

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
NOVEMBER 6, 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
Jeff Reese, City Councilmember
Cynthia Nelson, Deputy Recorder

Chairman Bench called the Development Review Committee Meeting to order at 9:02 a.m. The meeting was held November 6, 2019 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, City Manager Warnke, Councilmember Reese (left at 10:41 a.m.), and Deputy Recorder Cynthia Nelson were in attendance. Directors Fulgham and Christensen were excused.

1. Approval of agenda:

Motion by Engineer Breinholt to approve the November 6, 2019 agenda. Motion seconded by Chairman Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye. Motion approved.

2. Approval of minutes—no minutes to approve at this time.

The following items were discussed out of order.

3. New Business:

- a. Discussion with Overlook Development, LLC regarding their property at 1000 North and 3800 West including access and the applicability of the 1000 North Corridor Preservation Overlay Zone – Norman Fukui & Kelly Harris

Mr. Harris said we received a notice about the 60-foot setback. On our side of the street we have very little slope—it is almost level. Engineer Breinholt said we picked that distance to balance and have consistency throughout because most of the homes were at least 50 feet from the back of the road. The 50 feet is the slope-fill easement and 60 feet is the setback for a 10-foot buffer. Manager Warnke said the ordinance is 60 feet, but is written in such a way that it allows the City engineer to reduce it based on the need. That type of setback is not necessarily needed here on this side because of the topography. Engineer Breinholt said the purpose was to get an idea of how much cut and fill we would need to build the road. In this area, when the actual design happens, I would try to balance the cut and fill so the impact would not be so great on the downhill side. We could lower the elevation of the road a bit. The uphill is not too bad. If there

was a neighborhood here with homes facing the street, I think we would go with more of a park strip. Manager Warnke said going east, access management is limited because of what has been developed and orientations of the lots. This has an opportunity to be subdivided in such a way that we can reduce the number of lots onto 1000 North. Engineer Breinholt said it is considered a minor arterial road, which means we have to try to manage accesses to it. Mr. Harris asked about having written permission for a 50-foot setback in lieu of 60 feet. What are our options? Engineer Breinholt said if the homes are not facing 1000 North it could be reduced even more. Our biggest concern is getting people in and out of their driveways. We would have to look at it, but we could safely go down to 40 feet. The road could be lowered and then we would balance the up hill and down hill. If they are not facing 1000 North, maybe we could go down to a standard setback, which is 30 feet. Manager Warnke said I believe restricting access to streets and having the rear yards face 1000 North would be the best scenario for that area with the amount of traffic that is envisioned.

The Committee then discussed sewer lines in the area. Mr. Harris said that right now sewer is going to be 300 feet west of Country View. It will be expensive for us to bring that in. It is a maze as far as the utilities go. Can we move that sewer line to a more desirable location, away from the other utilities? Engineer Breinholt said yes, but it would need to remain in a right-of-way. You also have to stay 10 feet away from culinary water lines. Get with Director Fulgham or the engineer who might have mapped those out. Mr. Harris said is it possible to create a sewer district for us, where anyone who wanted to tie into that would have to participate? Manager Warnke said that has not been done in the past. It is an administrative burden for the City—reimbursement agreements can become a nightmare. Mr. Fukui said would the City look at requiring existing property owners to take advantage of accessing a sewer line? Engineer Breinholt said once they are within 300 feet they are required to connect. Manager Warnke said if it is a system improvement that is greater than their project, then the City could reimburse people through impact fee credits. Also, if you have to upsize for growth, then the City participates. This is however, more project improvement than a capital facility plan.

Mr. Harris said what is the next step? Manager Warnke said we would get some advice on the issue and talk as a group before going to the City Council. If we change the course and direction, then we need to come up with reasonable parameters and a timeline for reimbursement. Engineer Breinholt said he would like to look at it closer before writing a letter, but is fairly confident there could be some reduction for homes that do not face the road. Councilmember Reese said if that reduction does not happen, what is your impact? Mr. Harris said we would lose lots. Manager Warnke said since it is a minor arterial road we would want the rear lots to face 1000 North so you would not have direct access. This street for your subdivision would line up adjacent to this street. Mr. Fukui said that would add to the cost since we will have to run the street instead of taking advantage of the existing one. Engineer Breinholt said we could waive the setbacks in some areas.

Chairman Bench said the zoning is R-112, which is a 12,000 minimum lot size. Mr. Harris said they would like to make smaller lots and wondered if they could change some to 8,000. Mr. Fukui said we are looking for a lower price point. We need more affordable homes. Mr. Harris said it would be a natural transition from smaller to bigger homes. Chairman Bench suggested they petition for a zone change and would email them the application. It would go to the Planning Commission for a public hearing and then the City Council for final approval.

- b. Concept/Preliminary for River Valley Subdivision Phase 6, Lot 161 Amendment – Sierra Homes, Matt Nielson

Chairman Bench said they want to amend the existing four-plexes into townhomes so they can be sold individually. They would have individual water meters and each unit would have a garbage can instead of a dumpster. Manager Warnke confirmed an HOA would take care of the common areas and asked for that paperwork. Engineer Breinholt has sent over a few comments for their review.

Manager Warnke asked about the protection strip near the school. Engineer Breinholt said that is between Jay Stocking and Chris Sorensen. Manager Warnke said should we abandon that for the subdivision that was created? That was in contradiction of the code. As part of this subdivision, do we have them allocate that? It is blocking our public street going into an adjacent property owner's property, which we do not allow. Chairman Bench suggested Mr. Stocking have those removed. Mr. Nielson said I will bring lots 160 and 161 in next week for discussion. They will have the same HOA and landscaping plan. Chairman Bench said they would have to meet landscape requirements with a certain amount of trees and plants for the square footage.

- c. Concept Discussion of additional phases for River Valley Subdivision – Matt Nielson

Manager Warnke asked about garbage, which would include one dumpster that would be dumped more frequent. Mr. Nielson said they do not want a cement wall around it. Chairman Bench said that is required in the code. It keeps things clean and enhances the appearance. It is a block enclosure with gates. Manager Warnke asked about three lots that are offsite intended for the storm drain basin. Mr. Nielson said we have an easement to put that on there and it will be landscaped. I sent a new plan this morning without the three trees. Chairman Bench said they have to be there. Our code requires trees in islands. Find the right tree that would lift above the line of site.

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

- d. Discussion and approval of annual meeting schedule for 2020

Motion by Manager Warnke to approve the annual meeting schedule for 2020.

Motion seconded by Chairman Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, and Manager Warnke – aye. Motion approved.

- e. Final Approval for River Valley 4-plex Subdivision

Chairman Bench said some of it will not be in our territory, but could be in the future. South of the freeway is not in City limits right now. Manager Warnke has talked with Mr. Stocking. This is the parcel he thinks he has under contract for our secondary equalization basin. We have identified some issues and could start the pre-annexation agreement to get things finalized. We discussed the serviceability of water and sewer. We need to know where the utilities are and how serviceable it is. We discussed amending our annexation policy plan to have an overlap with Elwood, but that is a decision by the Planning Commission and City Council. Engineer Breinholt said any sewer out here is going to have to be pumped. The more you can gravity, the better off you will be. There is no reason all of that cannot be serviced; we just need to determine where to put a pump station.

When talking about another area, Mr. Nielson said how many lots could go in here with the single access. Chairman Bench said it depends how it lays out after you do 10,000 square foot lots. Mr. Nielson said we would hit 45 total there. The River Valley up here is what he wants to extend. Chairman Bench said our code has a 30-lot maximum with one access. He could do the end lots and extend the road to do four to six more lots. Too many more would require a second access. Manager Warnke said we are trying to create a collector road that lines up with 2650 West. We need to plan to have the road go across and connect. The City is willing to work with property owners to get access. Engineer Breinholt said one of these streets needs to change names—2650 needs to become 2660 and 2660 needs to be 2650. We should put some new signs in the ground now. Chairman Bench said the County recorder has to get everybody's signature in the subdivision, but I will confirm with the County what needs to be done. Mr. Nielson said we have 29 lots now, could we go up to 45 if we stubbed a road in that location for the future? Engineer Breinholt said you would have to have a second access. You could use the stub, but it would have to be there. What if that were built as a second emergency access? Chairman Bench said if we have it platted out and have a good hold on something for the future up to 1000 North, the City may be inclined to do that. Mr. Nielson said I will get these three to you immediately for your review.

- f. Walk-ins:*

There were no walk ins.

- 4. Comments/Reports: none.

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 10:53 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.