

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
MAY 1, 2019**

Members Present:

Steve Bench, Chairman/Zoning Administrator

Chris Breinholt, City Engineer

Marc Christensen, Community Services Director—excused

Paul Fulgham, Public Works Director

Shawn Warnke, City Manager—excused

Cynthia Nelson, Deputy Recorder

Chairman Bench called the Development Review Committee Meeting to order at 9:05 a.m. The meeting was held May 1, 2019 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Steve Bench, Engineer Chris Breinholt, Director Paul Fulgham, and Deputy Recorder Cynthia Nelson were in attendance. City Manager Shawn Warnke and Director Marc Christensen were excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the May 1, 2019 agenda. Motion seconded by Administrator Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye. Motion approved.

2. Approval of minutes: April 17, 2019

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

The following items were discussed out of order.

3. New Business:

- a. Concept/Preliminary Review for Pena Subdivision at 2495 West 1000 North – Jesus Pena

Administrator Bench said Mr. Pena is an active marine on assignment so the Committee would get comments to him. Director Fulgham said when that was subdivided off, the plan was to bring sewer and secondary from the south end of the property. Administrator Bench said an easement has not been recorded yet. He will have to show the easement on this plat. Director Fulgham said there are two lots so he probably has to have a shared easement. Engineer Breinholt brought to our attention that our policy does not really allow for shared sewer laterals. Engineer Breinholt said the State code requires them to be separate from City owned. Director Fulgham said in the past we have allowed them to have a shared lateral, but it sounds like we should not do that. Engineer Breinholt said the State does not want us to. Director Fulgham said that means

they would need a shared easement for two separate laterals coming across for the sewer lines or two different easements—an upper and a lower. The water will come from 1000 North, but the sewer and the secondary can come from the lower one. He will need water shares for the half-acre lots, which will be about a quarter of a share per lot. We need fee in lieu for the curb, gutter, and sidewalk. Engineer Breinholt said he would call the engineer. He needs to see a plan. We need easements and constructions. We need to know where they are going to connect to sewer. They do not have enough information for us to do anything. The Committee will put together some comments and send them to Mr. Pena.

b. Concept Review for Riley Buck Subdivision at 4979 West 12000 North – Ben Johnston

Administrator Bench said he read the code multiple times and determined it does meet the intended code. I had a conversation with Fire Chief Steve Batis and he gave the okay for the depth for fire protection. He said the trucks are equipped to handle that. Director Fulgham said there is a hydrant on that end of that drive (about 430 feet). For the 60-foot right-of-way, it is just going to be an easement at this point. There is no reason for the City to take it. Is he putting in his own separate drive instead of sharing it? Mr. Johnston said yes, they wanted their own. Administrator Bench asked if he understood the standard for that. Mr. Johnston said yes he was just waiting for it to settle before they pour concrete. He will do hard surface.

Mr. Johnston told Engineer Breinholt he will site the code on the plat and that the parent parcel was just over 11 acres, which allows for 2.77 dwellings. They have 12 shares and wondered what the City needed. Administrator Bench said it would only be half a share. They will have to pay the canal company to break off that share and bring in a certificate to the City for that. Director Fulgham said it is better if he brings it in and then the City will make the transfer from canal to canal. Administrator Bench said that is curb, gutter, sidewalk, and storm drain. Mr. Johnston said he would have him come in and take care of the fee in lieu with you before it gets recorded.

Motion by Director Fulgham to approve the preliminary for the Riley Buck Subdivision and to move it onto the Planning Commission. Motion seconded by Administrator Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, and Director Fulgham – aye. Motion approved.

c. Concept Discussion for Stan Summers Subdivision at 1770 East 100 South

Engineer Breinholt said the remaining parcel back there is left with no access to any road. Administrator Bench said the County rejected it based on the fact that water and sewer are close to Tremonton City. They would have to annex it into the City. Greg Hansen's question was will the City take it or not. Director Fulgham said someone has to take it, but can they meet all of our requirements? Engineer Breinholt said is there water back there now or does it need to be extended? Director Fulgham said the meter comes up to that alleyway. There is an eight-inch water main that runs down that alleyway and several hydrants and meters. They would be looking at running a hydrant

back there if we get more details. There is sewer in the alley, but it is kind of shallow. Engineer Breinholt said does this become commercial property? Administrator Bench said I think that was the intent, but I am not sure. Engineer Breinholt said the plans say septic system, but sewer is within 300 feet so they would have to connect and provide an access or some sort of easement. It would become a private drive, but can we do that in a commercial area? Director Fulgham said yes as long as they do not have cross easements. Water shares will be required, but we do not have a site development to see what their plan is. Depending on the distance, they might have to have a hydrant especially since it is commercial. Administrator Bench said he would forward these comments onto Mr. Summers and he could start the annexation process, which takes about four months.

d. River Valley 4-plex Subdivision, Phase 2 Lot 22 & 23 Amendment

Engineer Breinholt said he would need to get a set of construction drawings showing the services for this. Administrator Bench said they are probably coming out of one lateral. Engineer Breinholt said they would need 16 lateral connections. Director Fulgham said it would be better for them to set a manhole, run a line in and hook to that. All those laterals that close could weaken and destroy the pipe. Engineer Breinholt said these are townhomes. They are selling the property underneath the building. By State code, you can own that stub of pipe and that makes it legal if you accept ownership of that stub. Director Fulgham said the only way I do that is with manholes because it is the only way to maintain them with our equipment. Engineer Breinholt said that seems like the best option. You do not want 16 laterals running up that street. Director Fulgham said we would have to record that as a utility easement. They need the manhole at the end and in the street so we can maintain and clean it.

e. Walk ins:*

Max Mills said we would like to get started on this Overlook project that we have talked to you about—breaking it into three phases. Mr. Johnston has drawn this up and will get everything up to date. We want to do 12 lots. What is required of us for the bond and to get started? Engineer Breinholt said we need the drawings. Administrator Bench said we will go off that bid and you can bond for a phase at a time. Engineer Breinholt said when you get to a point where you want to record we estimate the remainder cost of the improvements and you bond for that plus 10% of the entire cost (110%). Director Fulgham said you could not sell any lots until you record. Administrator Bench said before you start, construction drawings have to be approved per phase. Engineer Breinholt said you would have some extra costs in the first phase. Administrator Bench said the subdivision itself is recorded. Engineer Breinholt said the building permit would then be the holding point on this. Administrator Bench said then we will just hold you to the 10% at the end when you are done with infrastructure and everything is improved. If you want to get to a point where you can sell a lot and build a building then we are going to want the \$360,000 to bond it, plus 10%. Director Fulgham reminded him about providing water shares before they issue any building permits. We

will look at the lot sizes and determine that. Mr. Mills said he would have Mr. Johnston send the drawings to Engineer Breinholt.

4. Comments/Reports: none
5. Public comments: Comments limited to five minutes.

No public comments.
6. Adjournment:

Motion by Director Fulgham to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 9:55 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 ____ 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.