

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
NOVEMBER 8, 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, City Councilmember
Cynthia Nelson, Deputy Recorder

Chairman Warnke called the Development Review Committee Meeting to order at 9:30 a.m. The meeting was held November 8, 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 November 8, 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 – July 19, 2023

Motion by Director Fulgham to approve the minutes of July 19, 2023. Motion seconded by Chairman Warnke. 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 site plan for self-storage on three acres on 2000 West – Chris Look and Jim Flint

The Committee reviewed the property until Mr. Look arrived. Mr. Flint said he is purchasing the property (three acres) from Val Stokes and contemplating storage units that have solar adaptation on top. They are interior climate control. Chairman Warnke said I think landscaping is an issue and we need to confirm setbacks. We do sort of have open-ended setbacks based on the site plan, but it will have to be bigger than eight feet.

Mr. Look said this will be one big building. Inside there will be three hallways and a bunch of units. A few will be accessed from outside and the rest will be inside. Those inside units will have the climate control guarantee (never below 50 degrees or above 80). They further discussed the layout and dimensions, as well as where the solar panels would be. Mr. Look said these will be 14 feet wide by 40 or 45 feet deep. We will have about 50 units. Some will be 5 by 10 feet or 10 by 10 for smaller storage. Once we have

a grasp on everything our architect will start his design for the building permit. There are a lot of storage units, but the climate control option is a competitive advantage.

When asked about setbacks, Chairman Warnke said the front is 25 feet and the sides and rear are 20 feet. He then discussed the setbacks and requirements for landscaping. The Committee discussed sewer and water and where they could connect, as well as drainage. When asked about secondary water, Director Fulgham said you will have to buy the required canal water share. We require one share per irrigable acre. The hard surfaces are taken out of that calculation. The City is open to buying the remainder shares you may have.

Mr. Flint asked about fire requirements. Director Fulgham said the fire chief will have to do a review, but just looking at it I think they will not have an issue getting their equipment in and out. We made sure there was fire coverage on a previous project here so we can review that. I think their hydrant covered the back of the property. Mr. Look said basically everything inside is going to be metal, not that some of that stuff cannot catch fire and spread, but it is typically not something we are worried about.

When discussing access to the site, Mr. Look said this will be asphalt. It will be a 12-foot lane that goes about 24 to 30 feet. We will install a gate. It would be nice to have it long enough that some of the boats can park here while the gates open. Director Fulgham said the lane going from the front all the way into the facility will have to have landscaping on the areas that are not hard surface. That will be addressed in the landscaping plan. They also discussed lighting. Mr. Look said we will likely have lighting in the corner of these buildings. Typically, we close the facility at 10 p.m.

The Committee discussed signage and fencing. Chairman Warnke said in some cases we want site obscuring. I need to read through that and will send the requirements to you. Typical it is an iron fence in the front because people are concerned about visibility. It needs to be open-ended, but not chain link. Mr. Look said we like to do a solid fence as much as we can. We will have security cameras, too. Chairman Warnke said I like the idea of doing that masonry wall on the back side. That makes sense.

Chairman Warnke said I will study the standards a bit more for our next conversation. Do another integration and that should be close enough to engage the architect. Mr. Look said I would love to get it started this winter. We will not do any vertical construction until spring or summer. Director Fulgham said in order to meet the fire code you will have to install a hydrant to reach all points of the property. The best place would be to come right up that lane. A six-to-eight-inch line is all you would need.

Chairman Warnke said there are going to be a certain number of trees required. We are in the midst of improving our landscape ordinance. People are migrating to xeriscape and water-wise landscaping, which is great, but our ordinance was not really geared toward that. There is not enough plant material and then it just looks like a bunch of gravel with weeds.

b. Ratification of Harvest Village, Phase 1

Chairman Warnke said when we record a plat there is a title block for the DRC to sign. As we went back, we could not see where Harvest Village was officially approved. I think it got to a point where we were just reviewing construction drawings and finalizing different things. Once we have a new planner, I am hoping they can do a better job of helping record when items are approved and on which dates. We did go ahead and record it because everything was in order. I just wanted to alleviate any concerns that we did not officially approve it. I thought it might be well to put it on the agenda as a ratification. Nothing was missed because everything gets formalized in the development agreement. We are just making it official.

Motion by Director Fulgham to ratify the approval of Harvest Village Phase 1 as noted in the engineering requirements. Motion seconded by Chairman Warnke. Vote: Chairman Warnke – aye, Engineer Breinholt – aye, Director Fulgham – aye, Director LeFevre – absent. Motion approved.

The Committee discussed some other developments in the works and what the process is for them.

- c. Continuation of discussion and review of proposed site plan for Jack in the Box – Sherri Miller, Magellan Architects (via Zoom)

This item will be discussed at a future meeting when Mrs. Miller is available.

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

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

Motion by Engineer Breinholt to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 10:55 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 17th day of January, 2024

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.