

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
JULY 10, 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
Lyle Vance, City Councilmember
Cynthia Nelson, Deputy Recorder

Chairman Bench called the Development Review Committee Meeting to order at 9:04 a.m. The meeting was held July 10, 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, Councilmember Vance, and Deputy Recorder Cynthia Nelson were in attendance. Director Christensen was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the July 10, 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 19, 2019

Motion by Engineer Breinholt to approve the minutes of June 19, 2019. Motion seconded by Director Fulgham. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

3. New Business:

a. Preliminary Review for 2550 West BR Mountain Road – Terry Johnson

Engineer Breinholt said the lots on the north side will share drive approaches and we need to dedicate cross access easements. You could have parking all across the front. Mr. Johnson said I intend to have that whole thing open so they pull in and drive down there. Engineer Breinholt suggested doing one big cross access with the private drive dedicated as the easement. The sewer needs to be public for maintenance. That and the water could go down that drive to serve multiple businesses. State law requires the sewer line be owned and maintained by the City since it is shared. Director Fulgham said there would be manholes, the eight-inch main, and eight-inch line for fire protection. The Committee asked about flow and the depth of sewer in the BR Mountain Road. They addressed the depth (seven feet), location, and possible hookups. Engineer Breinholt asked how the private drive, being accessed by many different businesses, would be maintained over time. That will become an issue long-term if

there is not something set up for maintenance of the pavement. Mr. Johnson said that right now I intend to maintain ownership and take care of it. Manager Warnke said the code requires these things be worked out at time of subdivision. It would require an HOA if it is an improvement that is shared among other properties. Mr. Johnson asked about a clause stating that when they develop then the HOA would apply. Manager Warnke wondered about timing and suggested holding off on developing the two lower lots. That is when the HOA and a development agreement would take place with required public improvements (extension of water and sewer). Recording the lots (five and six) triggers the public improvements to be completed within a year. Mr. Johnson said he would develop the first four before developing the lower ones. Additional development is contingent on the market. Engineer Breinholt said the requirement in the code is one year for public improvements, but it would not cost you anything to leave those lots off that subdivision then that requirement does not exist until you develop them. It is up to you if you want to do a six-lot or a four-lot subdivision.

The Committee discussed where services are stubbed currently in the road and where they would go in the future. Engineer Breinholt said you initially planned for three lots, not four so there are only three services. Can you split off one of these? Director Fulgham said they are just a meter and they would run a four-inch off them. There is plenty of water. Engineer Breinholt said a site plan review still has to happen with each lot at the time you build.

Manager Warnke asked about the access off the private drive for lots five and six. You would do the curb cut and pave the access for that portion. Mr. Johnson said he would extend the sewer and water down there at that time. Manager Warnke said that is a minor artillery road so we are trying to consolidate conflict and access points. Engineer Breinholt said at this point he has frontage on the BR Mountain Road and does not have to do surface improvements until that becomes a shared drive for the business back here. Right now this is just a driveway to access lots five and six. Manager Warnke agreed, but said a portion would be paved. Engineer Breinholt said Mr. Johnson would not have to do it now, but it would be smart to do so instead of tearing it up later. At this point, these two lots are just accessing off the BR Mountain Road.

Administrator Bench asked about water and sewer being stubbed for lots five and six. Director Fulgham said it is not stubbed into the property, but is for the private road. The Committee also asked about locations of hydrants and determined there are two. Engineer Breinholt said at some point you might want to tie all of these lots into the storm drain system—it could be cheaper. Mr. Johnson said I envisioned breaking that up and piping under and then hooking into your system. Engineer Breinholt told him where a catch basin is located and how they could tie together. There is a manhole that ends at the end of the road. This road is designed to drain into a regional basin.

Manager Warnke asked about title and soil reports. Our code requires a preliminary title report showing all the easements that exist across the property on the plat. A geo-tech would get the soil report. Engineer Breinholt said we did a soil report for the road; however, it will not address commercial construction of the buildings. I can get you that

information. The road section information we obtained could supplement the report and save you money. You will have to obtain additional information now or for the site plan. The Committee asked about ag protection, but determined it was further than 1,000 feet from this location.

Manager Warnke said the agreement determined the City would provide all the wet utilities (water and sewer) and Mr. Johnson would provide the dry utilities (power and gas), including the streetlight at the intersection of the BR Mountain Road. Manager Warnke also asked about irrigation ditches flowing through the property, but there are none. The Committee discussed other piping and drainage lines. Administrator Bench said the preliminary would go to the Planning Commission. Engineer Breinholt said he would send his notes to Craig Hansen.

Motion by Director Fulgham to approve the preliminary plan for this six-lot subdivision. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Manager Warnke – aye. Motion approved.

b. Walk ins:*

Residents Larry and Shannon Butler were in attendance to talk about a nine-acre parcel they own. Administrator Bench said it is a long skinny green parcel by the Riley Buck Subdivision. The frontage (two acres) is in the County with seven acres in the City. The City portion is zoned RM-120. Mrs. Butler said we would like to rezone it commercial for storage sheds. Administrator Bench said we would have to look at something to allow that. Mrs. Butler said we have no plans yet, we are just seeing what we can do. Manager Warnke said zoning is a legislative decision made by the City Council. City Staff would provide input and several boards would make recommendations with the chief board being the Planning Commission. Based on the location, surrounding land use, and future land use, I think the City should not rezone the property for that. It seems so different from what is planned and what is surrounding there, but that is a Council decision based on what is best for the City. Administrator Bench said that in the General Plan the City envisions that area being predominantly residential with some farmland. Manager Warnke suggested they pick up an application for a rezone with the Planning Commission. Public notice is required and then it would move onto the City Council.

Developer John Losee was also in attendance to discuss storage sheds next to Mr. Terry Johnson's property. The property is owned by Mr. Losee and Mr. Jay Stocking. Mr. Losee said this is all commercial use, but we assume further west will become multi-family and single-family. Administrator Bench said this area would be somewhat commercial with a buffer before the residential. Mr. Losee said that when we put this idea together for the four acres we built this building as a buffer. There will be no units along this site just screening. Director Fulgham said does that need to be rezoned or do we need to change our ordinance on where those are allowed. Manager Warnke said either way it is like a rezone. Mr. Losee said they would like to work with the City on

building here and suggested a mixed-use. Administrator Bench said they need to be careful having storage sheds as a mixed-use in order to keep them from being allowed everywhere. Mr. Losee said this would be low impact. I think manufacturing industrial is a higher impact. Engineer Breinholt said I think that is a good use for that property. Manager Warnke agreed, but also wanted to consider the BR Mountain Road as a heavily traveled corridor as it continues to develop.

The Committee discussed the need for water for landscaping and fire protection, as well as hydrant locations. They suggested Mr. Losee work with Mr. Johnson as he develops too. Mr. Losee said this is a 10-year plan in order to have it all built out. Engineer Breinholt said you either have to rezone it or change the code. Manager Warnke said now that we have a Transportation Plan we need to work on a land use plan for existing and future uses to help us make these decisions. That area has more of an industrial feel and long-term; the mixed-use zone is not the best use for that land. The Committee discussed possible zoning and codes. Manager Warnke said in my mind, some of these high profile corridors are not the best location for storage units. Administrator Bench said storage is allowed in Manufactured Distribution Business and that seems to fit better. We could change Mr. Johnson's zone at the same time because this would fit his property better than Commercial Highway. Manager Warnke said City staff could suggest that change since it is over multiple pieces and amend the code at the same time. There would need to be conversation with the Planning Commission to see if that is appropriate then we would go through the public notice process.

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

No public comments.
6. Adjournment:

Motion by Administrator Bench to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 10:43 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.