

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
JUNE 26, 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
Linsey Nessen, Recorder

Chairman Bench called the Development Review Committee Meeting to order at 9:02 a.m. The meeting was held June 26, 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 Recorder Linsey Nessen were in attendance. Director Christensen was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the June 26, 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—June 12, 2019

Motion by Director Fulgham to approve the minutes of June 12, 2019. Motion seconded by Administrator Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

The following items were discussed out of order.

3. New Business:

- a. Preliminary and Final Review for Archibald Estates two-lot subdivision at approximately 760 North 900 West – Ben Johnston

Mr. Johnston asked about the current cross section and explained where the sewer and secondary cross and stub. Do you want the cross section to wrap over here three feet off the curb and gutter or take it over on this side? Director Fulgham said I am fine with that going straight. The sewer should be deeper than the secondary. Engineer Breinholt said let us continue it up here and get it to the side. Mr. Johnston asked if he could bring it over some. Director Fulgham said just enough to miss the manholes. Mr. Johnston asked about plans and said it shows from this manhole they put a new one in, but they never ran it all the way down. They show the secondary is coming up like this. Do you know if they did that or did they valve and go straight? Director Fulgham said that was

so long ago I am not sure. I will have to pull up the drawings. Manager Warnke asked about survey monuments in the streets at intersections. Mr. Johnston said he would put something in. Coming off here it is about a foot and a half above the ground. I have a design going all the way to 1000 North for drainage. I am four feet deeper than what the road is here so it can drain into that existing stub. I will send it to the County for their review and then send it to you. Manager Warnke asked Engineer Breinholt about the recent aerial images the City received and if they would be beneficial to Mr. Johnston.

Motion by Director Fulgham to approve the preliminary and send it to the Planning Commission. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Manager Warnke – aye. Motion approved.

Mr. Johnston said he would work on the constructions drawings and coordinate with UTOPIA. Manager Warnke asked about storm drain direction and an easement. The water off this street is flowing that way, is it intercepted or just flows to the end? Mr. Johnston said it is in the public utility easement and flows to the end. It collects at the low point. Engineer Breinholt said we have let that happen in the past with a letter from the property owner saying they will allow that. Manager Warnke said we could put it in the development agreement.

- b. Discussion and consideration of approving landscape plans for median at 600 North and Tremont Street, park strip on Main from 400 East to Amber Avenue (570 East), and trailhead landscaping at Holmgren Nature Preserve and Trail—Paul Keeler

Mr. Keeler said this is an interpretive way to get people to consider water conservation landscaping and is a little more bold and dramatic. It is going to be more than a neighborhood park because of the trailhead going down to the river. We went through some criticism and one change was to add shelters. This one is visible to the play area, but feeds to the trailhead going down with benches and tables in the planting areas. We are taking some of the Main Street product and reusing the gray limestone in the park strip there. We will use a river cobble with different rocks around the plants for a mixed product. The lawn will have minimal water consumption in an irrigable and maintainable space. We went with hardier trees like the Honey Locust, which does well when it is allowed to grow in its natural format, as well as the Spring Snow Crab. The Hoop Blue Spruce is deer resistant. The patterns are everything when using gravel xeriscape. You want to be as interesting as you can with shaping. For the plants, we selected Karl Foerster grass, which is drought resistant. The low-grow Sumac is almost like cactus as far as being drought resistant once it is established. For some height, the Old School Rhamnus is a very vertical plant. They provide a comfortable place to sit. There will also be some New School Rhamnus around the shelter. It is a pretty simple selection of plants, but very diverse with the overall design to make it interesting. The walk allows moms to be here with the kids and not on the street side for a recreational amenity. Engineer Breinholt asked about the shelter and detention ponds. Mr. Keeler said it would probably be prefabricated. I would go natural on the detention ponds and let that blend to the park. Put down a native grass mix in the fall. Call Granite Seed and

they can get you a mix based on your soils, elevation, and weather. Around here, I do not mind having something to pull weeds out of, but in a huge area like the detention that would be a disaster. On street side with the speed, wind, and snow, I tried to keep all the plant material on the sidewalk side. They are a hardy ornamental grass with some longer flowering perennials. On Tremont Street, we used decorative rock and I am comfortable using boulders because the speed is down and it is a residential street. We will take the gray product from Main Street and what we do not use will go back in here as a heavier river cobble. There will be hardy perennials and grasses around the boulders to accent them. This would be mounded 24 inches to provide some relief. I will send the electronic copy with color for your review.

Motion by Engineer Breinholt to approve and send to the City Council. Motion seconded by Administrator Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Manager Warnke – aye. Motion approved.

- c. Development Discussion regarding property zoned MU at 1200 South 1000 West – Paul Keeler, Joe Dargen with Green Haven Homes

Mr. Dargen said our intention is to create something that fits a niche and a need for affordable housing. This is a unique piece of property to do that. There are a couple challenges so we want to make this a collaborative process. We want to instill a sense of community and provide young people with a product that allows them to create value and equity. We are exploring some manufactured housing units because of the trends right now and have partnered with a company who manufactures townhomes. We are looking outside the box and market research to find out what will work here. Mr. Keeler said we could use four-plexes on the freeway side—that is a blank façade that becomes somewhat of a sound barrier. The power pole corridor is pretty wide and not developer friendly, but we are exploring what we can do there maybe some storage units. With no inhabitable structure under the corridor and some trees, that becomes a sound barrier. There are access issues here, but we are trying to figure out emergency out and safe sight issues. We need to get a feel for the circulation and create a split entry to handle any emergency situations. This type of design is exploring a collector road through. We have a long way to go once we decide on the type of products for this area, but we are looking at 230 to 250 units. Vehicle circulation and connectivity of green space are going to be a big deal. There could be a clubhouse and sports court with parking. We could have it collect through so people feed up in there with an entryway feature. We are looking for criticism and trying to analyze the issues we have to work through.

Engineer Breinholt confirmed there is a small section of property owned by someone else. He said I like the layout of the road looping around. The circulation works well. We will have to analyze the sight distance with the bridges. The second access is necessary for emergencies, but it works best to have one main in and out for flow. I like the idea. Manager Warnke said at first glance it looks too dense especially as you go further away and it flattens out. There are also issues with noise. I do like the road configuration, but it does not seem like there is a lot of open space for the amount of people here. I would like to see more clustering, maybe a higher density in pockets with

some areas, especially further out, more green and open. We do have a modular home mobile park and people there struggle to take care of their yards. Mr. Keeler said the difference is in how you handle it. A lot of that is not the pre-manufactured unit it is the design details and requirements for upkeep. Mr. Dargen said we are not set on it being all manufactured homes there could also be duplexes, patio homes, or two stories that look like a townhome. We need to determine the need and work to create an economical product. Mr. Keeler said the road design changes with the style. That determines how this shakes out with parking and yards. We could end up with four different products in here.

Administrator Bench said this is conceptual and you are doing some due diligence on market analysis, but is this based on one ownership and renting the unit or are these going to be divided into subdivisions where a building could be sold? Mr. Dargen said I intend to sell. That is another way to keep the value up. We will retain some for renting, but the idea is to give people home ownership. Mr. Keeler said they need to find a balance. We want them to be affordable, but association fees that are too high each month could be a deal breaker. We do not want to build a product no one can afford. Manager Warnke said on the flip side you do not want to build a product they cannot maintain. That is usually what happens at this price point. I am not opposed to an entry market product, but I think design, layout, materials, all those things make a difference. It looks too dense. It is so enclosed and there is only one genuine access into the site. You also have the power lines and other barriers that inhibit development. Mr. Dargen said off the freeway is where you want density. Manager Warnke said yes, but there is no direct access to it. I would rather have higher density and housing clustered closer to the entrance with the amenities and have less density as you go further out. I do not want it to be an island—it is so enclosed and isolated. Mr. Dargen said how do you suggest we address that? Manager Warnke suggested having green space and a community park to support activities. The City does not pay for or maintain a park like that, but we have impact fees to help. It is dense for 50 acres. Engineer Breinholt said how much yard does that allow for? Mr. Keeler said we are looking at an eight-foot side yard and 25-foot backyard. There is the 60-foot length, a carport and then 20 feet of parking in front of that.

Manager Warnke asked if they would be public streets. Mr. Keeler said we are not sure until we figure out what we can do. If it is a more specialized product, we would not want people parking here. We would rather see more green space than asphalt. It would meet safe parking standards. Mr. Dargen said I am fine with a park and open space, but who maintains them? Mr. Keeler said that would be an association fee. Mr. Dargen said we will work on having a path through the outside of there. Mr. Keeler said the collector road has a wide enough green space and walk to become the path. My problem with the backyard pass is that it invites people into their backyard. Engineer Breinholt said I would prefer to see these as City streets. HOAs fall apart and the City ends up taking over. Mr. Dargen said the HOA would be more for maintenance.

Manager Warnke said freeway standard talks about interfacing because it is the window into our community. We do not want to undermine our perception. There is a minimum

requirement for a 15-foot buffer with landscaping. I would love to see the perimeter look good and provide a positive image. Is there a way to do a patio home product? Since it is so isolated, I would hate to see it become a forgotten island in the City. Are there are tools or structures to build into it to have longevity and a sense of community. Mr. Dargen said I see a need for duplexes or a twin townhome with a garage between the two and open space in the yards. People are looking for a starter home with a sense of ownership. When people feel that and there are certain standards in place, they will maintain it. Manager Warnke said a patio home creates a small footprint. The yard is taken care of and the onsite storage would lend itself to that type of product. I do like the idea of a bigger entryway, but I am still concerned about a constrained frontage.

Mr. Dargen said if we are going to keep growing, the real need is affordable housing. We are still in concept with marketing people and doing research to see what the demand is. Manager Warnke said I would love to see the townhomes face the street. We have a lot that face each other and that sort of kills the street neighborhood feel. Mr. Keeler said the window modules face the freeway for a no noise abatement from the glass façade so there is a reason they were done this way. Mr. Dargen showed some they have built off Bangerter Highway and how they work with spacing.

Administrator Bench said a mixed-use is a good zone to start with and provides a lot of options, including some commercial. Mr. Dargen said what do you see as the requirements and needs? Engineer Breinholt said site distance requirements are basic engineering principles for speed and everything else. You have to look at it and see what you have and get a survey. I think it might work. Administrator Bench said we do have big trucks thinking that is the easier route to the freeway. Engineer Breinholt said this is a collector and might be an arterial on the maps. The future of this road is meant to handle that traffic, it really comes down to safety and can we see well enough.

- d. Final Review for River Valley 4-plex subdivision Phase 2, Lot 22 & 23 – Amendment 2

Motion by Director Fulgham to approve the submitted plat. Motion seconded by Administrator Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Manager Warnke – aye. Motion approved.

- e. Concept Plan at 2550 West BR Mountain Road – Terry Johnson

Mr. Johnson said on these two lots I want to add 25 feet. What you had was more of a strip mall concept, but I want to do more of a warehouse office for manufacturing type businesses. At this point, I do not believe this area would support a strip mall. The beauty of what I am proposing is that as this develops and that road is more traveled, then we change the front and have the strip mall. The reason I am subdividing like this is it makes it easier to go to the bank. My intention is to put one in here out of my own pocket and test the market. Once it is full then I could finance that one and use the money there, which would allow me to grow and develop. The goal is not to sell as lots, but to own and lease them. The 50 feet would allow for a future roadway and the utilities have all been stubbed in. I want that to be private not a dedicated City road.

Storage units would be more feasible down here. A fire hydrant may be an issue, but right now, there will be no utilities. The other option is having these two lots and two more lots down there in the future.

Manager Warnke asked about the building size. Mr. Johnson said it is 80 feet by 150 feet for 12,000 square feet. Those could be divided into a 25x80 or 50x80 with a divider wall although some will buy the whole section. They will be attractive buildings with an entry here and double door. There will be breaks and offsets on the outside so it is not flat. There will be sewer and water pipes stubbed so they can develop the bathroom the way they want in the future. There will be rollup doors in the back along with a walk door every 25 feet. Administrator Bench asked about parking. Mr. Johnson said both these are big lots. I will put customer parking up front and may have to have a small area for retention. Engineer Breinholt said all you need for this type of thing is a landscape buffer in the parking lot. You could put all your depression in a grass area out front. Mr. Johnson asked about field drains and their location. Director Fulgham said we could look on the map. You can build over them just make sure to maintain its integrity. A lot of times they are still taking in ground water. Administrator Bench showed him where the City encountered one with the road and that there is one listed somewhere on the south end. This is not 100% accurate. The farm service did the best they could with the funds they had to map this.

Manager Warnke said what do you call this and what are the uses? Mr. Johnson said TL Johnston Services Industrial Park. I would call it an office warehouse, but I do not want to get boxed into that. Administrator Bench said it is a service and retail wholesale type thing with product in the back to sale, not industrial warehouse. We may have to tweak it. Mr. Johnson said I am not saying they could not do manufacturing either. Administrator Bench said it is commercial highway. When you get to the industrial warehousing type, we would have to look at it.

Manager Warnke asked about subdividing and drive improvements. Engineer Breinholt said driveway improvements happen with a site plan review. Right now, he only has lot 5 and 6 on the front of the BR Mountain Road so that is not required until he needs access back here. Manager Warnke said this is a minor arterial road and the long-term thought process is it is going to convey a lot of traffic. It will have a center turn lane and travel lanes in each direction with a wide shoulder. With the curb cuts, does it make sense to have consolidated access points for these lots? Engineer Breinholt said it does—a shared driveway between the two lots. Those types of things would happen with the site plan approval. Mr. Johnson said the 90-foot right-of-way would transition to an 80-foot right-of-way. Engineer Breinholt said the street section would stay the same all the way through here. It is just a wider right-of-way. Up here the property line is one foot behind the sidewalk, but here it is six feet behind the sidewalk. Manager Warnke said you would be required to landscape the City property and maintain it. Engineer Breinholt said that with a subdivision you are required to put in a 15-foot easement around the boundary. Mr. Johnson said he plans to add black top up to the landscaping and the rest will be a gravel road base—something low maintenance and straightforward.

Mr. Johnson said I did a building layout and I think I need to add 25 feet onto these lots rather than adjusting it later. Engineer Breinholt said to send him a digital copy and they would add him to their next agenda on July 10.

f. Walk ins:*

There were no walk ins.

4. Comments/Reports:

Director Fulgham said on Chadaz both basins are supposed to have sidewalk on the frontage (A and B). Engineer Breinholt said he would include that in the punch list.

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 11:13 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.