

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
JULY 19, 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 9:37 a.m. The meeting was held July 19, 2023 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Warnke, Engineer Breinholt, Director Fulgham, Councilmember Archibald (left early) and Deputy Recorder Nelson were in attendance. Director LeFevre was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the July 19, 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—No minutes to approve at this time.

3. New Business:

- a. Discussion of building a house on Lot 1 of the Riley Buck Subdivision located at 4979 W 12000 N – Erin Wilson

This item will be discussed in a future meeting.

- b. Discussion of annexing a portion of parcel 05-200-0012 located at 1350 S 100 E – Scott Hunsaker, Mike Harris with Harris Homes & Remodeling

Mr. Hunsaker said I own the property from Palmer Packing down to the freeway on the east side of the road to the river. My daughter wants to build a house there. This has to be annexed into Tremonton. There is no access to water and sewer could be a problem with the land dropping. Director Fulgham said sewer ends at this subdivision. A new line was put in by Rupp's, but it is deep and ends at the subdivision, so you are still far from it. We would suggest you plan on adding a sewer line because once you annex and come within 300 feet of our line, we can require you to hook to sewer. When you build the home keep that in mind for the future. You would likely need a pump station on the outside and would want to stub that there. Right now, you are too far away and would not be required to connect. Water is a different story. With subdivisions and annexations, we require you to bring water to your property. The main ends at Palmer

Packing. We usually require a hydrant at the end. You would also need a water share for whatever size of a lot you have. One share per irrigable acre. Chairman Warnke said we would enter in a development agreement and determine what standards need to be met. There will be a fee in lieu since we cannot install some of those improvements now. There are impact fees, too. The first step is annexing and filing a petition.

Chairman Warnke said this parcel here is a storm drain basin and park. The City needs to get a 20-foot easement to discharge the water from that basin down to the Malad River. We could pipe that through your property. The Committee discussed how that could work. Director Fulgham said at the bottom would be an outfall structure. A pipe would run through there with a structure at the top. There would be a manhole to maintain and keep it clean. Chairman Warnke said you would have a storm drain impact fee so potentially we could trade the easement for that. That could allow us both to have what we need. This would all be underground except the manhole. Those fees are meant to offset the impact of the development on system improvements. Granting an easement would benefit the system, too.

- c. Review and discussion of The Junction concept plan located at approximately 1098 South Iowa String – Joe Darger and Josh Adams

Mr. Darger said we are working on the lot line adjustment and will remove that shed. Chairman Warnke said you have submitted the concept plan and we are looking at that. You would then submit the preliminary plat with supporting documents. The Committee then discussed the road network through here and public versus private streets. Chairman Warnke said I feel we should have public streets with plenty of width. With this development being so dense the street width would provide more space. Director Fulgham said with a public street I can do utilities, if not you own and maintain the water and sewer. There is also trash collection. We maintain streets better than an HOA since we do continual maintenance. Chairman Warnke said the code requires a 15-foot setback from the right-of-way along I-15 and to be landscaped. The intersection needs to be flared to accommodate all turn movements. Engineer Breinholt said there will be a pull off on Iowa String. The traffic study said there will need to have some widening to have the right turn and center left turn lane there.

The Committee discussed the mixed-use zone and requirements on setbacks and parking. Mr. Darger said we are doing two car garages. Engineer Breinholt said you have to have an option where there is no on-street parking. Chairman Warnke said snow plowing would become an issue, too. It would be better if all of these are public streets. Engineer Breinholt will draft up a standard for the streets, as well as sidewalks and park strips. Chairman Warnke said the layout needs to be clearer on the building footprints and what the common area and backyards are. Director Fulgham said you do need a park strip because snow removal will be a problem. You do not want that going all on the sidewalk. Chairman Warnke said sidewalks are also needed on both sides, especially with it being denser. You might have to drop a unit to fit that. You need to start thinking

about a landscape architect. We will also want to address fencing. The Committee will provide more comments and continue the discussion.

- d. Discussion of concept plan for Ron Keller site plat at 1960 W Main Street – Justin Campbell from Cartwright

Mr. Campbell said I am the architect and am representing Blane Keller. This lot is located on 2000 West Main. The existing buildings would be demolished. We would have a cross access agreement with the neighboring property and use that as our main entrance. Chairman Warnke said our long-term plans show we need to widen this street and that building was right on the line. We have established the right-of-way (80 feet). Mr. Campbell said in looking at the ordinances this is a CH zone and the setback on the street is 25 feet. That right-of-way could impact this design. We would have a flow to service the trucks. There would be two lanes here and they would pull straight out. The rest are normal bays. The drive isles act as customer parking. Customers would cue here and then exit this way. They will sell their existing site most likely. The Committee further reviewed the layout and setback requirements.

Mr. Campbell asked about storm water. Director Fulgham said you will want to raise your site because everything goes that way. Mr. Campbell said we want to solidify the site plan before we move on. This is the building footprint and parking. Director Fulgham said this is an in and out business, they do not need more parking than that. Mr. Campbell said they want to limit the amount of asphalt they need. They want a place for a yard to store some tires and have an overflow area. Chairman Warnke said I am not sure open storage is allowed. Director Fulgham said they will need water shares for anything that is not hard surface. Chairman Warnke said submit a site plan and landscape plan by an architect, as well as your elevations and a concept plan.

- e. Discussion of annexing and development of parcel numbers 05-188-0081 and 05-188-0077 located on the southwest corner of the intersection of Main Street and State Route 13 – Merlin Huff with Perry Homes

Mr. Huff said we are doing our due diligence. Our close date would be mid-October. We like the property but have lots of questions. I have read through the Land Use Plan. We desire to create a park in here. This will be a big enough project that it needs a park whether it is internally or for the City. We would love to have more density for that. We would like to have themed apartments in the multi-family area. I do not think townhomes fit well in this 53-acres. We would have different types of homes and could do a larger lot. There would also be commercial. We would love to explore opportunities to get more density. Chairman Warnke said the storm drain basin and 3.5 acres is too tiny, we would want a bigger public park. Mr. Huff said we would want more mixed use (7.8 acres). Our desire with mixed-use and apartments would be to ask for more units in trade for a park. Chairman Warnke said I agree with your philosophy, we try to get amenities that benefit more than just this area—facilities everyone can

enjoy. Mr. Huff said the mixed use here is very small and we would like to open that up a hair to get a decent size. Chairman Warnke said give us a tabulation table on what you are proposing so we know the unit count and can make sure there is good access to the south.

The Committee discussed the roads. Chairman Warnke said this is a gateway to the City. We have discussed gateway improvements, and I was not expecting apartments there. Our Land Use Plan talks about the ability to cluster. I would love to see what the apartments would look like and what you are proposing so we can understand that. Having apartments right at the gateway of the City would not be my preference. They would continue working on this and have more discussion.

Engineer Breinholt said we need to think about secondary water out there and adding another pump station.

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

4. Comments/Reports:

Chairman Warnke said Developer Marc Allred needs to pay impact fees and rather than paying that he wants to do a trade. His father has passed, and he has a piece of property between 1000 North and the piece we own. That is in a trust and could be signed over. He wants to trade connection fees for that road. Director Fulgham said I would say no because we will get the short end of the stick. We can buy that from him, and he can use the funds to pay his impact fees, but I do not want to carry those on because impact fees go up.

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 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 8th day of November, 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.