

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
DECEMBER 18, 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—excused
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 December 18, 2019 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham, and Deputy Recorder Nelson were in attendance. Manager Warnke and Director Christensen were excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the December 18, 2019 agenda. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye. Motion approved.

2. Approval of minutes—November 13, 2019 & November 27, 2019

Motion by Chairman Bench to approve the minutes of November 13, 2019 & November 27, 2019. Motion seconded by Director Fulgham. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye. Motion approved.

Chairman Bench noted that Manager Warnke might have additional comments that would need to be addressed down the road.

3. New Business:

a. Concept discussion of Aspen Ridges Subdivision – Ryan Rogers & Kurt Sadler

Mr. Rogers addressed the adjustments they made to the pond and said they eliminated the cross building for an open clear view. The clubhouse is being designed so we can move quickly. All the units will have garages and we have always done individual garbage cans that are stored there. Chairman Bench said our code says more than three units have to have a dumpster. Director Fulgham said the fear is that this will become one big line of garbage cans. Mr. Rogers said the HOA code says people will be fined for not putting them in garages within a day. We will have individual water meters. Director Fulgham said the individual meters would allow for individual garbage cans as long as they do not become an eyesore. Mr. Rogers said the HOA documents require

garbage cans to be stored in the garages, which will mostly be two car garages and deep for bigger vehicles.

Engineer Breinholt confirmed they would have a network of private roads. As far as extending property to the north, are you going to put some sort of stipulation on this property owner for access? Mr. Sadler said we would like to. Mr. Rogers said we could get a pioneer agreement written up and submitted to the Planning Commission. We are still trying to buy that piece it just has not worked out. Engineer Breinholt said if you do buy it with one stub, you are limiting this whole area unless it has access across that other parcel. The Committee said there is a protection strip that the City is working on. Mr. Sadler said our engineer tried to loop that through, but it gets too narrow and does not flow well. Engineer Breinholt said we would have to limit anything north of here to 44 units unless you can get a second access. The parcel there serves no purpose. Chairman Bench said whoever develops that would be required to build the road.

The Committee discussed the proposed amenities, which include the clubhouse, with a pool and splash pad in the kid pool, a playground and pickle ball court. Mr. Rogers said the amenities usually come when the units are 75% completed, but we will likely trigger those sooner in the third phase, which would be 50% completed.

Mr. Rogers said this is 10 feet, which creates an open, big backyard for those by the trail. We will abandon the ditch because it will not be irrigated once it is developed. Director Fulgham said this development might allow the City to add secondary water in a year and a half. We would not have to run a lot of pipe to catch a lot of those homes. Mr. Rogers said for phase 1, we could do half the trail. They discussed partnering on fencing along the canal for the trail. It could be 4.5 feet tall and non-privacy for a more scenic view. Director Fulgham said this is something the City would participate on and make sure it is conducive with the canal and their maintenance. A privacy fence would be required next to the railroad tracks.

Chairman Bench said to get the construction drawing to Engineer Breinholt for his review and then they will do the preliminary approval before heading to the Planning Commission. They would then discuss the final approval.

b. Preliminary review of Tremont Place Subdivision – Micah Capener

Engineer Breinholt said he sent a review to the engineer and sketched out the extension of the sewer. Director Fulgham said I think we can re-space them to save one manhole. Engineer Breinholt said you have to have a temporary turn around, but nothing major. I am not sure if he has less than the standard minimum. The state requires 18 inches between sewer and water line crossings.

Motion by Director Fulgham to approve the preliminary and send it to the Planning Commission for their review. Motion seconded by Engineer Breinholt.

Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye.
Motion approved.

c. Discussion of apartments at 1720 East Main – Micah Capener

Chairman Bench gave a history on this remnant parcel of property. The previous developer got the drawings and submittals, but it never was approved because it lacks another access. The condo association did not want access across their property so he needed to get a UDOT access, which was never done. Mr. Capener now has the property. Have you approached UDOT? Mr. Capener said no, I wanted to see if it works and could even be approved. I think it would be better to do two-four-plexes and a duplex there. Chairman Bench said technically it is not zoned for it anymore. It would have to be rezoned probably to RM-16 and multi-family. I do not see an issue finishing that off if we have the access. We just need to go through the motions and get UDOT on board. Get a good feeling from UDOT before we rezone.

d. Preliminary review of Edgewood Development –Bryce Goodin

Mr. Goodin said these roads are now curved in like we talked. Engineer Breinholt said this intersection has a 60-degree radius, but an 80-degree radius is the minimum in the code. Mr. Goodin said it would be corrected. As we straighten that out, this pond is going to move up to here and that will stay a lot. As far as the double frontage, these are extra deep so if we need to show this differently we can. We plan to run some sort of a rod iron fence, something decorative along there and have open space with landscape along that road so it is more of a landscape corridor rather than someone's back yard. We want to face everything interior so it is all part of the community and more secluded.

The Committee further discussed storm drains and ponds. Engineer Breinholt said I will review the calculations and then it will be ready for Planning Commission in January. You will have to come back here first for the preliminary approval. The general layout and concept is fine. Mr. Goodin asked about a landscape plan. Chairman Bench said a multi-family will trigger a landscape plan, as well as how it will be taken care of. The single-family homes will not. Mr. Goodin said this is all phase 1, which is huge, but the goal is to hit all product types. Chairman Bench confirmed Mr. Ben Johnston would do all the addressing. How do you want to do that for the multi-family? Mr. Goodin said it has usually worked out to be a west and north address rather than individual numbers or letters. We will have a mailbox at a central location, but those that are not an HOA will have individual mailboxes.

e. Walk-ins:*

There were no walk ins.

4. Comments/Reports: none.
5. Public comments: none.
6. Adjournment:

Motion by Director Fulgham to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 9:57 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.