

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
JUNE 21, 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 9:34 a.m. The meeting was held June 21, 2023 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Warnke, Engineer Breinholt, Director Fulgham, Councilmember Archibald (arrived at 9:35 a.m.), and Deputy Recorder Nelson were in attendance. Director LeFevre was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the June 21, 2023 agenda. Motion seconded by Chairman Warnke. Vote: Chairman Warnke – aye, Engineer Breinholt – aye, Director Fulgham – aye, Director LeFevre – absent. Motion approved.

2. Approval of minutes—April 12, 2023

Motion by Director Fulgham to approve the minutes of April 12, 2023. Motion seconded by Engineer Breinholt. Vote: Chairman Warnke – aye, Engineer Breinholt – aye, Director Fulgham – aye, Director LeFevre – absent. Motion approved.

The following items were discussed out of order.

3. New Business:

- a. Discussion of lot line adjustment between Parcel No. 05-181-0006 & 05-181-0007 Joe Darger and Sam Elder with DA Davidson

Mr. Darger said there are still issues to address. We are trying to get the existing home taken out of the parcel. They are renting that with the intention of their grandkids buying it. Chairman Warnke said you would need to do a lot line adjustment and make sure it complies with the zoning ordinance for setbacks. Mr. Darger said the barns will not remain, but they will keep the house and shed.

Mr. Darger said I have worked with Sam Elder from DA Davidson on public infrastructure financing. He has creative options for infrastructure that has a regional benefit. Mr. Elder said we specialize in a number of things, including financing for

public infrastructure though private developments. He discussed the options that are available. Chairman Warnke said we do have a PID policy that does not tie us to do any particular decision. We like the pre-paid option of that district rather than having homeowners pay long-term on the debt.

Mr. Darger said I would like to do a PID with our area. I have the latest concept with feedback from last time. Since there are freeways on both sides and the water table is high enough that we cannot do basements, we do not feel we can do single-family homes here. I have added some duplexes and opened this up for more trees and space for two-car garages. We want this to be affordable, but also functional. We would like to have some retail here, like a coffee shop or dog grooming. The club house would be up front. We would like to have two big dog parks. This is not our land, it is UDOT's, but we would like this area to be a park. We kept the trail on the outside. This is more open and would have one HOA gathering. We changed the backyards. This should be closer to 475 units. We could add more diversity by doing a tiny home community. Chairman Warnke said I am not open to tiny houses here. People need enough space to live.

Chairman Warnke said this is a right in only, so we want to discourage people from using this as a primary entrance. Better if we bring people here for the main in and out. We also do not favor private streets. Engineer Breinholt said the main access should be 66 feet with a wider roadway. The key is to have that collector width pavement that allows traffic to move both ways with on-street parking. Mr. Darger said the trash and parking was a problem with our last plan. Parking is now scattered around the site. We tried to address the concerns. Engineer Breinholt said de-emphasis this in and out, it is for emergencies only. Mr. Darger said we plan to have a variety of options, with some adult community. We want to market different groups for different buyers.

- b. Discussion of annexing 35 acres located at 6590 West 10000 North – Brodie Calder and Scott Lyons with Box Elder County

Mr. Calder discussed the current layout with an existing home and utilities in this 35-acre parcel. We would sell the house and work on putting utilities all the way around to bring in more housing. In January of this year there was an annexation policy passed by Box Elder County that states if a parcel falls within a half mile of City limits, that the City would have first rights to look at it and see if they want to annex. Mr. Lyons said they are interested in parceling the house off and staying out of City boundaries, with the remainder being annexed into the City. Mr. Calder said it could be too costly to bring utilities over and around (\$1.75 million). Everything would flow through and we would also have to bring in a lift station. Director Fulgham said if that comes in, it would be a whole new secondary station there. The City would need to start investing in another service area. You could bring the sewer from the other direction. It is a narrow corridor and has the railroad tracks there, but that is an option. You would have to lift it. That current home is already on West Corinne water and a septic tank. Mr. Calder said

our plan was to subdivide that house off and sell it and use the proceeds to help with infrastructure costs. We need to know from the City if we need to annex in the house or not. Director Fulgham said we could do a short-term variance until you have utilities there as you get that development underway. Mr. Calder said if it does not pencil, we are going to keep it in the County and throw some storage units out there. We are looking at our options and would like to try to make something work with the City. Chairman Warnke said I like sewer down 1000 West because it is a main corridor where more development is likely to occur. Director Fulgham said if that land starts developing, we need to look at a more regionalized lift station and the secondary pump station. If it is regional, it does not matter which corridor it comes up because it will all go to that. The big cost is the lift station. Engineer Breinholt said I would put it along Iowa string and get as much of that area on with one further west.

The Committee discussed project improvements versus services improvements and having developers work together to extend infrastructure. Mr. Lyons said as far as the County goes, if they submit an agricultural subdivision application to the County that is considered a land use application. With that you can split a single-family home off of ag land. One acre there and when we received this application, we would let him know that this policy comes into play, and he would need to go to the City to petition annexation. The City would have to decide if they want to annex it or not. Chairman Warnke said this is our first opportunity to see how this policy is implemented and plays out. This would be a good conversation for the City Council to gain their input.

- c. Discussion of annexation, zoning, & utilities for the following parcels 05-188-0076, 05-188-0077, & 05-188-0081 (southwest corner of 5200 West & Main Street) – Josh Runhaar, Shawn Wolfley, Jed Alimari and Chris Harrild with Neighborhood Nonprofit Housing Corporation

Chairman Warnke said we are constructing an equalization basin on the parcel next to your property (four acres). We would need to get a pump station site and work on that for secondary water development. Director Fulgham said the biggest issue will be sewer. They discussed ways that could flow back to the treatment facility. Director Fulgham said we would look to upsize that since it is not equipped to handle all that to the south. As someone who has to take care of it, I prefer gravity over pumping. We have to look at all that property to make sure our sewer line can handle that capacity. We are putting in a 12-inch line to serve those north and east of Main. Water is easy, but storm drain is another issue. There is deep clay there. You would have to have a big retention basin and an outfall to the river with a controlled release.

The Committee also discussed the road network and connections through this area. Mr. Runhaar said this is 53 acres for all three parcels. Chairman Warnke said we need to look at what you are proposing and how it configures. Mr. Harrild said this is for families who want to build their own homes and help others. We use USDA loans to keep things affordable. They spend a year building their home. It is affordable because

we have a better loan product, and they are building it themselves. This is focused on homeownership. We are targeting low income, but they still have to qualify. The housing we are building is market rate housing. USDA pays our costs to run the program. There are eight families participating at a time and they help each other with the labor.

The Committee also discussed the possibility of a City park that would be about five acres in this area. Mr. Runhaar said we could come up with a master plan and cut the unit count to have more open space. We are thinking 240 units with townhomes and single-family homes. Manager Warnke said we need to keep in mind how it looks with Main Street and the land uses that are there. The gateway and entrance are listed there. Mr. Harrild said this will be a project extended over the years. We are working on other sites and construct 16 to 24 homes a year. We are slow and methodical. We will go through the products and put a site plan together. We will work with the City as long as we can make it pencil. Our mission is to build community. We do not want a master plan you are not happy with. It needs to be a good mix but remain affordable. We have a good working reputation with the people we utilize. Chairman Warnke said we need to look at the gateway district and see what the future Land Use Plan envisions in that district.

d. 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 12:35 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 Development Review Committee Meeting held on the above referenced date. Minutes prepared by Jessica Tanner.

Dated this 11th day of October, 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.