

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
JUNE 12, 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

Cynthia Nelson, Deputy Recorder

Chairman Bench called the Development Review Committee Meeting to order at 9:00 a.m. The meeting was held June 12, 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 Christensen was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the June 12, 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: no minutes to approve at this time.

3. New Business:

- a. Discussion of zoning, possible land uses, and utilities for 77-acre parcel located at 1000 North and Canal Bank Road – Gary Wells and Stacy Webster

Stacy Webster said we are here for information and to determine what would be the best use for Tremonton City for that area. What is it zoned now? Administrator Bench said the current zone is Manufacturing Distribution Business Park. The last couple times we reviewed the property it was for some industrial type styles. Manager Warnke said do you have an option to purchase the property? Ms. Webster said yes we are working in a group and have solidified that deal. We are looking at doing a 55 and older community behind the hospital and maybe some doctor offices. That community could have golf carts to utilize the course, but we would work a deal with the golf course. We have already talked to the hospital about doctor offices there. Is there a census for the age range in Tremonton and what the need is for housing? What could we put there that benefits Tremonton? Administration Bench said there is always a need for housing. We have one development that is for 55 and older, but we do not have a lot of experience with those communities. Mr. Wells said with the park, fairgrounds, and other amenities being so close younger families would also be pulled to that area. Administrator Bench said I think a lot of the build up in commercial and retail is going to be in that area. Ms.

Webster said we could also do a community pickleball court for the older community or a swimming pool for a younger community.

Director Fulgham said could you see the highway being an issue? People build by them and then have to put walls up. Ms. Webster said there are 10 acres right off the freeway in a trust we are trying to get a contact for. We thought about storage units there or something to block some of that noise. That property is large enough that we could keep the residential closer to the golf course. Mr. Wells said that maybe we could do a mixed-use for 55 and older, as well as young families. There could be an easement for homeowners in the area to drive a golf cart to the course with an annual pass and a trail fee. I think that would be an attraction.

Ms. Webster asked about a potential road. Engineer Breinholt said it does not have to be that particular alignment. We were looking at various ones with the main idea being a connection between here and 1000 West. Manager Warnke said if you are not able to get the additional acreage then it makes sense to have access to that road. It would be ideal if you can acquire the property. Mr. Wells said would the City do that improvement and maintain it or would it be the developer's responsibility? Manager Warnke said the developer would develop it and do improvements, then dedicate it to the City to maintain it. Director Fulgham said we do have an easement for storm water down there. We purchased that trying to plan for the future.

Mr. Wells asked about the water table and basements. Director Fulgham said we always have you do a soil study, but the groundwater is quite high in that area. The freeway is a barrier for the water to drain too. Manager Warnke said there is a clay tile drain system, which is meant to move the groundwater away. We need to make sure there is continuity and it is routed around whatever you disturb. Director Fulgham said it has no ownership when the farmers quit farming it. It helps dewater that property as long as people keep the integrity. We try to see that it is maintained. Engineer Breinholt said there are field drain systems throughout there, but we do not know exactly where they are. Director Fulgham said we can give you a map that shows the whereabouts through a study that was done, but we cannot guarantee that is where they are exactly.

Mr. Wells confirmed that the utilities run down this road. Director Fulgham said some of your sewer would need to come from the south. The top could get sewer from the north end, but if you are looking at homes you will have to get sewer from the south. If you do industry, it just needs a main sewer line to bring it out.

Mr. Wells said do you foresee any problem with a mixed-use development? In the front, we would have commercial near the hospital and Malt-O-Meal with doctors offices or even a hotel. Administrator Bench said we have the exit there so driver amenities like retail and food would work. Ms. Webster said we were thinking of a restaurant with a Flying J to bring traffic in that way with a hotel. We would have a nicer restaurant that could also act as a sound barrier. Administrator Bench said a lot of trucks go through there. Mr. Wells asked about the height requirement on buildings and signage. Administrator Bench said it depends on the zoning, but for residential it is a three-story

home or multi-family building with commercial up to seven stories. East of the freeway we have a 36-foot maximum on signs.

Mr. Wells asked how many building permits have been issued for residential in the last few years? Administrator Bench said last year we did 80 single-family permits, and we average at least 60 a year. We have done quite a few four-plexes too. Manager Warnke said he would get them the exact numbers. Mr. Wells said I think this is going to be a combination of 55 and older with a few single-family homes. I have noticed younger families are buying condominiums because they are less expensive and have amenities. Administrator Bench said the elderly in this area tend to stay in their home. Manager Warnke said there is not a lot of adversity in our housing product and that is something the whole County is missing. Condominiums with amenities, a smaller footprint with yards that are maintained, and an HOA—that might be a market that is unknown. I agree with what Administrator Bench said that there is always going to be some people who want to stay in their old farmhouse, but I think there is a need and a market untapped.

Ms. Webster said I think a cart path to the golf course would be great. People want to live there for that reason. Manager Warnke said the City does own the golf course, but has an operating agreement with Skyway Golf and Country Club. We own the ground, but the City does defer a lot to them. We could find a way to leverage that. Mr. Wells said how many employees does Malt-O-Meal have and do they bring people into town? Is another hotel needed? Director Fulgham said they have 250 and they bring in a lot of people from their corporate office who use the Hampton Inn, as does West Liberty and Autoliv. The biggest thing would be a nice restaurant. We have great restaurants, but not name ones where they can get a drink. That is something they would appreciate.

Mr. Wells said if we did condominiums, we would need a higher density. What is the density per acre? Administrator Bench said the current one is 16-units per acre, but with a mixed-use zone that could be negotiated with a site plan for a higher density. We would look at the style of the buildings and amenities. Ms. Webster also suggested a slab for RV parking and storage toward the freeway for older residents. Manager Warnke said how you work it into the site would be important. I like to see some thought in how things are laid out and designed. You would be required to do frontage improvements on 1000 North with curb, gutter, and sidewalk. Mr. Wells asked what the requirement on the width of the road would be. He was told it is 66 feet. Manager Warnke said when looking at large industrial users we designed turn lanes to move some of the slower traffic off. The curb and gutter would be setback at the edge of the right-of-way. I do not know if we still feel we need to have some of those improvements or not. It might depend on the zoning. Director Fulgham said we would wait to see what comes in there. Administrator Bench said most of this will be done through a site plan, but housing and small commercial retail would work there. All that you have proposed could be mixed-use. Manager Warnke gave them the due diligence reports that were done previously when it was being examined for industrial use.

Mr. Wells said it sounds like storm drain is an issue here. Administrator Bench said you would probably have to do some onsite ponds that could be decorative. Ms. Webster confirmed that water shares are required. Manager Warnke said shares were associated with the property at one time. You will need to dedicate shares to the City. Make sure those are included in the sale when you talk to the property owner you are negotiating with. Mr. Wells asked about the wastewater treatment plant and Director Fulgham confirmed there is plenty of capacity for growth. The construction standards are all on our website. That talks about road widths, setbacks, and all that.

- b. Concept Review for Archibald Estates two-lot subdivision at approximately 760 North 900 West – Ben Johnston and Randy Archibald

Manager Warnke said it looks smaller. Administrator Bench said this one was done years ago and they got away with a 50-foot cross section drive. If you are going to do 60 feet across the front do the sidewalk, curb and gutter is in the street. Director Fulgham said all the utilities are out there. Administrator Bench said this is just a single-family lot, Plat I for two houses. Mr. Johnston said we are going to come back further east where it extends to the north, but right now, this is it. He explained the storm drains and catch basins and how they work with the road being built up high. It is feasible to run storm drain and it will tie into the system.

Director Fulgham asked where the houses would front and said the turnaround is for snow plowing. If they do not face that way and use that road, I do not have to plow it. If they face that way and have a garage that comes off there the homeowners are going to want it plowed, but my guys have nowhere to turnaround and the same goes for the garbage trucks. That is why we have gone to requiring those turnarounds. Mr. Archibald said I suggest we do it to where they cannot put it in the other way and make a restriction on that lot. Mr. Johnston said the width on this one is pretty tight. This has to have a 30-foot setback on this corner and a 20. That is not a very big envelop, this way they have more freedom. We can tell them to take garbage cans to the road. Director Fulgham said pushing the snow is a big deal. I do not want them backing up and running over something. Engineer Breinholt said they are still expected to plow in front of the house if it faces that direction. Mr. Johnston wondered about changing the ordinance so they do not have to pave those. Director Fulgham said dirt and gravel becomes farm and weeded over. We took away the blowouts because they ended up getting knocked off. Mr. Johnston said you have to have the turnaround on it, but a better solution is to have a turnaround that is kept and maintained, rather than paving all that section. Director Fulgham said but no one maintains it because it is gravel. I do not have the equipment to; the developer does not maintain it, so paving it takes care of itself until they expand. Mr. Johnston said rather than doing a hammerhead I would make it so it is built as an extension of the road and when you come back, this portion gets ripped out and this asphalt will stay with the utilities down there. There is no way to preserve any of this if you pave it—it all gets ripped out. Engineer Breinholt said that works better for the long-term. Administrator Bench said send the construction drawings so we can get the preliminary and final. They will meet in two weeks.

c. Walk ins:*

There were no walk ins.

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 9:57 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.