

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
APRIL 17, 2019**

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 9:06 a.m. The meeting was held April 17, 2019 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 Marc Christensen was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the April 17, 2019 agenda. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

2. Approval of minutes—February 14, 2019 & March 13, 2019

Motion by Director Fulgham to approve the minutes of February 14, 2019 and March 13, 2019. Motion seconded by Administrator Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

3. New Business:

a. Concept Review for 4-lot subdivision at 7 West 600 North – Jake Peterson

Jake Peterson said this is on Tremont Street and has an existing house on the land. He is looking to split it up into four parcels with houses on them all. Mr. Peterson showed the different accesses and how it would be surveyed. The Committee also looked at measurements in the description. Mr. Peterson said the property goes back even further, but they have been farming part of it. It goes back to a tree and over to the east. It is 120 feet from the back of the property to the shop. The overall length is 267 feet with a width of 167 feet. The back ones would be 119 feet and the front would be the remainder. They would be quite a bit bigger than the back ones (about 10,000 square feet). Manager Warnke said would you tear down the existing house? Mr. Peterson said he is salvaging and remodeling it. From the west property line to the east side it is 60 feet, leaving an access to the back two lots. Manager Warnke asked about the type of subdivision and private drives. Administrator Bench said the width of a lot in an R-18 is

70 feet with an 8,000 square foot minimum. He also talked about flag lot development and private drive right-of-ways, and read the code. The clear vision triangle access or frontage of a deep lot or flag lot shall be a minimum width of 24 feet and no wider than 30 feet, unless a great distance is required. The private drive right-of-way is to be paved with concrete or asphalt at least 12 feet wide if there are no more than two lots served by the drive and 24 feet in width if more than two lots are served. The private drive right-of-way shall be designated on the final plat as a perpetual public utility and right of easement and shall meet the clear vision triangle. Sewer and water lines would run through there while the meters would be by the street.

Manager Warnke asked about a fire hydrant and if the requirement is 250 feet. Mr. Peterson said there is one across the street within 100 feet of the lots. Engineer Breinholt said in this case you would have to go to the building code because there are different requirements. The building code has some separate requirements when you are talking about where the building sits and if it is greater than the average spacing on the system. Director Fulgham said we have not always made them put a hydrant further back we just want to make sure they are within that distance. We have allowed them to put it at the front because the fire department has enough hose to get back there. Administrator Bench said it is about 250 feet either direction of the hydrant and our typical hydrant spacing is 500 feet. The fire department has a lot of hose, but they do not want to have more than a couple hundred feet. Director Fulgham said if you go to the back of the property you are almost 500 feet from the hydrant. A hydrant is on the south side of the driveway of that home that sits on the corner. That would be the closest one.

Mr. Peterson said could I shrink that 24 feet width to get more space? Administrator Bench said the access of a deep lot or flag lot shall be a minimum width of 24 and no wider than 30 unless a greater distance is required by the Land Use to ensure the private drive or right-of-way will meet the clear distance vision requirements of Chapter 18. The drive is paved to at least 12 feet in width for no more than two lots being served by the drive and 24 feet if more than two lots are served. Director Fulgham said you have to have the 24-foot width approach, but you only have to pave 12 feet for the two homes. Anything more than two then you have to pave 24 feet wide. We have to be able to get emergency vehicles back there. The front two homes have to have 24 feet paved up to that point and the back ones could be narrowed down to 12 feet of pavement. Mr. Peterson said the front ones would be accessed off 600 North. When we build this one we will have it come straight off the street. Then these two back here will come in off this private access. One will face the east and the other will face the west. They are a deeper width. Director Fulgham said you might have to do a hammerhead type turnaround so emergency vehicles do not have to back out. Engineer Breinholt said that would be part of the access easement designated as a turnaround. Administrator Bench said the garbage truck would not go down the drive, they would have to wheel the cans to the road.

Administrator Bench brought up curb, gutter, and sidewalk. Mr. Peterson said he plans on putting all of that in. It ends right on the property to the west, but the driveway is right where that curbing is. Administrator Bench also brought up water shares for secondary water. You have an acre of land, but we will calculate how much you will specifically need. It should be about half a share. Manager Warnke said it is a little different from a traditional subdivision so these services would be installed at the front. They would have to figure out how to get that to the home. Director Fulgham said they would have the 24-foot dedicated public easement through there, but the boxes will be at the front of the curb. They have to get it over there. Mr. Peterson said he would run all my laterals down the sides of this to get to the back lots. This one already has existing services so he will bring it right off the street. He will keep all the service boxes toward the front and will take care of all the frontage improvements before he sells the house. He wants to have everything surveyed off and updated for more curb appeal.

Manager Warnke asked how wide the rubber approach is going to be. Mr. Peterson said 24 feet. He will get that drawn up and schedule another meeting for the preliminary review and then do a final. Manager Warnke suggested he talk with the utility providers and get that squared away, including UTOPIA fiber.

b. Walk ins:*

There were no walk ins.

4. Comments/Reports:

Director Fulgham asked about Marc Allred's Subdivision and how they can get approved drawings. He said how much do we let them work when we do not have any drawings. Engineer Breinholt said I do not think they should do any. Director Fulgham said my legal question is how do I stop him? Engineer Breinholt said we do not have a permit in place for that kind of thing. Administrator Bench asked about pre-construction. Director Fulgham said we talked about it and then I was out of town, but he keeps doing what he does at night and on the weekends. We should have some approved drawings before you ever put anything in the ground. It does not have to be recorded. Engineer Breinholt said we should have approved drawings and a pre-con before they start construction. A pre-con should mark the start of construction and I think we should hold that line. It would be nice to have a permit for that type of work and utility construction.

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 9:41 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 _____, 2019

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.