fulgham said one fire hydrant out front would likely meet their need. They are lucky that they do not have to cross the road to get to the utilities. Engineer Breinholt said depending on the size of the building, the fire chief might want two hydrants.

The Committee then discussed what type of vehicles would go through here and what turn radius would be required, as well as the road size and the requirement for a hard surface. Engineer Breinholt would come up with details on the road and if it needs to be 66 or 80 feet. Mr. Cummings said semis and trucks will go through here. They will have a curb cut of 30-foot so they can pull straight out and make that radius. Chairman Warnke asked about the entrance to the building for customers. I think there needs to be a sidewalk there. Engineer Breinholt said they need to pipe to where the future expansion is, connecting for a future phase. Improvements would need to be done along the whole property. They further discussed the sidewalk and parking, as well as a landscape buffer.

- c. Discussion and approval of Saylor Townhomes Preliminary Plat located at 129 North 400 West – Jonathan Roberts & Bret Cummings

Engineer Breinholt said the sewer line is looking all right, but the State storm drain that runs along there is an old concrete pipe that is not reinforced and has a crack down the middle. Odds are that if we lay sewer next to it, it will collapse and fall apart. We are trying to figure out how close we can get to that. Mr. Cummings said I have addressed all of your plat items. They have been updated and shown on the plat map. The utility

pole is still an issue. I cannot get a hold of Frontier. Rocky Mountain Power said they no longer own that, and UTOPIA runs along poles in the rear. There is a note for the fence. Engineer Breinholt said it needs to be lower for the front yard (four foot). Mr. Cummings said the 400 West section has been updated to match his.

The Committee discussed the planting plan and what details are required there. When asked about the storm drain and building concurrently with the project next to them, Mr. Roberts said we have talked to him and want to work together so we do not have redundancies. The more we do together the more money we save. We do not have a timeline though. Engineer Breinholt said secondary water is on his plan so talk to him and come to an agreement. This will just depend on who starts first—they will need the secondary water. We could approve this with the caveat that the plans for the secondary line, in Danny Macfarlane's project, would be attached to his project if it happens before the other project.

Motion by Engineer Breinholt to approve the Saylor Townhome Project with their latest submitted plans, including the secondary line connection up to 350 North if this project happens before the neighboring project. Motion seconded by Chairman Warnke. Vote: Chairman Warnke – aye, Engineer Breinholt – aye, Director Fulgham – aye, Councilmember Archibald – aye, Director LeFevre – absent. Motion approved.

- d. Discussion of Bear River Manor Townhomes located at 440 West 600 North – Bret Cummings

Chairman Warnke said this is the redevelopment of the old care center. Engineer Breinholt said they would give an address to each building and then provide a unit. There will be the new townhomes around the outside with the existing building having the studio apartments inside. Mr. Cummings went through the list of requirements including fencing, parking, architectural elevations for the four storage units on site, and CC&Rs. The townhomes will face the private streets. They will start as soon as possible. There are 2.37 water shares required. They have two, but are short the .37. They also discussed a planting plan for trees and the parking islands. Chairman Warnke said I will draft the development agreement formalizing what we are approving. They have already paid the impact fees.

- e. Discussion of Lot Line Adjustment between Parcel No. 05-181-0006 and 05-181-0007

Chairman Warnke said this is associated with The Junction. This would move that lot line south to create a smaller residential lot. We can do this outside of DRC since it is more zoning and approval and is meant to be an administrative approval. We just need to make sure it does not violate the zoning code.

- f. Walk-ins: There were no walk ins.

4. Comments/Reports: None.
5. Public comments: No public comments.
6. Adjournment:

Motion by Director Fulgham to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 11:44 a.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 Development Review Committee Meeting held on the above referenced date. Minutes prepared by Jessica Tanner.

Dated this 13th day of September, 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.