

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
OCTOBER 17, 2018**

Members Present:

Steve Bench, Chairman/Zoning Administrator
Chris Breinholt, City Engineer
Marc Christensen, Parks & Recreation Director—excused
Paul Fulgham, Public Works Director
Shawn Warnke, City Manager
Cynthia Nelson, Deputy Recorder

Chairman Bench called the Development Review Committee Meeting to order at 9:04 a.m. The meeting was held October 17, 2018 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Steve Bench, Engineer Chris Breinholt, Director Paul Fulgham, City Manager Shawn Warnke, and Deputy Recorder Cynthia Nelson were in attendance. Director Christensen was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the October 17, 2018 agenda. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

2. Approval of minutes: October 3, 2018

Director Fulgham said the minutes talk about subdivisions that have not paid for the hammerheads, but it should say paved instead.

Motion by Director Fulgham to approve the minutes of October 3, 2018 with that change. Motion seconded by Administrator Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

3. New Business:

- a. Review, discussion, and consideration of an application submitted by Valley View Granite regarding the disposal of City Property located at 945 N. 2000 West (property that is currently slated for a future fire station) and the classification of the aforementioned real property as either “significant” or “insignificant” as required in 8-105 Disposal of Real Property of the Revised Ordinance of Tremonton City Corporation

Blake Christensen said they are expanding and looking to extend the existing building. The only place to go is straight back. By adding onto this, they would have to trade some type of staging area for loading and unloading vehicles. They are maxed out with

this easement. The intent is to go straight back, but they would add another line potentially and go to the north and back as well. It depends on what the City wants us to do. Manager Warnke asked about the time frame. Mr. Christensen said they would like to have it done in one to two years. In 2019, they would like to get it engineered with construction started the end of 2019 or early 2020. They need more space for loading and unloading of finished goods out this back manufacturing facility. When they design this addition, it would still have room to turn a truck but it is a lot more convenient if they have more space. Future expansion is the main drive and they are looking for some additional square footage in loading and unloading products. They would have an independent structure that would act as a showroom and administrative offices. They are working on getting that engineered now. Administrator Bench said you are getting to a point where you will need to do asphalt parking. It would trigger with another building. Mr. Christensen said they want to put another building there. They have the compacted slag, but it would be nice to have asphalt. Manager Warnke said there are site plan standards that include landscaping, curbing, gutter, sidewalk and improved parking—these are our general standards you will need to meet.

Manager Warnke said the fire chief looked at the application request and is trying to accommodate the allowance for the full acquisition on the property. He is working with the hospital to see if the City can gain property next to them. We will try to react as quickly as we can knowing there is another transaction or acquisition we would need to do before. Mr. Christensen said the timing is flexible. They would want it within the next four years or so, but if the City needs more time to figure that out with the hospital, that is okay. They are anxious to get it going, but not chomping at the bit. They can make do with what we have. Manager Warnke said we could get rid of this portion of the property and still have a fire station here. I think that ultimately the chief would like to move to another place. Would you rather have us dispose of what we know we would be willing to at this point and work toward the other piece? I think that at some point you will have to go through a site plan process, which includes some of these development standards. Engineer Breinholt said are you saying the City is willing to sell off this back piece right now and then see what happens on a piece for the fire station? Manager Warnke said it is hard to say what the Council will do, but at a staff level, that is what we are thinking. He had some preliminary conversations when Mr. Christensen brought it up about a year ago. The Council seemed open and supportive. I think they would be willing to sell that back piece and ultimately everything if we had an additional plan. While it could work, Chief Batis feels this site is maybe less ideal. Engineer Breinholt said that is what I was thinking—it would fit, but not efficiently. Mr. Christensen said they are open to however they want to phase it. Manager Warnke suggested making a decision once they know how the property would layout.

Mr. Christensen said I do not know what needs to happen for that easement if this was mashed into one. Could they extend and do a second building. Administrator Bench said they would amend the plat. The easement is there because it is separating two lots. Mr. Christensen said is it easier to achieve in phases. Administrator Bench said on these

first ones it is fairly simple. Engineer Breinholt said there would be a lot line adjustment. Administrator Bench said the Council would have to declare the current easements vacated. You would have a surveyor do a plat then present it and go through the motions. Mr. Christensen said do you want me to have them draw something up. Administrator Bench said if you want to start with this parcel and see what happens for this, this could happen quickly. If the hospital says nay and we are looking for another parcel, it could take some time. Mr. Christensen said let us treat it as if we are doing the whole thing, see what the hospital says, and then going from there. We can wait and see what the City finds out and only have the work done once. Manager Warnke said I have a meeting with the hospital to talk about acquiring property for park space the first of November. They will need appraisal time, but they are open to selling the property and for the right uses. The fire station and park space would fit that. I will be in contact after that meeting, but you are welcome to check in as well. We need to classify it as a significant property by holding a public hearing for the City Council. I will mention it to the City Council at their next meeting.

Motion by Manager Warnke to classify the property as significant for the purpose of holding a public hearing at the City Council. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Manager Warnke – aye. Motion approved.

- b. Review, discussion, and consideration of classifying the subdivision associated with the acquisition of a portion of right-of-way at 950 East Main Street as being exempted from the subdivision process as allowed in 2.01.080 Exempt Subdivisions of the Tremonton City Land Use Code

Administrator Bench said we are talking about this being exempt from the subdivision process but it still gets recorded as a survey. Manager Warnke said we are doing the title work and have created the warranty deeds. We need to record the plat at some point, but how does that work? Engineer Breinholt said it is just like a survey. It is a description of these properties. We could prepare it as a right-of-way dedication and have each landowner sign it. Manager Warnke said we could sign it for parcel one and two so we can still move forward with our process and then change it to the dedication lot. One of the warranty deeds was in UDOT's name and the other is in our name. They both show up in the County under UDOT, but I have contacted them and they will switch the southern portion into our name. Maybe we should back track a bit and put that on the agenda for 1000 North. Engineer Breinholt said we are already in the process of purchasing these two so when they do Crossroads they can include this as part of the right-of-way dedication. Manager Warnke said I was hoping with the signing of the annexation agreement that we could do it without. That parcel was to be dedicated to the City with the agreement.

Motion by Engineer Breinholt for the north extension off Main Street, 950 East to the rear of Knud Fridal's property, to be exempted from the subdivision process as

allowed by the code. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Manager Warnke – aye. Motion approved.

- c. Final approval for lot split, amend River Valley, Phase 2 – Lots 22 & 23, Matt Nielson, Sierra Homes

Engineer Breinholt showed a sewer lateral and said they do not have the improvements that extend into Sorensen. They do not have it shown correct. They could run that straight out if they wanted because that sewer line extends. Administrator Bench clarified that their extension is not there and that they drew it up based on where this ended up at the time. They should have known that when they surveyed. Engineer Breinholt said those two sewer laterals do not qualify under the public utility easement definition. They will need to have their own easements recorded across the northerly lots on behalf of the southerly lots. Director Fulgham said as far as landscaping and parking it mirrors what they have done on the others—just the water and sewer. Engineer Breinholt said their site plan needs some work. It is pretty low on detail, but it is fine. That needs to be done before this is signed off.

Motion by Director Fulgham to approve the final split with those items brought up by Engineer Breinholt being reviewed and completed for the River Valley Phase 2 lots 22 and 23. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Manager Warnke – aye. Motion approved.

- d. Walk ins:*

There were no walk ins.

4. Comments/Reports:

Director Fulgham talked about property for sale with water shares for the new fire station. He said it is close to the hospital. I hate to get property that does not have water shares with it anymore and I know the hospital property does not have shares with it. Administrator Bench said do you think an acre would be sufficient for a fire department. Engineer Breinholt said no, you need about two acres. Administrator Bench said if you had a nice square parcel of property, you could push that building closer to the street and have enough room for a truck to pull out without being on the street.

Engineer Breinholt showed the Committee various potential layouts for the IFA property and they looked over them. This has about double the parking spaces that they actually need. They talked about outside storage including a place for trees, nursery items and landscaping products. Engineer Breinholt said UDOT wants to get rid of all these accesses and people will have to come through here. Imagine school buses and everything else going through the IFA

parking lot and headed to the light. Even if we did not have a street here, we would have an access that would require them to give us cross access easements. The entry has to be here whether there is a street or not. Engineer Breinholt said there is not a lot of room out front, but there is some room for a couple pads. I do not have an issue with this being 66 feet back here—800-feet is a lot. With 66 feet, we could get a turn lane and two travel lanes. We do not want on-street parking in this area. My Recommendation would be to leave it wider out front for the lanes and then neck it down as we get back here to 66 feet. They also talked about an area for a detention pond.

5. Public comments: Comments limited to five minutes.

No public comments.

6. Adjournment:

Motion by Engineer Breinholt to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 9:50 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 ____ day of _____, 2018

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.