

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
DECEMBER 4, 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 9:05 a.m. The meeting was held December 4, 2019 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham, City Manager Warnke, Councilmember Vance, and Deputy Recorder Nelson were in attendance. Director Christensen was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the December 4, 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—October 30, 2019

Motion by Engineer Breinholt to approve the minutes of October 30, 2019. Motion seconded by Chairman Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

3. New Business:

- a. Review & discussion of Edgewood Development – Bryce Goodin - Visionary Homes and Ben Johnston

Manager Warnke asked if they had vacated the street that was dedicated with the church or at least tried to line it up. Mr. Johnston said it does not follow the same alignment. It came out at a steeper angle and curved a bit, but it is all going to be the same parcel. It was suggested they vacate that road.

Mr. Johnston discussed the location of irrigation, storm drain, and sewer. Are you okay with the easements coming across some of this? I could not fit it in the right-of-way so I took it down the back of the lot and between two of the buildings to catch this so it all ties in here and we can get rid of the ponds. They discussed those distances. Director Fulgham said that would be a straight shot storm drain and easy to maintain. Mr.

Johnston explained the sewer and storm drain in detail and mentioned they go opposite directions. This simplifies it and then we do not have to fight the utilities. When discussing the sewer, Engineer Breinholt said with just a few, that is not going to work. You need to have more slope on those with fewer connections. It only works when you get more flow. Mr. Johnston said I can do that, I have some wiggle room and a depth of six or seven feet.

Manager Warnke asked about connecting 900 West to help with circulation and traffic flow. Mr. Johnston said this one is hard because separate owners own it. If we move it to here, this will help with the flow rather than breaking it up. These are all 60 feet and this 900 West does continue through. Manager Warnke said I was hoping for more of a straight shot for better circulation through the neighborhood out to 1000 North. There will be an equal amount going to 1000 North and 1000 West so it would be helpful to have a good pass through. Mr. Johnston said that would kill some lots and double backs this lot. Engineer Breinholt said I am concerned about having too small of an offset distance and a safe intersection. I am not comfortable with this offset. Manager Warnke said I would like to see you straighten it out. We have to adjust the intersection anyway so I would rather it have a free flowing movement. That would service the whole area better.

The Committee talked about their density cap (seven units per acre) and minimum lot sizes (6,000 square feet). Manager Warnke said we gave a hard cap on density to allow you to flow between product types, the type of density, and the number of units. Mr. Goodin said we could make that intersection work and not really lose anything. Mr. Johnston asked about the different lot regulations. Chairman Bench discussed some of those, but said they are based on site plan approval. You cannot go less and still get cars in and out of driveways. If you can make that work, meet the other setbacks, and straighten that road up, I think we can work with that. Mr. Goodin said this is a lengthy project. I see this road continuing that way, but I am not sure it makes sense to put another one here. Councilmember Vance asked about the maintenance of the private streets, as well as water and sewer. It will be done by the HOA. They will also maintain the landscape and open spaces. The City will help upsize the eight-foot sidewalk planned along the canal on 1000 West. Mr. Johnston said there is plenty of room on the west side of the canal for the sidewalk with trees to be separated from traffic. Engineer Breinholt said the canal would need a maintenance easement. The Committee asked about Intertape's drive to the north and how far it would be from their road. Director Fulgham said it would be roughly 120 feet west of your 920. There is a 150 foot offset between that and Intertape. I do not look at it as a road; it is a driveway and they do not have too many employees.

Manager Warnke asked about the alleyways that connect into private roads. Mr. Goodin explained the orientation of the townhomes and their front doors, garages, and driveways in relation to that. Engineer Breinholt said they call it an alley, but it is going to function more like a street. Mr. Johnston explained the existing irrigation system,

which is all concrete and will be taken out and piped. They discussed some run off, as well as stubs and ditches. They were aware of a strip of property that is about 10 feet wide going through there and belongs to a homeowner. Mr. Goodin said they are planning to buy the strip that belongs to Randy Archibald on the north side.

Mr. Johnston explained that the bottom of the detention pond is flat with a 1.5% slope. The playground will be there. They discussed other drainage in the area. Engineer Breinholt said that is a tiny pond and it is not big enough for that whole area. I cannot see that fitting all the storm water there. Director Fulgham said I wonder if it needs another detention basin. Mr. Goodin said we might have more space when we realign that road. Mr. Johnston addressed the low and high points and their plan for drainage.

Manager Warnke asked about water lines and services. Mr. Johnston said we would have water for each building and one lateral for sewer. Director Fulgham said I am fine with that, but supposedly a State law says each unit, if they are privately owned, has to have their own sewer lateral. You are not supposed to share them. If it is a common sewer line and it gets plugged, then the HOA could take care of it. We would just have agreements in place saying everyone shares it. Mr. Johnston said do they have to have separate water meters? Director Fulgham said that is usually how the property owners want it. If you only have one meter that serves everything then we have to bill the owner and they have to collect it. If you have a common master meter that serves it, then the HOA gets the bill. Mr. Goodin asked about the fire line. Could we do a four-inch master meter with double check valves. If you have to use the hydrant, it bypasses the meter and provides the fire flows. We would just have to make sure we could get the right fire flow. Director Fulgham said the downside is that you do not get your loop circulation. You would have a line coming in, but not one going out. You would have a dead end if you do not have two meters. You might be able to put in a couple master meters to service the complexes without having to run two separate mains. If you only have one meter, then somewhere there is going to be a dead end. That creates stale water and if you do not flush, it will restrict fire flows.

Manager Warnke asked about trash collection. Mr. Goodin said we prefer individual cans. The Committee discussed the road widths and building sizes. They also brought up fencing and landscape buffers. Fencing along the canal would be a requirement. Mr. Goodin said we would like to do some sort of a walk with a man bridge over the canal leading to the park. Chairman Bench said let us get this ready for preliminary. We would approve the whole thing, but it would come back for phases 2, 3, and 4. Preliminary is good for two years and the final is good for one year, but it does allow for an extension. They would make the corrections and get back on the agenda.

b. 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 Director Fulgham to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 10:40 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 _____, 2020

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.