

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
OCTOBER 16, 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
Bret Rohde, Councilmember
Cynthia Nelson, Deputy Recorder

Chairman Bench called the Development Review Committee Meeting to order at 9:03 a.m. The meeting was held October 16, 2019 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham, City Manager Warnke, Councilmember Rohde (arrived at 9:04 a.m.), and Deputy Recorder Nelson were in attendance. Director Christensen was excused.

1. Approval of agenda:

Motion by Engineer Breinholt to approve the October 16, 2019 agenda. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

2. Approval of minutes—September 11, 2019 & October 2, 2019

Motion by Chairman Bench to approve the minutes of September 11, 2019 and October 2, 2019. Motion seconded by Manager Warnke. 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. Concept Review for Green Haven Homes at 1100 South 1000 West – Joe Darger

Mr. Darger said I have done a fair amount of analysis since we last talked and there is a high demand for storage units in this county. I have expanded my concept of that, went away from some of the manufacturing, and looked at how to utilize the density. This shows eight units per acre and has more open space. The most expensive thing in the first phase is the roundabout. It will help mitigate the narrow site line for traffic coming in. The clubhouse would be a central point with sports courts and some open spaces and detention. The first phase would be the first 36 units and the storage unit would be phase 2. I own part of it, but the other landowner wants too much and we had to redesign around that. In the first phase we plan to keep this house and turn that into the manager quarters for the storage units and access the UDOT road. I kept more density and the multi-family up here. Chairman Bench confirmed that they would all be

metered individually. Mr. Darger said some of the units will have garages and others will have a carport for a different price point.

The Committee talked about the access, as well as an emergency access using UDOT's right-of-way through there. Director Fulgham said if it does not fit our road specs then it is private and will be their responsibility to plow. Mr. Darger said that would probably be done by an HOA. Director Fulgham also suggested that a site like this have dumpsters instead of individual trashcans.

Manager Warnke said I still think site distance is a big issue. Has your engineer looked at it? We need to understand how that intersection would function and what the site distances are. Director Fulgham said this is a concern, but it is going to be an issue no matter what develops in there. We could adjust the speed on 1000 West to warn people to slow down or have warning devices for those pulling out. Mr. Darger said we are open to suggestions. Engineer Breinholt said I think your approach is good the side triangles just need to fit what the road lengths are. Manager Warnke said I think this is the best configuration I would just like to see the engineering behind it. The City is responsible for density. The more density and traffic, the more conflicts we have. I do not think you can do it through traffic control very effectively. I think we need to see if you can physically see well enough to adequately pull in and out. Traffic engineers look at land uses and determine the amount of traffic that is generated. We require two accesses based on x amount of homes, but this a different configuration. Mr. Darger said the UDOT road keeps that as a second one. We do not want to drive it as a primary. It would only be for evacuations and emergencies. Administrator Bench said you have to live with the big metal power poles, but you could move the wood ones on the frontage. Engineer Breinholt said all the data is pretty straightforward. You need to see this far into that site lane and the site triangles are easy to check.

They talked about the density of the area, as well as noise and sound barriers. They also looked at the location of the detention and utilities. Mr. Darger said my goal is to get the first phase and the storage units in to help pay for the project. If I keep that price point, people will buy. When I did the study on storage units, it shocked me how under marketed it is. There is a huge demand and this is a great spot for them.

Manager Warnke said we have a 15-foot landscape buffer between the interstate and any development that occurs. This helps mitigate the views and buffer the corridor. Administrator Bench said the fourplex units with garages are bigger than standard units. Mr. Darger said they plan to have a mixture (1,400 to 2,000 square feet). Manager Warnke said we would have to rezone the property to accommodate storage units since they are not allowed right now. We do have standards, but I think you can meet them. The biggest issue will be buffering around the entire site 15 feet. There is a lot of density and I wish there were more places for people to recreate since it is so isolated and the roads are not conducive for travel except by vehicle. Mr. Darger said they will have a sports court and open area, but thinks people will go to City parks. The Committee suggested adding swings or disc golf to the detention area.

Director Fulgham confirmed that City utilities would end at the road and the developers would take care of the infrastructure. They will likely have to put in a lift station for

sewer because it is shallow. Secondary water can service this too without impacting the culinary. They also discussed the high water table. Engineer Breinholt suggested he start with site triangles to make sure there is enough vision to accommodate the traffic.

Manager Warnke asked about the different housing types and elevations. Mr. Darger said we stagger the elevation and foundations for a nice product. We have tried to separate them with coloring and exterior configuration so they look like individual units. When asked about timing, Mr. Darger said we want to start the zoning and design immediately so we can break ground this spring. When asked about accesses, Administrator Bench said you could have 30 units before a second access is needed. Manager Warnke said we might need to change it to have an allowance because I do not think we contemplated a configuration like this. Administrator Bench said the code has 30, but could be done by site design if we feel it could accommodate more. Engineer Breinholt said I would prefer all these people go out one access on a normal basis. The intersection will work better. We just have to have another for emergencies.

b. Final Approval for Holmgren Estates, Phase 6

Administrator Bench said they still need to get the plats and engineering ready to go. We have his water share and development agreement taken care of. Director Fulgham said this will not extend the road all the way through, but it connects it. They will have the last stretch in Phase 7. Engineer Breinholt said the cost estimate has been submitted, but he left off the secondary water and a bunch of things for culinary and sewer. I reconfigure it and it is a lot higher than what Mr. Ben Johnston suggested.

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

c. Tiny home discussion – Leslie Fridal and Terrell Fridal

Mrs. Leslie Fridal and her daughter, Miss Terrell Fridal, introduced themselves. Miss Fridal built a tiny house while attending school at Weber and Mrs. Fridal, who will be an empty nester soon, would like to build a tiny home as well. Mrs. Fridal said we are gathering information and seeing what the code says, but would like to put together a presentation. Chairman Bench said our code is 400 square feet for a single-family dwelling. Mrs. Fridal said most tiny homes range from 150 to 399 square feet. A deck pushes that over 400. We would ask that the size of a single-family dwelling home be moved to a lower square footage with stipulations that it has to be hooked to utilities. We also encourage solar panels. Once the home is 400 square feet the trailer has to be custom made. We are trying to get minds opened and maybe do a tiny home village. Chairman Bench said this is something we could take into consideration. Director Fulgham said you would have to have a place for them. Some subdivisions have covenants that would not allow that. Would people own the property they sit on or would they rent? On the utility side I wonder how we would meter them for water and sewer bills. Mrs. Fridal said normally they lease. Chairman Bench suggested finding a spot in the City that could be zoned for it.

Mrs. Fridal asked if the Committee would consider the small half-acre behind her sister's home that is landlocked and fenced all the way around. Chairman Bench said it might be a place to do a test run and see how popular they become. Manager Warnke said they would be permitted in RV parks. Why do we need to adjust the zoning when we have accommodations already? Miss Fridal said my house payment is \$315, but staying in an RV park costs \$6-700 more and makes my payment nearly \$1,000. Chairman Bench said an RV park is not built for much more than 30 days. A tiny home would be built with a typical toilet and running water. We do not want to have a lot of backyards with RVs not connected to anything causing a health nuisance. Engineer Breinholt said these tiny homes are meant to be more permanent. Chairman Bench suggested they put their presentation together and then go from there. When you are ready we will get you back on the agenda and set up a field trip.

d. Walk-ins—there were no walk-ins.

4. Comments/Reports:

Engineer Breinholt said have we seen anything else on the final for Lookout Point? I have those drawing on the new basins. He has adjusted what we asked them to do. Chairman Bench said they just have the development agreement that needs to be signed and recorded. For Pheasant Run they have some odds and ends to finish up. We have his water share and fees in lieu, but no bond yet. Engineer Breinholt said he left out the secondary water line. I need to follow up on that one. Director Fulgham said he has no issue with them doing the laterals so they do not have to go back and dig into the road later. They will have to move the fire hydrant at the end and put it in the park strip. It is fine there as long as it is out of the paved area. Engineer Breinholt said if Director Fulgham is good with the construction plans, then everything is done. I will put my stamp on it and sign the development agreement. Administrator Bench said River Valley has the new drawings for Engineer Breinholt's review.

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 10:38 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.