

**TREMONTON CITY CORPORATION  
DEVELOPMENT REVIEW COMMITTEE  
SEPTEMBER 11, 2019**

Members Present:

Steve Bench, Chairman/Zoning Administrator  
Chris Breinholt, City Engineer  
Marc Christensen, Community Services Director—excused  
Paul Fulgham, Public Works Director—excused  
Shawn Warnke, City Manager  
Lyle Vance, City Councilmember  
Cynthia Nelson, Deputy Recorder

Chairman Bench called the Development Review Committee Meeting to order at 9:08 a.m. The meeting was held September 11, 2019 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, City Manager Warnke, City Councilmember Vance, and Deputy Recorder Nelson were in attendance. Director Fulgham and Director Christensen were excused.

1. Approval of agenda:

**Motion by Engineer Breinholt to approve the September 11, 2019 agenda.** Motion seconded by Chairman Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye. Motion approved.

2. Approval of minutes—August 28, 2019

**Motion by Chairman Bench to approve the minutes of August 28, 2019.** Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye. Motion approved.

3. New Business:

a. Preliminary Review for River Valley 4-plex

Matt Nielson with Sierra Homes was in attendance to show the Committee what they have fixed and ask questions. He said the curb plan shows only existing utilities and he just needs to know where the utilities should be added. Engineer Breinholt said services should go to each unit. Director Fulgham has shown the existing sewer and water and you could get direction from him. You could do a master meter and have the water split out from there. I am not sure how he wants to handle the sewer. He has not shown secondary, but it does exist and will need to be stubbed.

Mr. Nielson and the Committee talked about the dumpster enclosure and its requirements. Manager Warnke asked if one dumpster would be enough for 24 units.

Mr. Nielson was directed to have a discussion with a contractor (Econo Waste). Limited common area and elevations facing the street were discussed. Engineer Breinholt said there is no sidewalk shown connecting those front doors to the main sidewalk and asked if we need additional wording since it does not fit the wording in the plat. The Committee advised Mr. Nielson to get direction from the County on the townhomes. Engineer Breinholt said Phase 1 is correct, but it needs to be clear that lots 3, 4, 5 and 7 are a townhome development.

Engineer Breinholt said the code requires 54 parking stalls and there are only 53 shown (2.25 stalls per units) and pointed out where a stall could be added. The bump out is supposed to be one stall deep. The code requires a setback of 7.5 feet. Add a stall there and extend the bump out to 10 feet deep with a 4.5 bump out or 7 feet deep with a 7.5 bump out. Chairman Bench said there would need to be a fence there too. Manager Warnke said the hard part with that is snow removal. Engineer Breinholt said I would rather shorten that bump out to 7 feet and they could push snow to the end. It is tighter, but it works and helps with the fence. That is better than giving up a stall.

Mr. Nielson said the landscaping plan is in the works. Chairman Bench said the subdivision plat would go to the Planning Commission before coming back to this Committee. Engineer Breinholt asked why they did not connect the ponds to the storm drain system. Mr. Nielson said we did not know where they were and are looking for guidance. I will drive over there and find those catch basins. Chairman Bench said the original construction drawings have it, but Engineer Breinholt said they were sized for retention and could be a lot smaller since they will be detention ponds.

Chairman Bench suggested verifying the address since the one they show is too far west. The whole complex could be 2450 with one central box for units 1-24. Just keep it simple. Give the complex one address. The Committee confirmed the zoning is RM-16 with three and two bedroom units and no garages or covered parking. They discussed the elevations and ways they could doll those up without spending a lot of money. Manager Warnke said it was suggested we have a meeting to come up with some reasonable guidelines. I would welcome the conversation with Mr. Jay Stocking to figure out how we can keep housing affordable, but change it up a bit. Mr. Nielson said he would talk to their in-house designer and architect. Councilmember Vance asked about the cost of these units, which could be about \$170,000. We need this beginning level so people are not just throwing rent money out the door. Chairman Bench said he would get this changed and in their hands. It would go to the Planning Commission and then back to this Committee for final plat approval.

**Motion by Engineer Breinholt to approve the River Valley Four-plex Subdivision Phase 1 with lots 3, 4, 5, and 7 amended for the preliminary.** Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, and Manager Warnke – aye. Motion approved.

- b. Preliminary Review for T&M Subdivision at 1600 West 1000 North – Jim Flint, Hansen & Associates

Mr. Flint was not in attendance.

- c. Final Review for Archibald, Plat I – Ben Johnston

Manager Warnke said right now there is a dedicated City street that corresponds with the plat that needs to be vacated. Mr. Johnston said we would use the same street it is coming in off of. It is recorded that way. It would follow the street and tie into the 40-acre land because it has to angle over there. Manager Warnke said the plans I saw did not follow that alignment. We need to vacate that plat and have stub roads going to the east. Engineer Breinholt said the conceptual drawing went straight and that one curved. Mr. Johnston said Mr. Randy Archibald owns that lot right now and would sign on the dedication plat. That lot does not need to be vacated that is just one big parcel and he would sign it. Manager Warnke said it would be an amended plat. We just wanted to give you a heads up so it did not become a timing issue. Chairman Bench said the City Council would have to do the vacation so something is recorded. Manager Warnke said we would need a legal description and boundary right by ordinance or resolution. An application to vacate needs to be submitted.

Manager Warnke said our code does require preliminary title reports to help us track easements and make sure they show up on the report and plat and asked if Mr. Johnston has done that. Mr. Johnston said they would get the title report. Chairman Bench said prior to recording, we need the title report, water share, and the engineer's estimate.

**Motion by Engineer Breinholt to approve the Archibald Estates Plat I Final with the conversation in the review notes to be corrected.** Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, and Manager Warnke – aye. Motion approved.

- d. Preliminary Review on Greystone Systems Subdivision at 372 East Main – Casey Mitchell

Mr. Mitchell said someone has expressed interest in purchasing this lot, but there is nothing solid. I am just trying to move this along so it is taken care of. Manager Warnke asked about access. Mr. Mitchell said he has contacted UDOT and they want to know specifically what is going to be built on the site in order to provide access. It would be better for those interested in developing it to contact UDOT and identify specifics. Permits to allow access to Main Street are only valid for a year and I do not have any intention of doing anything within that time. Manager Warnke said I think it would need to be shown continuous through here. Mr. Mitchell said the access easement is fully defined for the two properties to the south. If this were to be recorded, it would capture that description as well as the next section there. It is not an exclusive access

easement—there are two properties that have that now. The two lots behind are both recorded as the existing lot. Engineer Breinholt warned that since this easement is not technically for this parcel, Mr. Mitchell probably ought to add some wording that would add that portion of the easement for lot one.

Mr. Mitchell said I talked to Director Fulgham and there is a telephone utility and a box that comes out here. He is not interested in providing a right-of-way because he would lose two parking spots to provide that. Engineer Breinholt said the next guy would have to figure that out with UDOT when they go through the site plan. Manager Warnke suggested he submit a preliminary title report too and asked what the boundaries of the easements are. Mr. Mitchell discussed the overhead power lines and said there is already a legal description recorded that Rocky Mountain Power would move them as soon as this site is developed. When asked about a cinderblock wall, Mr. Mitchell said they put in a concrete retaining wall. Rather than removing the old one, they put the new one west of it. There is a large retaining wall there. Engineer Breinholt asked if there is an agreement between him and the neighbors. Mr. Mitchell said yes, that is my wall. It is on my property, but a previous owner built it. Engineer Breinholt asked what the potential is of someone ripping that wall out and if the wall will cause problems next door. Mr. Mitchell said I do not see that happening, it is a massive wall (10 feet tall and 8 inches thick). Engineer Breinholt asked if the neighbor wants an easement for that wall so it could remain legal, if that is something Mr. Mitchell would consider. Mr. Mitchell said I would, but I question its necessity because it is to both of our advantage to have that wall. It is not just protecting him it is there for me as well. Engineer Breinholt said if someone decides they want all that property, they could tear it down. There would still be a slope and they would have to maintain it. It cannot impact the neighboring property. The Committee discussed the setbacks and dimensions of the property.

**Motion by Manager Warnke to approve the preliminary plat for the Greystone Systems Subdivision contingent upon the items discussed, including the submission of a preliminary title report.** Motion seconded by Chairman Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, and Manager Warnke – aye. Motion approved.

The Committee said they would have to handle water on this site and would require a storm drain basin or to direct it to the street. If it could not make it there, they could potentially obtain an easement to get it out to the Malad River.

e. Walk ins:\*

There were no walk ins.

4. Comments/Reports: Chairman Bench said he would follow up with Mr. Flint about T&M. Manager Warnke said T&M is in an Ag Protection area. They would need to write that language on the plat.

5. Public comments: Comments limited to five minutes.

No public comments.

6. Adjournment:

**Motion by Manager Warnke to adjourn the meeting.** Motion seconded by consensus of the Committee. The meeting adjourned at 10:27 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

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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.