

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
AUGUST 14, 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
Roger Fridal, Mayor
Cynthia Nelson, Deputy Recorder

Chairman Bench called the Development Review Committee Meeting to order at 9:04 a.m. The meeting was held August 14, 2019 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham, City Manager Warnke, Mayor Fridal, and Deputy Recorder Nelson were in attendance. Director Christensen was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the August 14, 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—July 17, 2019

Motion by Director Fulgham to approve the minutes of July 17, 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 Discussion for River Valley 4-plex Subdivision Phase 1, Lot 3, 4, 5, and 7 amendment—Matt Nielson with Sierra Homes

Mr. Matt Nielson said I made a couple changes from before, but everything else is the same. Manager Warnke said the issue I have is that it is kind of a double frontage lot scenario. I was also hoping you would improve the front facades, adding a variety to the front elevation. They could front the street with parking in the back. Engineer Breinholt agreed with that orientation of the building—I like that better so they are not parking along that street, which is a major in and out for that area. I like the general layout of what is here, just flip the buildings. Manager Warnke said they are required to have 2.25 parking stalls per unit to help accommodate visitor parking. For the 24 units they would need 54 parking spots opposed to the proposed 48. The parking stalls are required to be 10 feet wide. The garage and dumpster location would also need to be in the back. Mr.

Nielson said they would flip the buildings and add a covered area or patio to the back door. Parking in the back will be covered. This is just a concept. We will make all the changes, get ready for the preliminary, and push this as fast as we can. Administrator Bench said get the information to us in the next few days and we will get you on the next agenda. The Committee said the islands could be skinnier (10x18) in order to gain more parking. The Committee went over what was expected with dumpsters (concealed, six feet high, gated, and in the back of the property).

b. Discussion of Archibald Estates, Plat I; and Concept Rezone Discussion of remaining Archibald Property – Bryce Goodin with Visionary Homes

Mr. Bryce Goodin said the land is under contract. For this road, we wondered if we could build on these two lots and delay improvements until we get into our first phase in case we need to bond. We would like to do that work all at the same time. Administrator Bench asked about their timeframe. Mr. Goodin said we could build those two lots in the fall, and the first phase within a year. Administrator Bench said once it is recorded and bonded you would have a year to do that. Director Fulgham said that lot to the west had an issue on how they were going to turn the house. There was not a lot of width and would need to be flipped. If that were the case, that road would have to be done. Manager Warnke asked about basements and potential flooding with being so close to the canal. Director Fulgham said they are built up and have not had any issues. Manager Warnke asked about sewer, but Director Fulgham said it is in the area and controlled. One plus of having that trail easement is that it will help get the sewer south of there.

Administrator Bench said they would have to get an application for a rezone. There are multiple zonings there, but it is predominately residential. What is your vision? Mr. Goodin said we have a very rough concept at this point, but we are going to buffer the existing with singles and wrap them up here. The 55 plus active community would be there and then we will have townhomes here. For the townhomes, we plan to have front loads and rear loads with a front façade facing the road. They will all have a one or two car garage with a 20-foot driveway. This will provide parking for four cars per unit. The smaller lots, single-family homes will buffer the existing.

Administrator Bench said there are things we will need to look at as we go through a site plan, but this is the initial concept. Manager Warnke said are you stuck on alleys? Mr. Goodin said he's not stuck on them, but they make sense in a townhome area and with active adults because of the HOAs. They can manage open space and roads within that. This helps us with the design and it would all be private roads. Manager Warnke asked if there would be fenced yards in the back. Mr. Goodin said potentially, if there are two back yards together. Otherwise, they would do a dividing fence. If it were enclosed, they would have to have gates in order to maintain or have no landscaping. It makes sense to leave it open and have the green space out there shared. Manager Warnke said on the frontage of 1000 North, we would like a sidewalk the width of a

trail 8' (eight feet). That would work well with what you are proposing, but it would have a lot of curb cuts with rear-loaded townhomes.

Director Fulgham said the storm drain would go south and tie into the existing. Engineer Breinholt said when you get into the details on the storm drain design, remember that the public works standards are tighter than most. Make sure your engineer is aware of what they need to do. Manager Warnke asked about the overall density and if there will be upgraded amenities? Mr. Goodin said I have not got into that yet. We want to keep this as affordable as possible for all three-product types. We have not got into the numbers, but if we can offer those things at an affordable rate then we would. We want to provide a nice clean product, something they will enjoy.

c. Final Review for Terry Johnson Subdivision

Manager Warnke said we could add the requirements to the development agreement too. Mr. Johnson needs to provide conduits for this streetlight, which is part of the agreement we talked about. He also asked about maintenance. Engineer Breinholt said we do not have a site plan yet. A lot of this happens at the site plan approval. The Committee further discussed the field drains, streetlight location, utilities and management for the site plan.

d. Discussion of Main Street Striping and Traffic

This item was discussed at a previous time with Director Fulgham and Police Chief Kurt Fertig.

e. Walk ins:*

Ryan Roger and Kirt Sadler were in attendance to talk about development at 220 West Rocket Road. Manager Warnke asked if they had secondary water and Director Fulgham said they do, but we do not have a line to them yet. The concept plan is to develop this parcel, which is under contract, and create something similar to Tremonton Pines since it is also by the train tracks and canal. They suggested luxury townhomes like those in Smithfield (2,400 to 3,000 square feet). They would have amenities such as a clubhouse, pool, and hot tub. Their preliminary would loop around Rocket Road and connect to the upper piece with a private road (26 feet of pavement and no on-street parking). Engineer Breinholt said we have the 50-foot right of way in the public works standards for minor roads. Would we want to consider having a 50-foot right of way for areas like this and owning the streets? Director Fulgham said with it being narrow there is less to maintain, but it is harder to plow. Engineer Breinholt said if the HOA falls through then the City is left taking care of their very narrow private road.

Administrator Bench brought up setbacks with backyards being 10 feet off the building with fencing and grass areas. Their plan is to build on the 15 acres in phases with each

building having six units. They expect this to be a 10-year project. Director Fulgham said the City does have a trail corridor through there against the canal. The Committee talked about tying into the land north of that. Manager Warnke said this area is zoned R-120 so you would need an application to rezone. They said the plan is to start building in the spring with amenities in the common areas toward the middle of the development. People would own the inside of the building and the outside would be maintained by the HOA. At a later time, the City would coordinate with them on the trail to do shared fencing. Manager Warnke said we need to determine what makes the most sense based upon the housing project and how it can be integrated to your site. It was suggest the trail could be part of the backyards with fencing by the canal and dividers for some separation while still accessing the trail. If they are able to continue on north, this could provide a connection for children walking to school.

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 10:34 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.